

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: Tract A, ASLS # 77-74, ADL 61049, SIZE: 2.79 acre, LAKE/CREEK FRT (apr. feet): See plot 233'

TAX ACCOUNT #: 57868000T00A (Mandatory) TAXES (Yearly): \$ 269.68 20 13 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) mt-s4 zone # 0021

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) _____
NONE KNOWN
(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ N/A

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

FUEL TANK(S) Or Hazardous Waste: NONE Are you aware of any fuel spills? NO
 Above ground Under ground Size _____ Age _____

TREES: birch & spruce, VIEWS: Lake view, OTHER AMENITIES: _____

ACCESS: (road or..) fly-in, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): N61.96133 W150.95950 Fish Lake (common name)

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

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

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

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

WELL: NO or OTHER SOURCE OF WATER, Lake ELECTRIC? NO: How Far? _____

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

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

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

None known

IMPROVEMENT(S): Main Building Size: 500 sq. ft., Two Story or Loft (circle one) Size one room cabin

Year Built 1980's, Bedrooms, _____, Bathrooms, _____

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

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): boat house sq. ft. 50 Year Built 1980's

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

Type of Roof: Asphalt

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

frame - stick construction

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. stove top cooking

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : _____

General Condition of Improvements: Average - not maintained and repairs may be needed.

SPECIES OF FISH AND GAME IN THE AREA: moose / bear / pike / salmon in bottom river.

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)

one room 20x24' (approx) cabin.

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).

* cabin may need repairs