

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 3 Block 2, SIZE: 1.52 AC, LAKE/CREEK FRT (apr. feet): 100 FT
WOOD RIVER HEIGHTS SUBDIVISION

TAX ACCOUNT #: NONE (Mandatory) TAXES (Yearly): \$ 0 20 20 year

EXISTING LOANS: Assumable Non Assumable

1st D/T (approx. bal. \$ 0 , monthly pmt \$ 0 including % rate 0

2nd D/T (approx. bal. \$ 0 , monthly pmt \$ 0 including % rate 0

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

ZONING: Unzoned or Unrestricted or (explain) _____

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

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

HOA/PHSA Homeowners Assoc. Yearly Fees: \$ ~~0~~ 0

FLOODING: Or other natural hazards. Please explain if the property ever flooded or NEVER

FUEL TANK(S) Or Hazardous Waste: NO

Above ground Under ground Size _____ Age _____

TREES: X NATURAL VIEWS: LITTLE OTHER AMENITIES: _____

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

HOW TO LOCATE (explain): google EARTH 59°16'38.37"N 158°35'44.04"W Elev 68 FT
PRIVATE STRIP & VILLAGES AIR STRIPS

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

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

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

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

WELL: _____, (DEC approved); Yes _____, No X, ELECTRIC? _____ : How Far? _____

TELEPHONE AVAILABLE: YES, How Far INSTALLED, Natural Gas _____, How Far _____

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

IMPROVEMENT(S): Bldg. Size: 900[#] sq.ft., Two Story or Loft (circle one) Size _____ Year Built 1975

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

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 _____

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

FLINGS 6 FT TO 7 FT DEEP METAL PAINTED HOV DUTY ROOF. FILL WITH BATTS.

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. ELECTRIC STOVE RANGE REFRIG FREEZER WASHER & DRYER TV PHONE VCR

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : BEDS & BEDDING & TOOLS TV - VCR ALL COOKING EQUIPMENT ELECTRIC COFFEE MAKER TOASTER / STERILIZER FRY PANS WATER FILTER SYSTEM (IN & OUT)

General Condition of Improvements: VERY GOOD

SPECIES OF FISH AND GAME IN THE AREA: ALL SALMON TROUT - CHAR

This information is to the best of my knowledge: [Signature]
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)

I hereby warrant that the information provided herein is true and correct, and a BUYER SHOULD KNOW ABOUT YOUR property and its location, history, known or other natural hazards. (Should you need more room for any explanation please write on back).