



**NORTHERN MICHIGAN MLS
VACANT LAND DISCLOSURE STATEMENT**



Property Address: MICHAEL'S WOODS
 Seller's Name: BAKER, WATSON, BIGGS This Disclosure Statement concerns the property situated in
 the TOWNSHIP of CLEVELAND, County of LEELANAU,
 State of Michigan, described as (Legal Description): PARCELS 1-10 MICHAEL'S WOODS

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 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 property shared in common with adjoining landowners, such as walls, fences, driveways, wells, septic system, etc? Yes No
2. Any encroachments, easements or similar matters that may affect your interest in the subject property? Yes No
3. Landfill (compacted or otherwise) on the property, or any portion thereof? Yes No
4. Flooding, drainage, or grading problems? Yes No
5. Any health code or zoning violations, nonconforming uses, or condemnation action? Yes No
6. Neighborhood noise problems or other nuisances? Yes No
7. Deed restrictions? Yes No
8. Any Associations, which have any authority over the subject property? Yes No
9. Any "common area" (facilities such as pools, tennis courts, walkways) or other areas co-owned? Yes No
10. Any notices of abatement or citations against the property, or any lawsuits against the Seller threatening Or affecting this real property? Yes No
11. Any determination that the subject property may constitute a "wetlands", or dunes area, or in area of "scenic rivers act"? Yes No
12. Any environmental concerns involving the immediate area? Yes No
13. Any knowledge of past use of property that may have a substantial impact on the value of the property? Yes 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? Yes No
15. Any previous disposition of the oil, gas, underground, or other mineral rights relating to the property? Yes No
16. Any underground/fuel/gas storage tanks (present or in the past)? Yes No
17. Any land (boundary) or mortgage surveys? Yes 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? Yes No
19. Are future splits of subject property retained by the Seller(s)? Yes No