

**TRAVERSE AREA ASSOCIATION OF REALTORS®  
VACANT LAND DISCLOSURE STATEMENT  
Page 1 of 3**

Property Address: Garfield Road, Hammond Road, LaFranier Road, Traverse City, MI 49686

Seller's Name: Dixie Roethleisberger. This Disclosure Statement concerns the property situated in the \_\_\_\_\_ township of \_\_\_\_\_ Garfield \_\_\_\_\_, County of \_\_\_\_\_ Grand Traverse \_\_\_\_\_, State of Michigan, described as (Legal Description): \_\_\_\_\_

To be provided by title company. \_\_\_\_\_

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 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? ..... gas line easement .....  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

**TRAVERSE AREA ASSOCIATION OF REALTORS®  
VACANT LAND DISCLOSURE STATEMENT**

Page 2 of 3

- 11. Any determination that the subject property may constitute a "wetlands", or dunes area, or is in an area of "scenic rivers act"? *wet lands - watershed. see drawing*  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
- 20. Any or part of land under conservation forestry agreement, or tax deferred programs?  Yes  No
- 21. Any sale or transfer of development rights from property?  Yes  No
- 22. Is the property subject to any oral or written lease(s)?  Yes  No

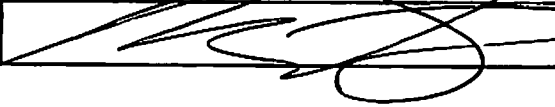
If the answer to any of these is yes, please explain. (Attach additional sheets if necessary): \_\_\_\_\_

*Questions have been answered by the Trustee of the estate to the best of their ability based upon know and assumed information but can not guarantee any accuracy therefore the sale is being contemplated to be "as is"*

**21. ELECTRONIC TRANSACTIONS:** The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person, or has been stored electronically. As an alternative to physical delivery, any document, including any signed document or written notice may be delivered in electronic form only by the following indicated methods:  Facsimile  Email  Internet  No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.

**TRAVERSE AREA ASSOCIATION OF REALTORS®  
VACANT LAND DISCLOSURE STATEMENT**  
Page 3 of 3

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:  TRUSTEE

Seller:

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:

Purchaser: