

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 8 - Surprise Lake, SIZE: _____, LAKE/CREEK FRT (apr. feet): _____

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 0 2006 year

EXISTING LOANS: Assumable Non Assumable

1st D/T (approx. bal. \$ 40,000), monthly pmt \$ 300 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) This area is not located in any borough

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

listed in Surprise Lake Sub.

(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 _____

FUEL TANK(S) Or Hazardous Waste: _____ Are you aware of any fuel spills? no

Above ground Under ground Size 500 gal Age new

TREES: Spruce/Aspen, VIEWS: mountains, OTHER AMENITIES: Private airstrip

ACCESS: (road (r..)) road, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): mile 68 Richardson Hwy west side

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. Monitor

WELL: _____ or OTHER SOURCE OF WATER, _____ ELECTRIC? yes : How Far? to Cabin

TELEPHONE AVAILABLE: yes, How Far to Cabin, Natural Gas _____, How Far _____

Cell: yes, Internet: yes, TV: no, Satellite Dish, TV or Internet, ~~no~~ Internet yes

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

IMPROVEMENT(S): Main Building Size: 900 sq ft sq. ft., Two Story or Loft (circle one) Size _____

Year Built 2011, Bedrooms, 1, Bathrooms, 1

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: metal

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know. Handcrafted logs and 2x12's lumber

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. _____

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

General Condition of Improvements: _____

SPECIES OF FISH AND GAME IN THE AREA: Surrounded by B.L.M. land on all sides

This information is to the best of my knowledge: Dan Hylman
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).