

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: T-19N R-7W Sec. 15, SIZE: 37.81, LAKE/CREEK FRT (apr. feet): 1,200

TAX ACCOUNT #: ~~DE~~ 544060000000 (Mandatory) TAXES (Yearly): \$ 315.03 20 22 year

EXISTING LOANS: Assumable Non Assumable

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

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

ANY LIENS (recorded or unrecorded) or any payoffs to be made: NA

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) _____

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

PROPERTY Owners Assoc.: Yearly Fee; \$ NA

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or Only Creek, NOT ON property

FUEL TANK(S) Or Hazardous Waste: 1-1,500gal 2-500gal 1-300gal Are you aware of any fuel spills? NO

Above ground Under ground Size _____ Age _____

TREES: yes, VIEWS: yes, OTHER AMENITIES: _____

LEGAL ACCESS: (road or-) pasement to lake, MAINTAINED: no, LEGAL TRAIL ACC.: yes

HOW TO LOCATE (explain): _____

FLY IN ONLY: yes - float, BOAT ACCESS: _____, ATV, SNOWMACHINE ACCESS: yes

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

Propane Lights no, 110 Lights yes, 12 Volt Lights yes, Solar Panel no, Other _____

Generator yes, KW 8, Diesel ✓, Gas _____ Type of heat: Wood Stove, Monitor, etc. Nappin oil + woodstove

WELL: no or OTHER SOURCE OF WATER, Lake + Creek ELECTRIC? _____ : How Far? 300'

TELEPHONE AVAILABLE: Cell only, How Far _____, Natural Gas no, How Far _____

Cell: ✓, Internet: no, TV: no, Satellite Dish, TV or Internet, no

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

IMPROVEMENT(S): Main Building Size: 20 x 32 sq. ft., Two Story or Loft (circle one) Size 20 x 20

Year Built 1995, Bedrooms, 1, Bathrooms, yes / non functional now

2nd Building: Gen Shed sq. ft. 8 x 8 (64 sq ft), Two Story or NA Year Built 2000

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 Rail Road Ties - cemented

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

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

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Stove + Oven (Propane),

Refridge (propane)

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

John Deere Crawler / Toyota 4x4 PU / trailers

General Condition of Improvements: not sure, have not accessed for 7 years

SPECIES OF FISH AND GAME IN THE AREA: not sure

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

And [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).