

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: _____, SIZE: _____, LAKE/CREEK FRT (apr. feet): _____

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

EXISTING LOANS: Assumable Non Assumable none
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: none

ZONING: Unzoned or Unrestricted or (explain) unrestricted

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; \$ 0

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or no

③ FUEL TANK(S) Or Hazardous Waste: _____ Are you aware of any fuel spills? NONE
 Above ground Under ground Size 2,500 gal Age? 2- propane tanks
1,300 gal 1-100lb - 1-300 lb

TREES: 2, VIEWS: All around, OTHER AMENITIES: _____

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

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: N/A

Propane Lights N/A, 110 Lights Yes, 12 Volt Lights Yes, Solar Panel _____, Other _____

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

Toyo 73 & Toyotomy

WELL: no or OTHER SOURCE OF WATER, yes city ELECTRIC? yes : How Far? _____

TELEPHONE AVAILABLE: yes, How Far _____, Natural Gas no, How Far _____

Cell: yes, Internet: yes, TV: yes Satellite Dish, TV or Internet, _____

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

IMPROVEMENT(S): Main Building Size: 2300 sq. ft., Two Story or Loft (circle one) Size 2 story

Year Built 1979 ^{additn;} ~~2004~~ ₂₀₀₄, Bedrooms, 4, Bathrooms, 1 3/4

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

Bedrooms, _____, Bathrooms, _____

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

Outbuilding (describe): Shop sq. ft. 1200 Year Built 1987

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other creosote treated pilings

Roof (Metal, Asphalt or): metal ^{Rain & Ice Shield} Insulation (Floor, Ceiling, Walls) fiberglass

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

→ dishes, small appliances; pots pans; linens
DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. 16 front load electric washer; propane dryer; 60GE propane cooktop; 6E Profill microwave; Frigidaire dishwasher; Samsung refrigerator; Sears Kenmore upright freezer; 22 cu chest freezer
List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : desk; 2 desks; bunk beds (twin over full) / Queen Bed w/ mattress / Dining room set / 5 chairs / Master long bed set 2 nightstands chess mirror; sectional sofa recliner mg; Scan home heater recliner; Tools - assorted.

General Condition of Improvements: Good

SPECIES OF FISH AND GAME IN THE AREA: salmon; halibut; cod, clams, crab etc.

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