

Cedars Resort on the upper chain of lakes in Northern Michigan — a classic log cabin resort

Lakefront home on the chain of lakes and five additional log cabins. The Cedars Resort features 300 feet on Benway Lake and 4 acres of woods. Terrific opportunity to live on the upper chain of lakes and have a steady income stream. Terrific location, private and scenic, yet close to Lake Michigan, Torch Lake, Charlevoix and Bellaire and not far from Mackinac Island or the Sleeping Bear Dunes. Hard to find cabin resort with this much land and waterfrontage. Features include multiple docks, fish house, garage, large pole barn and everything you need to run this successful resort with many repeat customers.

One of the best places in the country to live!

The Resort at a Glance

- Exceptional location in one of Northern Michigan's premiere destination areas. Located just outside the village of Central Lake, yet minutes from Torch Lake, Lake Michigan and Bellaire/Charlevoix and a short drive to Mackinac Island or the Sleeping Bear Dunes.
- 300 feet of private frontage on scenic Benway Lake on the upper chain of lakes. Boating access to the other upper chain of lakes, including Intermediate Lake and Ellsworth Lake. This lake is popular with fisherman, adding to the spring and fall rental seasons.
- 2 BR Owners Home
- 5 Log Cabins
- Large Garage and Pole Barn
- Fish House
- Offered turnkey, including boats
- Two lake side firepits and multiple docks
- Many repeat customers

This profitable resort has many repeat customers and books solid all summer and most of the spring and fall. The perfect way to live on one of Northern Michigan's most scenic lakes.

Resort Details

The Cedars Resort began in the 1940's and has had a long and successful history with many repeat customers. The cabins have been updated and well maintained, but still have the charm and character of the original structures.

With 300 feet of frontage on Benway Lake and close to four acres of land, there is lots of room for the guests to enjoy the lake and grounds, offering privacy that is hard to find in a cabin resort. The resort includes multiple docks, a fish house and large garage and newer pole barn. Part of the property is a heavily wooded parcel that offers

trails and possible future expansion.

Benway Lake is an all sports 131 acre lake that has boating access to numerous other lakes that make up the Upper Chain of Lakes, including Intermediate Lake, Ellsworth Lake, Hanley Lake and Six Mile Lake. The town of Bellaire separates the Upper

and Lower Chain of Lakes, with the Lower Chain of Lakes featuring world famous Torch Lake.

The Cabins

The main home is 1336 sq ft and has 2 bedrooms, bath, office and a large recreation room. This home features terrific views of the lake and has the original stone fireplace.

The five log cabins are each two bedrooms and range in size from 400 to 600 sq ft. Each one has a private deck, picnic table and grill and four of the cabins have direct lake views.

The cabins are fully furnished with everything the guests need, including flat screen TVs. High speed wireless internet is provided for all the cabins, including ROKUS.



Resort Details



Resort Details









The Cabins - Main Home







The Cabins - 2 and 3









The Cabins—Cabin 1









The Cabins—Cabin 4







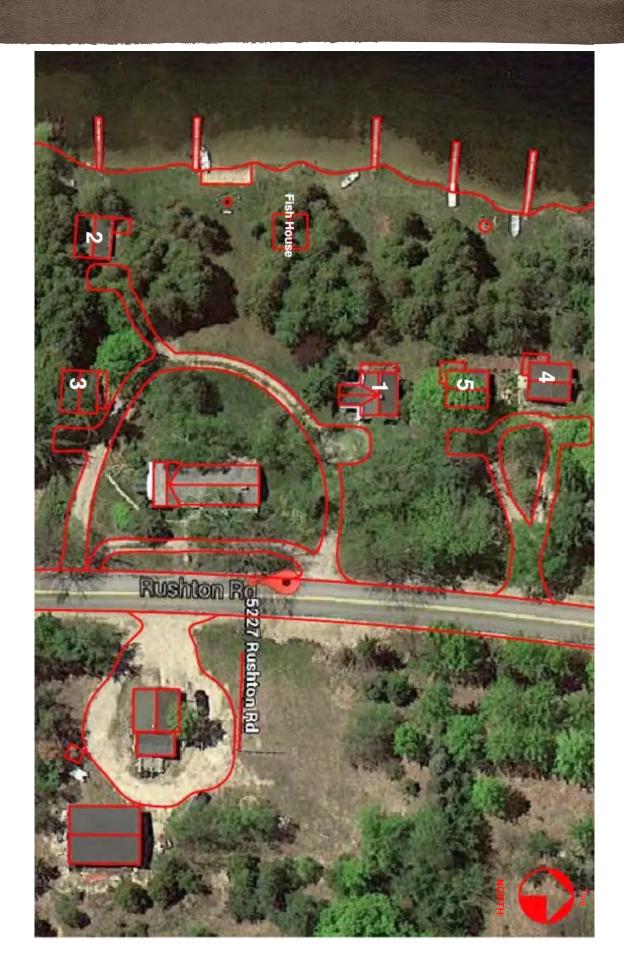
The Cabins—Cabin 5







Building Layout



Grounds

With 300 feet of frontage and close to four acres, there is plenty of room for everyone. The back part of the resort features open fields, woods and trails.



Other Buildings

In addition to the cabins, there is a lakeside fish house and on the back part of the property there is a newer pole barn and a large garage.



Improvements

New pole barn in 2001 Pontoon in 2005 New well in 2012 New drain field in 2016

New roofs on cabins, fish house and garage in 2018 New composite decks on cabins 1, 3, 4 and 5 in 2019 Upgraded electrical with grounded outlets on cabins and fish house over the past 10 years

Updated appliances in all the cabins and owners home

- Water heaters (excluding cabin 2)
- Electric ranges
- Refrigerators
- Microwaves
- Flat screen TVS
- High speed wifi/Rokus
- Electric heat in cabins 2 and 3

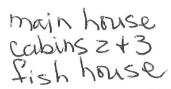
Additional Information

Detailed expense reports and previous and projected earnings are available upon verification of financing.

DISCLAIMER: The information contained herein and in supplemental documents have been furnished by the seller and/or other third party sources. Every effort has been made to provide accurate information, however, Traverse North Realty and/or its agents are unable to guarantee or warrant the information. Purchaser should verify any and all information before closing.

Offered by Ken Weaver
Traverse North Realty
1011 E Eighth St Traverse City, MI 49686
231-357-0821 Homes@traveresenorth.com





SELLER'S DISCLOSURE STATEMENT

Property Address: 5227 Rushton Rd. Central Lake, MI 496	322 Michigan
Street	City/Village/Township
Purpose of Statement: This statement is a disclosure of the condition of the p disclosure of the condition and information concerning the property, known by	the Seller. Unless otherwise advised, the Seller does not possess any

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Appliances/Systems/Services: The Items below are in working order. (The Items listed below are included in the sale of the property only if the purchase agreement so provides):

Item	Yes	No	Unknown	Not Available
Range/Oven	V			
Dishwasher	VX:			
Refrigerator	V	and the second second		
Hood/fan	V*			
Disposal		/		
TV antenna, TV rotor & Controls		/		
Electrical system	$\sqrt{}$			
Garage door opener & remote control		~		
Alarm System		V		
Intercom		/		
Çentral Vacuum		V	7	
Attic Fan		V		
Pool heater, wall liner, & equipment		/		
Microwave	\checkmark			
Trash Compactor		V		
Ceiling Fan	\checkmark			
Sauna/Hot Tub				
Washer	A			

Item	Yes	Nō	Unknown	Nöt Available
Dryer	X			
Lawn sprinkler system		/		
Water Heater	V			
Plumbing system	V			
Water softener/ conditioner		/		
Well & Pump	/			
Septic tank & drain field				
Sump Pump		/		
City Water System				V
City Sewer System				
Central Air Conditioning		V	23	V
Central Heating System		V		4
Wall Furnace	·	1		
Humidifler		/		
Electronic Air Filter		~		
Solar Heating System		1		
Fireplace & Chimney	VAF			
Wood Burning System				

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Buyer's Initials

Seller's Initials

This form is provided as a service of the Traverse Area Association of REALTORS@/MLS

Effective June 2014

Property Address: 5227 Rushton Rd.	Central	Lake,	MI	49622
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Street

City/Village/Township

Michigan

	City/village/iowns	hip		
	UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WITHOUT WARRANTY BEYOND DATE OF CLOSING:	ORKING ORDE	R EXCEPT	AS NOTED
	Property Conditions, Improvements & Additional Information:			
	1. Basement/crawl space: Has there been evidence of water? NA		Yes	No
	2. Insulation: Describe, if known. both loose fill 4 blow	nino		The second contract of
	Urea Formaldehyde Foam Insulation (UFFI) is installed? 3. Roof: Leaks? May house - Sometime whice	Unknowa 0	Yes	(No)
	3. Roof: Leaks? Marsh house-Sometimes wire. Approximate age if known Cabins 243 2018	Dille 4p	Yes	No
	4. Well: Type of well (depth/diameter, age, and repair history, if known) 2012			
	Has the water been tested? ~~~		-Yes)	1 -
	If yes, date of last report/results 4/24/2012		163)	No
,	5. Septic Tanks/drain fields: Condition, if known: Good 2016 Ne	477		
		ruse - no	tunal a	954 8/6
	7. Plumbing System: Type Copper Galvanized Other	0 2	al ale	3 . 01
	Any known problems? NO		SIPC	Description of the second
Mah	8. Electrical System: Any known problems? <u>Un knowh</u>			
T.	9. History of Information If any townstand			
	9. History of Infestation, If any: termites, carpenter ants, etc.) UNKNOWN		The Section of the Se	
40	10. Environmental Problems: Are you aware of any substances, materials, or products as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel, or chem the property.	that may be an e ical storage tank	invironmenta s and contar	il hazard suc ninated soil d
		Jnknown	Yes	CND
and independent	If yes, please explain:		Nellalinaniahus tanasan a separatun serasa a angang sibaga	<u> </u>
op-endicates				1
1	11. Flood Insurance: Do you have flood insurance on the property?	Jnknown	Yes	ALL
	15 Mineral sights: On you are the mineral sights?	Inknown	Yes	No No
	Other Items: Are you aware of any of the following?		1 20	NU
7	 Features of the property shared in common with the adjoining landowners, such as wa features whose use or responsibility for maintenance may have an effect on the property? 	lls, fences, roads	s, and drivew	/ays, or othe
		Inknown	Yes	(NO)
2	2. Any encroachments, easements, zoning violations, or nonconforming uses?	Jnknown	Yes	CNO
3.	Any "common" areas (facilities like pools, tennis courts, walkways, or other areas of association that has any authority over the property?	oo-owned with ot	hers), or a h	omeowners'
		Inknown	Yes	(No)
4,	 Structural modifications, alterations, or repairs made without necessary permits or lice. 	nsed contractors	?	
		Jnknown)	Yes	No
5.	5. Settling, flooding, drainage, structural or grading problems?	Inknown	(Yes)	No
		known	Yes	No
		Jnknown	Yes	No
8.	3. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.	5.7		
	1 1 2 1 Pull have a creation fundation	Inknown	Va-	1.2-

This form is provided as a service of the Traverse Area Association of REALTORS®/MLS

Page 2 of 3 Effective June 2014

_ Seller's Initials

Buyer's Initials_

	Property Address: 5227 Rushton Rd. Ce	ntral Lake, MI 49622	高速な… 5. す
	Street	Chuldingaffaire shi	Nichigan
	9. Any outstanding utility assessments or fees , including any r	natural das main extension eurobareas	
		Unknown	
	10. Any outstanding municipal assessments or fees?		Yes No
	11. Any pending litigation that could affect the property or the Sc	Unknown	Yes No
	If the answer to any of these questions is yes, please explain.	Unknown	Yes No
	2 . C. L. Control of Physics 1	madii addiiidilai sileets if necessary.	
	The Seller has lived in the residence on the property from 10 The Seller has owned the property since 10/3111992 the items based on information known to the Seller. If any chaproperty from the date of this form to the date of closing, Sel the parties hold the broker liable for any representations not direct	(date). The seller has indicated abounges occur in the structural/mechanical/appli	re the conditions of all
	Seller certifies that the information in this statement is true and signature.	correct to the best of Seller's knowledge as of	the date of Seller's
	BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPEC CONDITION OF THE PROPERTY. THESE INSPECTIONS SHO AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVEL TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.	CTIONS OF THE PROPERTY TO MORE FULL ULD TAKE INDOOR AIR AND WATER QUALIT S OF POTENTIAL ALLERGENS INCLUDING,	Y DETERMINE THE TY INTO ACCOUNT, BUT NOT LIMITED
į	BUYERS ARE ADVISED THAT CERTAIN INFORMATION COM ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAILABLE TO CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AG	PILED PURSUANT TO THE SEX OFFENDE THE PUBLIC. BUYERS SEEKING THAT INFO ENCY OR SHERIFF'S DEPARTMENT DIRECTI	RS REGISTRATION PRMATION SHOULD
	BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE (AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TASELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAYSIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.	OF THE PROPERTY, RESIDENCE EXEMPTI ABLE FROM THE APPROPRIATE LOCAL AS	ON INFORMATION, SESSOR'S OFFICE
	Seller Christof R. Dief	Date (12) 2021	
B	luyer has read and acknowledges receipt of this statement	an and are in the contract of	
0	uyer	DateTime	
B	uyer	The state of the s	
	P Model And Designation of the Control of the Contr	DateTime	entrans and have presented by the second of

Cabins 1.4.25 SELLER'S DISCLOSURE STATEMENT

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Street	Chy/Village/Township	minimum and a supplemental supp

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Range/Öven				
Dishwasher				V
Refrigerator				
Hood/fan	The second secon			V
Disposal				
TV antenna, TV rotor & Controls , W. F.	/			
Electrical system				
Garage door opener & remote control				
Alarm System				V
Intercom				
Central Vacuum				
Affic Fan				
Pool heater, wall liner, & equipment			and the second	
Microwave	V			
Trash Compactor				~
Čeiling Fan	V			
Sauna/Hot Tub				/
Washer				V

item	Yes	No	Unknown	Not Available
Dryer	Permittee strategy			
Lawn sprinkler system				V
Water Heater	L/			
Plumbing system	1			
Water softener/ conditioner				/
Well & Pump	~			
Septic tank & drain field	1			
Sump Pump				V
City Water System				/
City Sewer System				V
Central Air Conditioning				1
Central Heating System				V
Wall Furnace	/			
Humidifier				
Electronic Air Filter				
Solar Heating System				
Fireplace & Chimney	/ 米	ant) marity		
Wood Burning System	V*			

The second secon	
Explanations (Attach additional sheets if necessary):	Buyer's Initials Seller's Initials
* Cabins 1 & 5 (Cabin 4 has no fireplan	ce/wood burning system). CAD

Property Address: 5234 Rushton Rd. Central Lake, M	1 40622		
	Village/Township		Michigar
UNLESS OTHERWISE AGREED, ALL HOUSEHOLD ADDITANCES AD	•		4 35 1 1 m months on
WITHOUT WARRANTY BEYOND DATE OF CLOSING:	E BULD IN WURKING UK	DER EXCEPT	AS NOTED
Property Conditions, Improvements & Additional Information:			
1. Basement/crawl space: Has there been evidence of water?			1
If yes, Please explain		Yes	No
	4.4		
2. Insulation: Describe, if known bath 10050 [5]	+ blown in		
Urea Formaldehyde Foam Insulation (UFFI) is installed?	Unknown	Yes	No
3. Roof: Leaks?		Yes	(NO)
Approximate age if known			(100)
4. Well: Type of well (depth/diameter, age, and repair history, if known	12012		
Has the water been tested?		Yes	No
If yes, date of last report/results 4/24/2012	•		
5. Septic Tanks/drain fields: Condition, if known: GOOd N	ew 2016		
6. Heating System: Type/approximate age: No. 100			
7. Plumbing System: Type Copper Galvanized	Other Non	2	
Any known problems? Cabn #1 Pay 445	Copper		
8. Electrical System: Any known problems? \(\sum_{\colored}\)	1 7		
A sec		A 1 - Control to the Control and Act of the C	
9. History of Infestation, if any: termites, carpenter ants, etc.) \(\cappa\)			
10. Environmental Problems: Are you aware of any substances, materia	ls, or products that may be a	in environmenta	al hazard suc
as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint the property.	i, ruel, or chemical storage to	anks and contai	minated soil o
If yes, please explain:	Unknown	Yes	No
			\ \
11. Flood Insurance: Do you have flood insurance on the property?	Unknown	Yes	(No)
12. Mineral rights: Do you own the mineral rights?	Unknown	Yes	No
Other Items: Are you aware of any of the following?			
 Features of the property shared in common with the adjoining landowne features whose use or responsibility for maintenance may have an effect on 	rs, such as walls, fences, ro	ads, and drive	vays, or othe
notes to the second manufacture and the second seco	tne property? Unknown	Yes	Calo
9 Any angraphments passaged		169	
2. Any encreaments, easements, zoning violations, or nonconforming use	es? Unknown		(No.
 Any encroachments, easements, zoning violations, or nonconforming use Any "common" areas (facilities like pools, tennis courts, walkways, or 		Yes	No nomeowner s'
 Any encroachments, easements, zoning violations, or nonconforming use Any "common" areas (facilities like pools, tennis courts, walkways, or association that has any authority over the property? 	or other areas co-owned with	Yes others), or a h	
3. Any "common" areas (facilities like pools, tennis courts, walkways, c association that has any authority over the property?	or other areas co-owned with Unknown	Yes others), or a h	No No No No
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 3. Any "common" areas (facilities like pools, tennis courts, walkways, of association that has any authority over the property? 4. Structural modifications, alterations, or repairs made without necessary 5. Settling, flooding, drainage, structural or grading problems? 6. Major damage to the property from fire, wind, floods, or landslides? 7. Any underground storage tanks? 	Unknown Unknown permits or licensed contract Unknown Unknown Unknown Unknown Unknown	Yes n others), or a h Yes ors? Yes Yes	No
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Street	Čitv///iller	7g/Township	######################################	Agu
Any outstanding utility assessments or fees, including any n	atural gas main exten	sion surcharge?		
		Unknown	Yes	(NB)
10. Any outstanding municipal assessments or fees?		Unknown	Yes	No
Any pending litigation that could affect the property or the Se	eller's right to convey the	ie property?		
18 Abras of American		Unknown	Yes	(NO)
If the answer to any of these questions is yes, please explain. A	Attach additional sheet	s if necessary.		\bigcirc
The Seller has lived in the residence on the property from The Seller has owned the property since		(date) to		(date).
the items based on information known to the Seller. If any char property from the date of this form to the date of closing, Sell the parties hold the broker liable for any representations not directly	(date). The sunges occur in the str	eller has indicated about uctural/mechanical/appl sclose the changes to bu or Broker's Agent.	ve the cond lance syste uyer. In no	itions of all
Seller certifies that the information in this statement is true and a signature.			f the date of	of Seller's
BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPEC CONDITION OF THE PROPERTY. THESE INSPECTIONS SHO AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVEL TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.	OTIONS OF THE PROF ULD TAKE INDOOR A S OF POTENTIAL ALI	PERTY TO MORE FULL IR AND WATER QUALI LERGENS INCLUDING	Y DETERN TY INTO AI , BUT NOT	IINE THE CCOUNT, LIMITED
BUYERS ARE ADVISED THAT CERTAIN INFORMATION COM ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAILABLE TO CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AG	PILED PURSUANT TO THE PUBLIC. BUYER ENCY OR SHERIFF'S	O THE SEX OFFENDERS SEEKING THAT INFO	RS REGIS DRMATION LY.	TRATION SHOULD
BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE (AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TA SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAY SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.	OF THE PROPERTY, ABLE FROM THE APP	RESIDENCE EXEMPT ROPRIATE LOCAL AS	ION INFO	OFFICE.
Seller Delle Delle	Date (0) 22 8	4024		
Seller Chatter R. D.	Date 22 JUNG	= 2021		
Buyer has read and acknowledges receipt of this statement				
Buyer	Date	Time		
-				
Buyer	Date	Time		

garage pole barn

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Range/Öven Dishwasher Refrigerator Hood/fen Disposal TV antenna, TV rotor & Controls Electrical system Garage door opener & remote control Alarm System Intercom Central Vacuum Attic Fan Pool heater, wall liner, & equipment Microwave Trash Compactor		-	and the same of th	The second secon	
Dishwasher Refrigerator Hood/fan Disposal TV antenna, TV rotor & Controls Electrical system Garage door opener & remote control Alarm System Intercom Central Vacuum Attic Fan Pool heater, wall liner, & equipment Microwave Trash Compactor	ltem	Yes	Nō	Unknown	Not Available
Refrigerator Hood/fan Disposal TV antenna, TV rotor & Controls Electrical system Garage door opener & remote control Alarm System Intercom Central Vacuum Attic Fan Pool heater, wall liner, & equipment Microwave Trash Compactor	Range/Öven				
Hood/fan Disposal TV antenna, TV rotor & Controls Electrical system Garage door opener & remote control Alarm System Intercom Central Vacuum Attic Fan Pool heater, walf liner, & equipment Microwave Trash Compactor	Dishwasher		V		
Disposal TV antenna, TV rotor & Controls Electrical system Garage door opener & remote control Alarm System Intercom Central Vacuum Attic Fan Pool heater, wall liner, & equipment Microwave Trash Compactor	Refrigerator		V		
TV antenna, TV rotor & Controls Electrical system Garage door opener & remote control Alarm System Intercom Central Vacuum Attic Fan Pool heater, wall liner, & equipment Microwave Trash Compactor	Hood/fan		V		
& Controls Electrical system Garage door opener & remote control Alarm System Intercom Central Vacuum Attic Fan Pool heater, wall liner, & equipment Microwave Trash Compactor	Disposal		V		
Garage door opener & remote control Alarm System Intercom Central Vacuum Attic Fan Pool heater, wall liner, & equipment Microwave Trash Compactor	TV antenna, TV rotor & Controls		~	·	
& remote control Alarm System Intercom Central Vacuum Attic Fan Pool heater, wall liner, & equipment Microwave Trash Compactor	Electrical system	/			Service in the control of the contro
Intercom Central Vacuum Attic Fan Pool heater, wall liner, & equipment Microwave Trash Compactor		14			
Central Vacuum Attic Fan Pool heater, wall liner, & squipment Microwave Trash Compactor	Alarm System		V		
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Pool heater, wall liner, & equipment Microwave Trash Compactor	Central Vacuum		V	Salah da	
& equipment V Microwave Trash Compactor V	Attic Fan		V		
Trash Compactor	Pool heater, wall liner, & equipment		$_{ij}$		
	Microwave		/		
Ceiling Fan	Trash Compactor		V		
V	Ceiling Fan		V		
Sauna/Hot Tub	Sauna/Hot Tub				
Washer	Washer		1		

tem	Yes	No	Unknown	Not Available
Dryer		V		The state of the s
Lawn sprinkler system		V		
Water Heater		V		
Plumbing system	And the same of th	V		Marian Constitution of the
Water softener/ conditioner		V		
Well & Pump		V		
Septic tank & drain field	/			
Sump Pump		V		
City Water System		\checkmark		
City Sewer System	- Committee	V		
Central Air Conditioning		$\sqrt{}$		
Central Heating System		V		
Wall Furnace		-		
Humidifier	Militaria	1		
Electronic Air Filter		1		
Solar Heating System		~		
Fireplace & Chimney	14			
Wood Burning System		/		

Explanations (Attach additional sheets if necessary):	Buyer's Initials	Seller's Initial SED/	ERT
+ garage		0 /	

Property Address	5225	Rushton	Rd.	Central	Lake.	Mi	49622
------------------	------	---------	-----	---------	-------	----	-------

Street

City/Village/Township

Michigan

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED WITHOUT WARRANTY BEYOND DATE OF CLOSING:

	Yes	No
Unkanun	Vaa	Al-
VIIIIII09111		No
	185	(No)
		The first secretary and the second se
		Alm
	169	No
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Unknown	Yes	No N
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Unknown	Yes	No N
	Units Other	Unknown Yes Yes Yes Yes Other

Property Address: 5225 Rushton Rd. Cent	tral Lake, MI 496	22Michigan
Street	City/Village/Township	
9. Any outstanding utility assessments or fees , including any nat	ural gas main extension surchar	ge?
	Unknown	Yes (No)
10. Any outstanding municipal assessments or fees?	Unknown	Yes No
11. Any pending litigation that could affect the property or the Selle	er's right to convey the property?	
	Unknown	Yes No
If the answer to any of these questions is yes, please explain. Att	ach additional sheets if necessar	y.
The Seller has lived in the residence on the property from The Seller has owned the property since the items based on information known to the Seller. If any chang property from the date of this form to the date of closing, Selle the parties hold the broker liable for any representations not directly	(date). The seller has inc ges occur in the structural/mech r will immediately disclose the cl	nanical/appliance systems of this nanges to buyer. In no event shall
Seller certifies that the information in this statement is true and cosignature.	prrect to the best of Seller's know	viedge as of the date of Seller's
BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTONDITION OF THE PROPERTY. THESE INSPECTIONS SHOU AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.	ILD TAKE INDOOR AIR AND WA	TER QUALITY INTO ACCOUNT,
BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMP ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAILABLE TO CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGE	THE PUBLIC. BUYERS SEEKING	THAT INFORMATION SHOULD
BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAY SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.	BLE FROM THE APPROPRIATE X BILLS ON THE PROPERTY	LOCAL ASSESSOR'S OFFICE. WILL BE THE SAME AS THE
Seller O Ellan Diel	Date 6 22 3031	
Seller Clarifter R. Lub	Date 22 (Jule 2021	
Buyer has read and acknowledges receipt of this statement		
Buyer	Date	Time
Buyer	Date	Time

NORTHERN GREAT LAKES REALTORS® MULTIPLE LISTING SERVICE LLC LEAD-BASED PAINT SELLER'S DISCLOSURE FORM Page 1 of 2

Lead Warning Statement: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Addre	ess: 5225, 5227, a	nd 5234 Rushton I	Rd. Central Lake, MI 49622	
—DS —DS		I. Sel	er's Disclosure	
(a) F	Presence of lead-ba	ased paint and/or I	ead-based paint hazards (check on	ne below):
(initial)	☐ Known lead-ba	sed paint and/or le	ad-based paint hazards are preser	nt in the housing (explain):
$ \underbrace{\begin{array}{c c} & \text{DS} \\ & \text{JED} \end{array}} $ (b) F		•	ased paint and/or lead-based paint eller (check one below):	hazards in the housing.
(initiài) [with all available records and repoin the housing (list documents below	
		·		
	Seller has no re he housing.	eports or records p	ertaining to lead-based paint and/o	r lead-based paint hazards in
Agreement may Transactions Ac permits the com stored electronic notice may be d	et. It may not be de pletion of the busin cally. As an alterna delivered in electron	providing an element of the providing an element of the provided and the p	ree to conduct this transaction ctronic signature under the term admissibility as evidence solely be ferenced herein electronically insteadivery, any document, including an e following indicated methods:	s of the Uniform Electronic ecause it is in electronic form, ead of in person, or has been y signed document or written Facsimile
Seller certifies th	nat to the best of hi	s/her knowledge, t	ne Seller's statements above are tr	ue and accurate.
Dated:6/30/	2021	Signed By Seller:	— DocuSigned by:	Chris Dick (Printed Name)
6/30 Dated:	/2021	Signed By Seller:	— Docusigned by: Jo Ellen Pick	Jo Ellen Dick
		5 7 1 1 1 1 1 1	4F78B40FA85A4E9	(Printed Name)

NORTHERN GREAT LAKES REALTORS® MULTIPLE LISTING SERVICE LLC LEAD-BASED PAINT SELLER'S DISCLOSURE FORM Page 2 of 2

II. Agent's Acknowledgement Agent has informed the Seller(s) of his/her obligations under 42 U.S.C. 4852 d, and is aware of his/her responsibility to ensure compliance. Dated: 6/29/2021 Ken Weaver Signed By Agent: (Printed Name) III. Purchaser's Acknowledgement (a) Purchaser has received copies of all information listed above. (initial) (b) Purchaser has received the federally approved pamphlet Protect Your Family From Lead in Your (c) Purchaser has (check one below): Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or Waived the opportunity to conduct a risk assessment or inspection for the presence of leadbased paint and/or lead-based paint hazards. Purchaser certifies to the best of his/her knowledge the Purchaser's statements above are true and accurate.

Federal Law requires Seller(s) and Agent to retain this form for at least three (3) years after the closing.

Signed By Purchaser:

(Printed Name)

(Printed Name)

Dated: _____ Signed By Purchaser: ____

© Copyright Traverse Area Association of REALTORS® Lead Paint Seller's Disclosure / 03/2013



Permit issued to: Chris Dick 5227 Rushton Central Lake, MI 49622 (231) 544-8069 Health Department of Northwest Michigan Antrim 209 Portage Drive Bellaire, MI 49615 (231) 533-8670

Mail Permit to: Chris Dick 5227 Rushtorf Central Lake, MI 49622

Permitted L	ocation:			
Address:	5227 Rushton Rd		Permit Number:	A16-
County:	Antrim		Permit Type:	Septic Permit
Township:	Central Lake	Section: 2	Permit Issued For:	Conventional System
Subdivision	: Lot:		Replacement or Repair:	Yes
Tax ID #:	05-02-002-016-00		Residential/Non-Residential:	Residential

Soil Classification:	LS (Loamy Sand)
	>60 inches
	Soil Classification: Seasonal High Water Table:

			System Design	Specification	S		
Septic Ta Pump Chamb		Proposed ch	nanges to permit r	nust be approved isted above if you	prior to installa	tion. ions regarding this	permit.
Design Type	Absorption Area	Size of Pipe	Number of Trenches	Length of Trenches	Width of Trenches	Max. Depth of Trench Bottom	Pipe Spacing

Permit Requirements/Conditions:

- 1. Isolate all portions of the system a minimum of 50' from all water well(s).
- 2. Contractor to verify that existing septic tank(s) are in good condition, watertight and the outlet baffle in place. Existing tank(s) may be used in conjunction with this permit if tank(s) are found to be acceptable by contractor, replace as needed.
- 3. Connect all waste plumbing into new sewage disposal system.
- 4. Remove any trees in drainfield area to avoid root intrusion.
- 5. Wastewater system must remain uncovered for final inspection and approval.
- 6. An Audible and visual alarm system must be installed on the pump stsations, on a separate electrical circut the pump, with the float set so that there is reserve capacity above the alarm level, in the event of pump failure.
- 7. Contractor to verify that there is a minimum of 6 feet of usable soil above seasonal high groundwaterby conducting a 6-foot backhoe cut at the time of installation.
- 8. 6 existing septic tanks may be used if in good condition and 1000 gallons each, if not replace with 1000 gallon septic tanks..
- 9. 2 existing 500 gallon pump chambers may be used if in good working condition, if not replace with 500 gallon pump chamber.

Issued by: Matthew Doyle, EH Sanitarian

Date Issued: June 13, 2016
Permit Expires 2 years from date issued.

Site Plan Drawing Attached or on Reverse Side

Share your experience with us by visiting www.nwhealth.org and completing a client satisfaction survey.

HEALTH DEPARTMENT			Perm	it Dra	awing:	and Ins	tructions
Tax ID: 05-02-002-016-00	Owner's Name CHRE	SDICK	12	BANDO IN-PV	N,		16-088
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Northern Michigan Regional Laboratory

95 LIVINGSTON BOULEVARD GAYLORD, MI 49735

PHONE:

(989)732-1794

FAX:

(989)732-3285

24 APRIL 2020 New North Well Water Report

OFFICIAL WATER ANALYSIS REPORT MDEQ# 9960

Date Reported: 04/24/2012 at 2:26 pm

REPORT TO: CHRIS DICK

5227 RUSHTON

CENTRAL LAKE, MI 49622

Sample ID: EN12-000784

County of Watersource: Antrim

COLLECTION SITE ADDRESS:

CHRIS DICK

5227 Rushton

Central Lake, MI 49622

SUBMITTING AGENCY:

CHRIS DICK

AGENCY ID#: 113604

5227 Rushton

Central Lake, MI 49622

Collection date: Collection time: 04/23/2012

01:50 pm

Received date:

04/23/2012

Sample Purpose:

REPAIR/CONSTRUCTION/NEW WELL (3)

Received time:

Received by:

03:07 pm

Sample Point of Origin:

WELLHEAD

Units

Sample Point Code: Sample Source Code:

UNTREATED PRIVATE WELL (5)

MCL/

AL

Date/Time Tested

Result

SINGLE FAMILY DWELLING (0) RL

TEST & ANALYTE NAME Potable Drinking Water - Colilert

Potable Drinking Water - Colilert

04/24/2012

Coliform Not Detected - E. coli Not Detected

SM 9223 B

Method

Sampling unit conforms to State of Michigan standards for a single sample.

The analyses performed by this laboratory were conducted using methods approved by the U.S. Environmental Protection Agency in accordance with the Safe Drinking Water Act, 40 CRF parts 141-143, and other regulatory agencies as appropriate. Your local health department has detailed information about the quality of drinking water in your area.

If you have concerns about the health risks related to the test results of your sample, please contact the local environmental health agency of the county wherein the specimen originated.

If you require assistance in interpreting this report please contact the environmental health division of the county health department where the property from which the sample was taken is located.

Partial Chemistry (5)

Chloride	4/23/2012	12.10	mg/L 0.5 EPA 300.0
Fluoride	4/23/2012	<0.1	mg/L 0.1 4.0 EPA 300.0
Nitrate as N	4/23/2012 1918	0.18	mg/L 10 EPA 300.0
Nitrite as N	4/23/2012 1918	<0.1	mg/L 1.0 EPA 300.0
Sulfate	4/23/2012	12.90	mg/L 1.0 EPA 300.0

MCL: Maximum Contaminant Level

AL: Action Level

cfu: Colony Forming Units

RL: Reporting Limit

mg/L: milligrams/Liter (ppm) ppm: parts per million

MPN: Most Probable Number

Northern Michigan Regional Laboratory

95 LIVINGSTON BOULEVARD GAYLORD, MI 49735

PHONE:

(989)732-1794

FAX:

(989)732-3285

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5227 Rushton

Central Lake, MI 49622

SUBMITTING AGENCY:

CHRIS DICK

AGENCY ID#: 113604

5227 Rushton

Central Lake, MI 49622

		20010, 1111 17022					
TEST & ANAL	YTE NAME	Date/Time Tested	Result	Units	RL	MCL/	Method
Hardness					1	AL	Tylethou
Hardness		04/24/2012	305.00	mg/L	30		EPA 130.1
Iron	Hardness lev	vels greater than 250 mg	g/L may cause buildup of soap	scum and lime of	on fixti	ires.	
Iron Sodium		04/24/2012	<0.1	mg/L	0.1		(LI)10-126-18-1-

The agency for the county of this water source to contact in regards to questions about interpretation of results is:

NORTHWEST MICHIGAN COMM HEALTH AGENCY-ENV

209 PORTAGE

Phone: (231)533-8670

MCL: Maximum Contaminant Level

AL: Action Level

cfu : Colony Forming Units

RL: Reporting Limit

mg/L: milligrams/Liter (ppm)

ppm : parts per million

MPN: Most Probable Number