

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. Survey No. 3715, SIZE: 19.1 acres, LAKE/CREEK FRT (appr. feet): Island on Lake

TAX ACCOUNT #: _____ (Mandatory) TAXES (Yearly): \$ None 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: None

ZONING: Unzoned or Unrestricted or (explain) Unzoned + 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 Private island on lake inside National Park

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

None

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

PROPERTY Owners Assoc.: Yearly Fee; \$ 0 None

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or None

FUEL TANK(S) Or Hazardous Waste: No Are you aware of any fuel spills? None

Above ground Under ground Size _____ Age _____

TREES: Yes, natural, VIEWS: Lake, Mountains, OTHER AMENITIES: _____

LEGAL ACCESS: (road or...) None, MAINTAINED: _____, LEGAL TRAIL ACC.: _____

HOW TO LOCATE (explain): Swan Island on Walker Lake, South side of Brooks Range

FLY IN ONLY: Yes, BOAT ACCESS: No, ATV, SNOWMACHINE ACCESS: Possible snowmachine in winter

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

Propane Lights Yes, 110 Lights Yes, 12 Volt Lights _____, Solar Panel Yes, Other Battery banks

Generator Yes, KW 2, Diesel _____, Gas X Type of heat: Wood Stove, Monitor, etc. Multiple wood stoves

WELL: No or OTHER SOURCE OF WATER, Tanks on hill filled from lake, gravity feed to house ELECTRIC? Generator How Far? —

TELEPHONE AVAILABLE: No, How Far —, Natural Gas No, How Far —

Cell: No, Internet: No, TV: Yes, Satellite Dish, TV or Internet, No

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

IMPROVEMENT(S): Main Building Size: 2200+ sq. ft., Two Story or Loft (circle one) Size 3 story lodge

Year Built 1980, Bedrooms, 3, Bathrooms, 2

2nd Building: 200 sq. ft. Log guest cabin, Two Story or Single Year Built 1970's

Bedrooms, 2, Bathrooms, 0

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): Metal Insulation (Floor, Ceiling, Walls) All

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

Original log cabin in great shape. Attached to new 3 story frame house.
Second log cabin in excellent shape.

DESCRIBE APPLIANCES Included in the Sale: Stove, Propane or Gas, etc. Lodge is turnkey with everything included. Full kitchen, propane fridge/freezer, range, woodstove/oven, hot water

List Other Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc.: Multiple motor boats, canoes speed boat, 32' sail boat, Kubota tractor with attachments, welder

General Condition of Improvements: Lodge and cabins maintained in great condition. Greenhouse and boat house in need of repairs. Outhouse in good shape

SPECIES OF FISH AND GAME IN THE AREA: Lake Trout, Grayling, Char, Pike

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).