

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 5 SURVEY 4837 ALASKA, SIZE: 4.72 AC., LAKE/CREEK FRT(apr. feet): 330'

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ 0 20 _____ 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: NO

ZONING: Unzoned or Unrestricted or (explain) UNZONED

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/hp Restrictions, or: (please list) 0

(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

FUEL TANK(S) Or Hazardous Waste: _____ Are you aware of any fuel spills? NO

Above ground Under ground Size 500gal 275g 300g 165 Age _____

TREES: YES, VIEWS: YES, OTHER AMENITIES: _____

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

HOW TO LOCATE (explain): _____

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

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

Propane Lights YES, 110 Lights YES, 12 Volt Lights YES, Solar Panel YES, Other WIND GEN.

Generator YES, KW 8000, Diesel YES, Gas _____ Type of heat: Wood Stove, Monitor, etc. WOOD OIL PROPANE

WELL: NO or OTHER SOURCE OF WATER, YES LAKE ELECTRIC? NO : How Far? _____

TELEPHONE AVAILABLE: NO , How Far _____ , Natural Gas NO , How Far _____

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

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: NO

IMPROVEMENT(S): Main Building Size: 950 sq. ft., Two Story or Loft (circle one) Size _____

Year Built _____ , Bedrooms, 1 , Bathrooms, 1

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 _____

Type of Roof: _____

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

LOG

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

PROPANE STOVE, REFRIGERATOR,

MICROWAVE

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : GLASS BOAT + 40HP MOTOR

REMIE 15 FT. W/50HP MOTOR, 10 FT BOAT, QUEEN BED, PRESSER, FOLD OUT BED

ALL KITCHEN DISHES + COOKWARE, DINENET SET, TV STAND 2 SPARE GEN. HAND TOOLS WASHER DRYER

General Condition of Improvements: _____

SPECIES OF FISH AND GAME IN THE AREA: TROUT GRAYLING BURBOT WHITE FISH

This information is to the best of my knowledge: Michael J. Lanning
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).