

1 **VACANT LAND DISCLOSURE STATEMENT**

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3 **PROPERTY** Vacant Land, US-23, Oscoda MI 48750

4
5 **SELLER(S)** Eric Ridings

6
7 Seller is providing information to help Broker market the Property. This Statement **is not a**
8 **substitute for any inspections or warranties that a buyer may wish to obtain.** This Statement
9 is not a warranty of any kind by Seller or warranty or representation by any listing real estate
10 broker (Agent for Seller), any real estate broker, or their agents.

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12 **1. SELLER'S INFORMATION**

13 1. Do you possess expertise in contracting, engineering, environmental assessment,
14 architecture, or other areas related to the construction and conditions of the
15 Property and it's improvements? Yes No

16 2. The individual completing this form is the:

- 17 Owner
- 18 Executor
- 19 Administrator
- 20 Trustee
- 21 Power of Attorney

22 Explain any yes answers that you give in this section and, if applicable, attach supporting
23 documentation: _____

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26 **2. PROPERTY DESCRIPTION**

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29 **3. LAND (SOILS, DRAINAGE AND BOUNDARIES)**

- 30 1. Are you aware of any fill or expansive soil on the Property? Yes No
- 31 2. Are you aware of any sliding, settling, earth movement, upheaval, or earth
32 stability problems that have occurred on or affect the property? Yes No
- 33 3. Are you aware of any past, existing or proposed mining, strip mining, or any other
34 excavations that occurred on or might affect the Property? Yes No
- 35 4. To your knowledge, is the Property, or any part of it, located in a Special Flood
36 Hazard Area or wetlands area? Yes No
- 37 5. Do you know of past or present drainage or flooding problems affecting the
38 property? Yes No
- 39 6. Do you know of any encroachments, boundary line disputes or easements on the
40 Property? Yes No
- 41 7. Are you aware of any shared or common areas on or adjoining the Property (e.g.
42 driveways, bridges, docks, walls, etc.) or maintenance agreements for common
43 areas? Yes No

44 Explain any yes answers that you give in the section describing the locations and, if
45 applicable, the extent of the issue, if known.
46 _____
47 _____

48 **4. HAZARDOUS SUBSTANCES**

- 49 1. Are you aware of any underground tanks or hazardous substances present on the
50 Property such as, but not limited to, polychlorinated biphenyls (PCB's), radon,
51 lead-based paint, etc.? Yes No
52 2. To your knowledge, has the Property been tested for any hazardous substances?
53 Yes No
54 3. Do you know of any environmental concerns that might impact the property?
55 Yes No
56 4. Are you aware of any storage tanks on the Property, now or in the past?
57 Yes No
58 5. Is the Seller aware of any other environmental contamination on the property?
59 Yes No

60 Explain if you have answered Yes to any questions above: _____
61 _____
62 _____

63 **5. STATUS OF UTILITIES**

64 A. Source of water:

- | | | |
|--|------------------------------------|---|
| <input checked="" type="checkbox"/> Public Water | <input type="checkbox"/> Connected | <input checked="" type="checkbox"/> Not Connected |
| <input type="checkbox"/> On-Site Water | <input type="checkbox"/> Connected | <input type="checkbox"/> Not Connected |
| <input type="checkbox"/> Community Water | <input type="checkbox"/> Connected | <input type="checkbox"/> Not Connected |
| <input type="checkbox"/> None | | |

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69 1. Are you aware of any issues with pumping systems, service, test results,
70 contamination, etc. Yes No

71 Explain if you answered Yes to the question above: _____
72 _____
73 _____

74 B. Sewage system:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Cesspool | <input type="checkbox"/> Holding Tank | <input checked="" type="checkbox"/> None |
| <input type="checkbox"/> Other | | |

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78 1. Has the Property ever had a "Perc Test"? Yes No
79 2. Are you aware of any issues with the current system? Yes No

80 Explain if you answered Yes to the above question: Public sewer available; not
81 connected.
82 _____

- 83 6. Has the Property been surveyed? Yes No Unknown

- 84 7. Is the seller aware of any encroachments, easements, zoning violations or non-
85 conforming uses? Yes No

- 86 8. Is the seller aware of any mineral rights in the property held by any person or entity other
87 than the seller? Yes No

