

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 2003-42 Tract 1 , SIZE: 11.10 acre , LAKE/CREEK FRT (apr. feet): 85'

TAX ACCOUNT #: 56734000T001 (Mandatory) TAXES (Yearly): \$ 96.00 2021
year

EXISTING LOANS: ~~Assumable~~ ~~Non Assumable~~
1st D/T (approx. bal. \$ N/A , monthly pmt \$ N/A including % rate N/A
2nd D/T (approx. bal. \$ N/A , monthly pmt \$ N/A including % rate N/A

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

ZONING: Unzoned or Unrestricted or (explain)

BUYER WARRANTIES: Improvements are not encroaching on any neighboring property or are built across property lines and any setbacks for improvements, septic, well, etc. are in compliance with State, Borough or City regulations.

Explain if necessary _____

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

N/A
(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 Not in flood plain

FUEL TANK(S) Or Hazardous Waste: None Are you aware of any fuel spills? No
 Above ground Under ground Size N/A Age N/A

TREES: Black Spruce/ Birch , VIEWS: Lake and forest , OTHER AMENITIES: N/A

LEGAL ACCESS: (road or..) Air/snowmachine , MAINTAINED: N/A , LEGAL TRAIL ACC.: No

HOW TO LOCATE (explain): 61o, 50', 32" North 151o, 31', 35.4" West

FLY IN ONLY: Yes , BOAT ACCESS: No , ATV, SNOWMACHINE ACCESS: Yes

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

Propane Lights No , 110 Lights No , 12 Volt Lights Yes , Solar Panel Yes , Other _____

Generator ^{4KW & 1KW} KW _____ , Diesel _____ , Gas Both Type of heat: Wood Stove, Monitor, etc. Wood Stove

WELL: No or OTHER SOURCE OF WATER, Lake/Rain ELECTRIC? N/A : How Far? N/A

TELEPHONE AVAILABLE: Yes, How Far Tower 8mi, Natural Gas N/A, How Far N/A

Cell: Yes, Internet: Yes, TV: Streamed, Satellite Dish, TV or Internet, N/A

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: N/A

IMPROVEMENT(S): Main Building Size: 12'/24' =288 sqft sq. ft., Two Story or Loft (circle one) Size Two 40 sqft lofts

Year Built 2018, Bedrooms, 0, Bathrooms, 0

2nd Building : N/A sq. ft. N/A, Two Story or N/A Year Built N/A

Bedrooms, N/A, Bathrooms, N/A

3rd Building : N/A sq. ft. N/A, Two Story or N/A Year Built N/A

Outbuilding (describe): Outhouse sq. ft. 16 sqft Year Built 2017

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other N/A

Roof (Metal, Asphalt or): Metal Insulation (Floor, Ceiling, Walls) All - fiberglass

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

2x6 roof and floor and 2x4 walls - R 19 Insulation in all

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Blaze King catylitic wood stove

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : See additional sheet of equipment/items

General Condition of Improvements: Condition good - metal roof and siding on building and outhouse. 12x6 ft deck on building as porch, 12x7 attached storage shed

SPECIES OF FISH AND GAME IN THE AREA: Trout - No Northern Pike discovered

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer

Mark S. G... Shirley Byers
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).