

GREATER LANSING ASSOCIATION OF REALTORS® RELLEGATE SELLER'S DISCLOSURE STATEMENT VACANT LAND Page 1 of 2



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Property Description: 3 parcels 080 - 017 - 300 - 044 - 00 (96.7/0 a	ced)	- cle	222 4	0.2
080.017-400-003.00 (37.740ac	red	- CZa	41	02
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Windsor Hory Dimeredal	e, h	w 4.	382	
Purpose of Statement: (1) This statement is a disclosure of the condition and information concesseller. Unless otherwise advised the Seller does not possess any expertise in construction, archispecific area related to the construction or condition of any improvements on the property or advised, the Seller has not conducted any special tests or studies on the property. This statement the Seller or by any Agent representing Seller in this transaction and is not a substitute for any instance with the obtain.	tecture, the land it is not a	enginee : Also : a warran	ring or a unless of ity of any	ny oth therwi kind
Seller's Disclosure: The seller discloses the following information with the knowledge that ever the Seller specifically makes the following representations based on the Seller's knowledge at the receiving this statement from the Seller, the Seller's Agent will provide a copy to the Buyer or the authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connectional sale of property. This information is a disclosure only and is not intended to be part of any contractions to the Seller: (1) Answer all questions. (2) Report known conditions affecting the pages with your signature if additional space is required. (4) Complete this form yourself. (5) If	e signing e Agent on with ct betwe ne prope	of this of the Brany actuments Buyer Buyer	documer uyer. Ti lal or an ir and Se Attach a	nt. Upone Sell ticipato eller. ddition
property, check N/A (nonapplicable). If you do not know the facts, check UNKNOWN.				, .o , o
1. What is the present zoning of the property? <u>see above - 102, 102 + 4</u> 2. Type, age and water condition of well, if any? <u>none</u>	02			
Type, age and water condition of well, if any?				
3. Type and condition of septic, if any?		902	27.11.72.00	
	YES	NO	UNK	N/A
4. Is there a perk test on file? Date:		-	-	
5. Will this property require a nonconventional septic? Are there any improvement assessments on the property?	101		_	
The tile dily improvement assessments on the property.	1		-	
7. Are there any variances or special use permits currently in effect?	-	1/2/2	-	
3. Are there any building or use restrictions that might affect construction on this property?		-		
). Is the property located within a Historic area or district?			-	
Is the property located within a designated floodplain?	-			
Is the property located within a designated wetland?	-			
2 Are there any legal restrictions on subdividing this property? - Two Laws Little			1	
3. When was the last split under 10 acres? Date: 050-017-400-003-00 (11-22-04)	_	-	-	
4. Is there a recent survey or mortgage report of the property?				
5. Is the property enrolled in PA 116? If so, attach details.		V	1	
6. Are there any other agricultural production or set-aside agreements?				
7. Has the property been or is it now subject to any leases, encumbrances, or				
reservations such as: gem, oil, minerals, fluorocarbons, hydrocarbons, timber, crops,	,			
or other surface rights?	V			-
8. Are there any substances, materials or products which may be an environmental hazard				
such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or				
showing storage trades or contominated pail on the property? D. M. Attime during the			V	
9. Are any features of the property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners such as walls, 1. The property shared in common with adjoining landowners with a shared in common with adjoining landowners with a shared in common wi				
fences, roads, driveways or other features whose use or responsibility for maintenance				
may have an effect on the property?		V		
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Are there any encroachments, easements, zoning violations or nonconforming uses?				
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 Are there any encroachments, easements, zoning violations or nonconforming uses? Are there any "common areas" (facilities like pool, tennis courts, walkways, or other areas co-owned with others) or a homeowners/condo association which has any 		V		
0. Are there any encroachments, easements, zoning violations or nonconforming uses? Are there any "common areas" (facilities like pool, tennis courts, walkways, or other areas co-owned with others) or a homeowners/condo association which has any authority over the property? 	_	~		
 10. Are there any encroachments, easements, zoning violations or nonconforming uses? 11. Are there any "common areas" (facilities like pool, tennis courts, walkways, or other areas co-owned with others) or a homeowners/condo association which has any authority over the property? 12. Are there any structural improvements, modifications, alterations or repairs made 	_	<u>~</u>		
20. Are there any encroachments, easements, zoning violations or nonconforming uses? 21. Are there any "common areas" (facilities like pool, tennis courts, walkways, or other areas co-owned with others) or a homeowners/condo association which has any authority over the property? 22. Are there any structural improvements, modifications, alterations or repairs made without necessary permits or licenses?		V K		_
20. Are there any encroachments, easements, zoning violations or nonconforming uses? 21. Are there any "common areas" (facilities like pool, tennis courts, walkways, or other areas co-owned with others) or a homeowners/condo association which has any authority over the property? 22. Are there any structural improvements, modifications, alterations or repairs made		V K	 ate #	139a



GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT VACANT LAND - Page 2 of 2



23. Any settling, flooding, drainage, structural or grading problems now or in the past? 24. Any damage to the property from fire, wind, floods or landslides? 25. Any underground storage tanks? 26. Any environmental concerns such as proximity to a landfill, airport, shooting range, etc.	YES NO UNK N/A
Seller's prior known use of the property is <u>Agriculture</u> + <u>Recreation</u> property since <u>1940's</u> (date) and makes representation only since that date. The history and condition of all items based on that information known to the Seller. If any changes the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.	occur in these disclosures from In no event shall the parties
BUYER IS ADVISED THAT CERTAIN INFORMATION PURSUANT TO THE SEX OFFENDERS IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTAC LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.	
BUYER IS ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOM INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE ASSESSORS OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS OF THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY IS TRANSFERRED.	HE APPROPRIATE LOCAL ON THE PROPERTY WILL BE
Seller certifies that the information in this statement is true and correct to the best of the Seller's keeping signature.	nowledge as of the date of
BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND TESTS OF THE PROPERTY TO MO SUITABILITY OF THE PROPERTY FOR BUYERS INTENDED USE. Authoritison	RE FULLY DETERMINE THE
Seller Jone & Kauser Trust 9-21-16 Retha Frozley	Date
Seller ath 7-1 Ward 9-22-16	_ Date
Buyer has read and acknowledges receipt of this statement.	
BuyerDate	Time
BuyerDate	Time
Seller reaffirms as of, the date of closing, that all disclosures made herein, or su	bsequently, remain true and in
effect, EXCEPT:	
Seller	Data
	Date
Seller	Date
SellerBuyer	

Disclaimer. This form is provided by the Gittater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for insrepresentation, or for warranties made in connection with the form



GREATER LANSING ASSOCIATION OF REALTORS® KELLERWILLIAMS SELLER'S DISCLOSURE STATEMENT VACANT LAND Page 1 of 2



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GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT VACANT LAND - Page 2 of 2



23. Any settling, flooding, drainage, structural or grading 24. Any damage to the property from fire, wind, floods of 25. Any underground storage tanks? 26. Any environmental concerns such as proximity to a lange of the concerns are proximity.		YES NO UNK NA See attachment See attachment
26. Any environmental concerns such as proximity to a	Augh additional sheets, if nece	essary.
If the answer to any of these questions is yes, please ex	pain. Attach accidental shoots, a tra-	
See attachments		
Seller's prior known use of the property is property since See a change (date) and make the history and condition of all items based on that inform the date of this form to the date of closing, Seller will improve the Broker liable for any representations not directly	nediately disclose the changes to Buy made by the Broker or Broker's Ager	er. In no event shall the parties
BUYER IS ADVISED THAT CERTAIN INFORMATION IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SLAW ENFORCEMENT AGENCY OR SHERIFF'S DEP	RTMENT DIRECTLY.	
BUYER IS ALSO ADVISED THAT THE STATE EQUAL INFORMATION, AND OTHER REAL PROPERTY TAX ASSESSORS OFFICE. BUYER SHOULD NOT ASSUM THE SAME AS THE SELLER'S PRESENT TAX BILLS. CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRA	IE THAT BUYER'S FUTURE TAX BIL UNDER MICHIGAN LAW, REAL PR NSFERRED.	LS ON THE PROPERTY WILL BE OPERTY TAX OBLIGATIONS
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BUYER SHOULD OBTAIN PROFESSIONAL ADVICE SUITABIL ITY OF THE PROPERTY FOR BUYERS INT	AND TESTS OF THE PROPERTY TO ENDED USE.	O MORE FULLY DETERMINE THE
Seller		Date
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Buyer has read and acknowledges receipt of this state	ment. Date	Time
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Buyer, the date of cloeffect, EXCEPT:	sing, that all disclosures made herein	, or subsequently, remain true and its
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Buyer	ower for this task of its Marriders. Those who use this form an	expected to review both the form and the details of the particular
	ality Association of REALTORS ⁵ to not responsible for use or t	misuse of the form, for mistapresentation, is not waiting many

*ATTACHMENT TO GREATER LANSING ASSOCIATION OF REALTORS SELLER'S DISCLOSURE STATEMENT VACANT3668 LAND

- 2. There may be an unsealed, abandoned well on the 37.74 acre tract and a free flowing artesian spring cistern well too. I do not know if Michigan Law requires sealing of inactive wells prior to transfer of property to new owner(s).
- 6. The Old Maid Re-laid, Harris and Whaley Drainage Ditch flows through the 37.74 acre tract. I think all the property lies within the "benefitted area" of the aforementioned drainage ditch.
- 13. I assume this question applies to each tract individually. The last split under ten acres of the remaining 37.74 acres (originally 40+/- acres) is when the farmstead building site sold to Lloyd Merchant in February of 2004. The last split on the 0.87 acres would have been when the State of Michigan purchased the 1.0 acre lot and residence from Richard Middaugh in the early 1990's, utilized 0.13 acres for re-alignment of Windsor Highway during construction of Interstate 69 and eventually sold the remaining 0.87 acres to Mother (Kathleen F. Wood) in late 1995 or early 1996. The last split of the remaining 96.71 acres (originally was 105.68+/- acres) was 8.97 acres on April 4, 1995.
- 16. Current tenant for cropland is participating in USDA-FSA administered programs. USDA-FSA/USDA-NRCS designated protected wetlands on the property.
- 17. Expired lease for gas/oil/mineral exploration. Expired timber harvest agreement in the early 1960s. Current cropland cash rental agreement.
- 18. Two old farm dump sites on the property. One on the 37.74 acres' tract and one on the 96.71 acres' tract. Farm dump sites were common practice during the time period prior to and during ownership of the farm by my parents. I recall both sites being used when growing up on the farm to dispose of some farm, shop and home generated waste. It is probably unrealistic to believe that one or more hazardous substance, by today's standards, were not disposed in the dumps at some time in the past.
- 19. There are numerous boundary fences that have not received any maintenance for decades.
- 20. There were three incidents of what I considered encroachment three years ago on the boundary; one or more may still persist yet today. I have not walked the boundaries recently. Perhaps a boundary survey prior to sale of the property would clarify these issues.
- 23. The construction of Interstate Highway past the property including realignment of Windsor Highway and Nixon Road resulted in what appears to be additional runoff drainage across the property causing loss of tillable cropland.