

VACANT LAND DISCLOSURE STATEMENT

PROPERTY VL Rossman Road, Kingston MI 48741

SELLER(S) Mark Reece & Jeweldine Cooper

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

1. SELLER'S INFORMATION

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

2. The individual completing this form is the:

- ☒ Owner
- ☐ Executor
- ☐ Administrator
- ☐ Trustee
- ☐ Power of Attorney

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

2. PROPERTY DESCRIPTION

3. LAND (SOILS, DRAINAGE AND BOUNDARIES)

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

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

4. HAZARDOUS SUBSTANCES

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

Explain if you have answered Yes to any questions above:

5. STATUS OF UTILITIES

A. Source of water:

- | | | |
|--|------------------------------------|--|
| ☐ Public Water | ☐ Connected | ☐ Not Connected |
| ☐ On-Site Water | ☐ Connected | ☐ Not Connected |
| ☐ Community Water | ☐ Connected | ☐ Not Connected |
| ☒ None | | |

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

Explain if you answered Yes to the question above:

B. Sewage system:

- | | | |
|---------------------------------------|--|--|
| ☐ Public Sewer | ☐ Private Sewer | ☐ Septic Tank |
| ☐ Cesspool | ☐ Holding Tank | ☒ None |
| ☐ Other | | |

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

Explain if you answered Yes to the above question:

6. Has the Property been surveyed? ☒ Yes ☐ No ☐ Unknown
7. Is the seller aware of any encroachments, easements, zoning violations or non-conforming uses? ☐ Yes ☒ No
8. Is the seller aware of any mineral rights in the property held by any person or entity other than the seller? ☐ Yes ☒ No

- 88 9. Is the seller aware of any flooding, drainage or grading problems? ☐ Yes ☒ No
89 10. Zoning classification of the property if known: ☒ Unknown
90 11. Is the seller aware of any cemetery or burial sites on the property? ☐ Yes ☒ No
91
92

93 If the answer to any of the above questions is yes, or if there is any other material information
94 that the Buyer should be aware of, please explain:
95
96
97
98
99
100
101
102
103
104
105
106

107 Seller certifies that the information contained in the statement is true and correct to the best of
108 the Seller's knowledge as of the date of the signature.
109

110 BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE
111 FULLY DETERMINE THE CONDITION AND USEABILITY OF THE PROPERTY.
112

113 The Seller has owned the property since 13 Dec 1999 (date) and makes representation
114 only since that date. If prior to closing the Seller becomes aware that any of the information
115 contained in this disclosure form is incorrect, Seller will immediately disclose the changes to the
116 Buyer. Should a Broker or Broker's Agent represent the Buyer or Seller of stated property, in no
117 event shall the parties hold the Broker or the Broker's Agent liable for any representations not
118 directly made by the Broker or Broker's Agent.
119

120
121
122 SELLER(S): Mark A. Reese
123
124

125
126 BUYER(S):
127
128
129
130
131