

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: ASLS 74-125 Tr. B, SIZE: 4.48ac., LAKE/CREEK FRT(apr. feet): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 351.21 20 12 year

EXISTING LOANS: Assumable Non Assumable

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: _____

ZONING: Unzoned or Unrestricted or (explain) _____

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

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

PROPERTY Owners Assoc.: Yearly Fee; \$ _____

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or River Flooded but Improvement have never been touched.

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

Above ground Under ground Size _____ Age _____

TREES: Yes, VIEWS: River, OTHER AMENITIES: Great Fishing & Hunting

ACCESS: (road or..) Boat, Snowmachine, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): See Maps

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

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

Propane Lights _____, 110 Lights X, 12 Volt Lights _____, Solar Panel X, Other _____

Generator 8, KW _____, Diesel _____, Gas X Type of heat: Wood Stove, Monitor, etc. Wood

WELL: Yes or OTHER SOURCE OF WATER, Spring ELECTRIC? _____ : How Far? 1 mile

TELEPHONE AVAILABLE: Yes, How Far _____, Natural Gas _____, How Far _____

Cell: Sometimes, Internet: Satellite, TV: Yes, Satellite Dish, TV or Internet, ALL

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: _____

IMPROVEMENT(S): Main Building Size: 32'x32' sq. ft. with 20'x16' Addition Two Story or Loft (circle one) Size 32'x16'

Year Built 2007, Bedrooms, 3, Bathrooms, 3

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

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): 12'x32' Boat House sq. ft. _____ Year Built 2009

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

Type of Roof: Metal

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

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. Elec. Refrigerator, Elec. Freezer, Small Frig. Washer, Dryer, Two Stoves

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : Generator, Solar Set up, Inverter,
Most furniture throughout Building.

General Condition of Improvements: Excellent

SPECIES OF FISH AND GAME IN THE AREA: King, Pink & Silver Salmon, Rainbow, Black Bear, Brown Bear, Moose

This information is to the best of my knowledge: Mahul Yashin
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).