



TRAVERSE AREA ASSOCIATION OF REALTORS®
NORTHERN MICHIGAN MLS
Vacant Land Disclosure Statement
 Page 1 of 2



Property Address: Tax parcels 45-005-027-005-70 & 005-80 King Fish Rd

Seller's Name: Gibbons This Disclosure Statement concerns the property situated in
 the township of Empire, County of Leelanau

State of Michigan, described as (Legal Description)

This statement is a disclosure of the condition of the above-described property and is intended to provide a potential Purchaser with information directly from the Seller on which to base a decision to purchase. It is not a warranty of any kind by the Seller(s) and is not, and should not, substitute for any inspections, surveys, tests, or specific warranties the Purchaser may wish to obtain. SELLER HAS NO EXPERTISE WITH RESPECT TO ANY OF THE ITEMS DISCUSSED BELOW OTHER THAN BY VIRTUE OF HAVING OWNED THE SUBJECT PROPERTY.

The Seller(s) disclosed the following information with the knowledge that even though this is not a warranty, prospective Purchaser(s) may rely on this information in deciding whether, and on what terms, to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in the transaction to provide a copy of this statement to any person or entity in connection with the actual or anticipated sale of the property.

The following are representations made by the Seller(s) and are not the representations of the Agent(s), if any. This information is a disclosure and is not intended to be part of any contract between the Purchaser(s) and Seller(s) unless so incorporated.

With respect to the subject property, are you (Seller) aware of any of the following:

- | | | |
|---|---|--|
| 1. Features of the propety shared in common with adjoining landowners, such as walls, fences, driveways, wells, septic system, etc.? <i>concrete foots</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Any encroachments, easements or similar matters that may affect your interest in the subject property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Landfill (compacted or otherwise) on the property, or any portion thereof? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Flooding, drainage, or grading problems? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Any health code or zoning violations, nonconforming uses, or condemnation action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Neighborhood noise problems or other nuisances? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Deed restrictions? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Any Associations which have any authority over the subject property? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. Any "common areas" (facilities such as pools, tennis courts, walkways) or other areas co-owned? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 10. Any notices of abatement or citations against the property, or any lawsuits against the Seller threatening or affecting this real property? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 11. Any determination that the subject property may constitute a "wetlands", or dunes area, or is in an area of "scenic rivers act"? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 12. Any environmental concerns involving the immediate area? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 13. Any knowledge of past use of property that may have a substantial impact on the value of the property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 14. Any other state of affairs affecting this property or the surrounding area which in your opinion might influence a potential Purchaser's decision to buy this property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 15. Any previous disposition of the oil, gas, underground, or other mineral rights relating to the property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 16. Any underground/fuel/gas storage tanks (present or in the past)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 17. Any land (boundary) or mortgage surveys? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 18. Is land a parent parcel (defined by Public Act No. 591); or an exempt split as defined by Section 108 of the Land Division Act? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 19. Are future splits of subject property retained by the Seller(s)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |



**TRAVERSE AREA ASSOCIATION OF REALTORS®
NORTHERN MICHIGAN MLS
Vacant Land Disclosure Statement
Page 2 of 2**



- | | | |
|--|------------------------------|--|
| 20. Any or part of land under conservation forestry agreement, or tax deferred programs? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 21. Any sale or transfer of development rights from property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 22. Is the property subject to any oral or written lease(s)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

If the answer to any of these is "Yes", please explain. (Attach additional sheets if necessary.)

(1) Common Road
 (1) (8) Kingsfish Association (Annual Dues)
 (10) Study HAS Lien on Property for Past Amount Due

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller: John G. Hiltunen Date: 5/5/08

Seller: _____ Date: _____

Purchaser(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in a contract between Purchaser(s) and Seller(s) with respect to any advice/inspection/defects.

A REALTOR® is qualified to advise on Real Estate. If you desire legal advice, consult your attorney. A REALTOR® is not usually qualified to render an opinion on the items reflected in this disclosure statement. Such expertise is available in the community through a variety of sources.

I/We acknowledge receipt of a copy of this statement.

Purchaser: _____ Date: _____

Purchaser: _____ Date: _____