

Improved Property Fact Sheet

*This needs to be completed in as much detail as possible as it is of importance to a potential buyer.

LEGAL: US Survey 3485 Lot 44, SIZE: _____, LAKE/CREEK FRT (spr. feet): _____
T24 Keat 42 Recording District

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ _____ 20 _____ year

EXISTING LOANS: Assumable Non Assumable

none 1st D/T (approx. bal. \$ _____, monthly pmt \$ _____ including % rate _____)

2nd D/T (approx. bal. \$ _____, monthly pmt \$ _____ including % rate _____)

ANY LIENS (recorded or unrecorded) or any payoffs to be made: none

ZONING: Unzoned or Unrestricted or (explain) _____

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/tp Restrictions, or: (please list) _____

none

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ none

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or none

FUEL TANK(S) Or Hazardous Waste: none Are you aware of any fuel spills? _____

Above ground Under ground Size _____ Age _____

TREES: Many Spruce, VIEWS: Lake, OTHER AMENITIES: _____

ACCESS: (road or...) Lake Louise ROAD, MAINTAINED: _____, LEGAL TRAIL ACC.: From there

HOW TO LOCATE (explain): Cameron Cove Lake Louise East Side

FLY IN ONLY: _____, BOAT ACCESS: , ATV, SNOWMACHINE ACCESS:

UTILITIES: Public Sewer _____, Private Septic System _____, (DEC approved); Yes _____, No _____, Outhouse on site: yes

Propane Lights no, 110 Lights Cabin wired for 110V - No Fixtures, 12 Volt Lights _____, Solar Panel _____, Other _____

Generator no, KW _____, Diesel _____, Gas _____, Type of heat: Wood Stove, Monitor, etc. Wood stove

WELL: No or OTHER SOURCE OF WATER, LAKE ELECTRIC? No : How Far? _____

TELEPHONE AVAILABLE: _____, How Far _____, Natural Gas No, How Far _____

Cell: yes, Internet: _____, TV: _____, Satellite Dish, TV or Internet, possible

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: none

IMPROVEMENT(S): Main Building Size: 16x16 sq. ft., Two Story or Left (circle one) Size Single Room

Year Built unk, Bedrooms, double bunk, Bathrooms, _____

2nd Building: _____ sq. ft., Two Story or _____ Year Built _____

Bedrooms, _____, Bathrooms, _____

3rd Building: _____ sq. ft., Two Story or _____ Year Built _____

Outbuilding (describe): _____ sq. ft. Year Built _____

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other _____

Type of Roof: roll roofing New Roof 2008

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know. frame construction

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. coleman stove

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : every thing in cabin goes with cabin

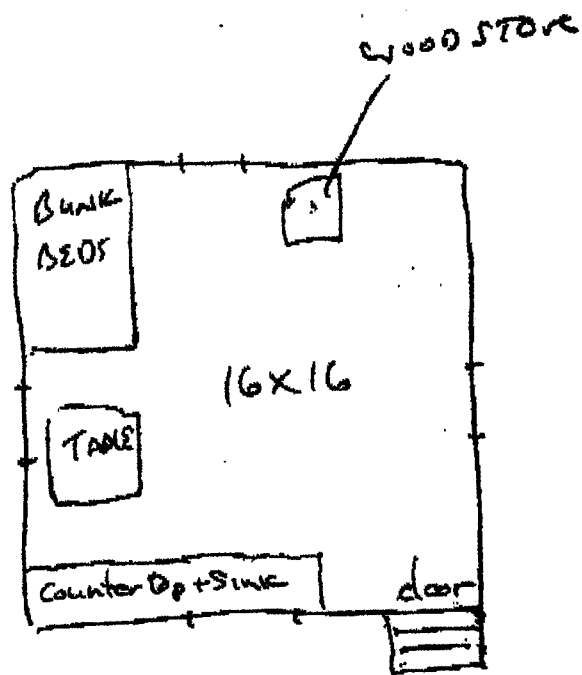
General Condition of Improvements: good condition inside Fair condition outside

SPECIES OF FISH AND GAME IN THE AREA: Lake Trout Burbot Caribou moose

This information is to the best of my knowledge: [Signature]
Seller/owner(s)

Please draw a floor plan of your cabin, layout of Bldgs. & other pertinent facts a Buyer should know about property. (use back of page)

OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY. i.e. Avalanches, Erosion, Access Problems or other natural Hazards. (Should you need more room for any explanation please write on back).



2x4 construction,
insulated cabin