

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: LOT 5, BLOCK 3, PORT LIONS SUBDIVISION, SIZE: 290 X 130', LAKE/CREEK FRT (apr. feet): N/A
11,325 Sq. Ft.

TAX ACCOUNT #: ED# 26410 (Mandatory) TAXES (Yearly): \$ 2650.00 20 11 year

EXISTING LOANS: Assumable Non Assumable

1st D/T (approx. bal. \$ 46,548.58, monthly pmt \$ 398.00 including % rate 5%

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

ANY LIENS (recorded or unrecorded) or any payoffs to be made: NO

ZONING: Unzoned or Unrestricted or (explain) RRI

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

NONE
(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

FUEL TANK(S) Or Hazardous Waste: 1 - 250 GALLON Are you aware of any fuel spills? NO

Above ground Under ground Size 250 GALLON Age UNK

TREES: SPRUCE COTTONWOOD, VIEWS: _____, OTHER AMENITIES: _____

ACCESS: (road or..) ROAD, MAINTAINED: CITY, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): _____

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

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

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

Generator _____, KW _____, Diesel _____, Gas _____ Type of heat: Wood Stove, Monitor, etc. WOOD + FORCED AIR

WELL: _____ or OTHER SOURCE OF WATER, CITY ELECTRIC? YES : How Far? TO HOUSE

TELEPHONE AVAILABLE: YES , How Far IN HOUSE , Natural Gas NO , How Far _____

Cell: YES , Internet: YES , TV: AVAIL , Satellite Dish, TV or Internet, YES

RESTRICTCTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NONE

IMPROVEMENT(S): Main Building Size: 840 sq. ft., Two Story or Loft (circle one) Size _____

Year Built 1983? , Bedrooms, 2 , Bathrooms, 1

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

Bedrooms, _____ , Bathrooms, _____

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

Outbuilding (describe): BANYA - USED FOR STORAGE sq. ft. 128 Year Built unk

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

Type of Roof: STEEL

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

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. PROPANE OVEN/STOVE. ALL ELSE IS ELECTRIC

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

General Condition of Improvements: _____

SPECIES OF FISH AND GAME IN THE AREA: SEA OTTERS, WATER FOWL, HARBOR SEALS, WITALLZS, KODJAK BEARS, FOXES, RABBITS, BEAVERS, BIRDS

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).