

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-78-027, SIZE: 4.71 acres, LAKE/CREEK FRT (apr. feet): Lake

TAX ACCOUNT #: 517980000000 (Mandatory) TAXES (Yearly): \$ 346.44 20 23 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) _____

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 N/A

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 N/A

FUEL TANK(S) Or Hazardous Waste: N/A Are you aware of any fuel spills? N/A

Above ground Under ground Size N/A Age N/A

TREES: Indigenous Evergreens, VIEWS: Lake Front, OTHER AMENITIES: Lake Front

LEGAL ACCESS: (road or..) N/A, MAINTAINED: N/A, LEGAL TRAIL ACC.: N/A

HOW TO LOCATE (explain): South of Sockeye Lake. Cabin and Lands located on No Name Lake

FLY IN ONLY: X, BOAT ACCESS: N/A, ATV, SNOWMACHINE ACCESS: X

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

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

Generator N/A, KW N/A, Diesel N/A, Gas N/A Type of heat: Wood Stove, Monitor, etc. Wood Stove

WELL: N/A or OTHER SOURCE OF WATER, Yes ELECTRIC? N/A : How Far? N/A

TELEPHONE AVAILABLE: N/A, How Far N/A, Natural Gas N/A, How Far N/A

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

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

IMPROVEMENT(S): Main Building Size: Unknown sq. ft., Two Story or Loft (circle one) Size 1 level

Year Built Unknown, Bedrooms, Unknown, Bathrooms, N/A

2nd Building : Unknown sq. ft. Unknown, Two Story or 1 level Year Built Unknown

Bedrooms, Unknown, Bathrooms, N/A

3rd Building : Unknown sq. ft. Unknown, Two Story or 1 level Year Built Unknown

Outbuilding (describe): Saw Mill sq. ft. Unknown Year Built Unknown

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

Roof (Metal, Asphalt or): Metal Insulation (Floor, Ceiling, Walls) Unknown

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

Unknown

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Wood Stove, Solar Power Fridge, Freezer, etc. assuming that Everything is there. Cabin has not been visited in a little over a year.

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : Grumman Boat and Suzuki Boat Motor, Two ATV, Log Splitter, Saw Mills, Trailers, etc. assuming that everything is still there.

General Condition of Improvements: Unknown

SPECIES OF FISH AND GAME IN THE AREA: Lake Trout

This information is to the best of my knowledge and is/will be provided to assist a potential Buyer
Christan D. Lu Londeree P. R.
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).