

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: U.S.S. 2707, Lots 2 & 3, SIZE: 2.4 acres, LAKE/CREEK FRT (appr. feet): 225 ft

TAX ACCOUNT #: n/a (Mandatory) TAXES (Yearly): \$ _____ 20 _____ year

EXISTING LOANS: Assumable Non Assumable n/a
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: n/a

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; \$ _____

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or unknown

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

Above ground Under ground Size 30 gal - filled from plastic jugs Age unknown (enclosure built 2006)

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

LEGAL ACCESS: (road or..) state-maintained gravel road MAINTAINED: drive + owner-maintained, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): mp 179 Richardson Highway (turn off) nearby launch to gravel road

FLY IN ONLY: _____, BOAT ACCESS: nearby launch, ATV, SNOWMACHINE ACCESS: _____

UTILITIES: Public Sewer _____, Private Septic System _____, (DEC approved); Yes _____, No _____ Outhouse on site: yes (2 hole)

Propane Lights _____, 110 Lights _____, 12 Volt Lights _____, Solar Panel _____, Other stove oil light on wall + hanging lanterns

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

WELL: _____ or OTHER SOURCE OF WATER, ^{cistern, lake?} ELECTRIC? _____ : How Far? _____

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

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

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: _____
24'3" X 13'2" + deck on 2 sides (2006) deck rebuilt

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

Year Built 1959, Bedrooms, one-room log cabin, Bathrooms, _____

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 _____

Roof (Metal, Asphalt or): 2006 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.

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

cook stove = stove oil; camp stove on counter top;

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

2 bunk beds, kitchen table w/ chairs, deck chairs, misc furnishings, supplies, tools, equipment.

General Condition of Improvements: _____

SPECIES OF FISH AND GAME IN THE AREA: _____

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

Nikki Landee Fremst
Seller/Owner(s)

personal rep for Larry Hayes Landee Estate
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).