

JACKSON AREA ASSOCIATION OF REALTORS® VACANT LAND DISCLOSURE STATEMENT

Address: Lot 1 Vicary Rd., Cement City, MI 49233Seller(s) Name: Apostle Land Development Co LLC,

This Disclosure Statement concerns the property situated in the _____ **TOWNSHIP**
of Columbia County of Jackson, State of Michigan, described as:
(Legal Description) PART of - COMMENCING AT THE W 1/4 CORNER OF SECTION 31 AND RUNNING TH N 00°46'16" W ALG THE W LN OF SEC 31 26.39 FT TO

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(S) 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(S) HAS NO SPECIAL EXPERTISE WITH RESPECT TO ANY OF THE ITEMS DISCUSSED BELOW OTHER THAN BY VIRTUE OF HAVING OWNED THE SUBJECT PROPERTY.

Seller(s) hereby authorizes the distribution of this statement to any person or entity in connection with the actual or anticipated sale of the property.

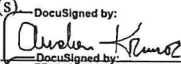
THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE PURCHASER(S) AND SELLER(S) UNLESS SO INCORPORATED.

With respect to the subject property, are you Seller(s) aware of the following:

- | | |
|---|---|
| 1. Features of the property shared in common with adjoining landowners, such as walls, fences, driveways, wells, septic systems, etc.? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 2. Any encroachments, easements or similar matters that may interact in the subject property? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 3. Landfill (compacted or otherwise) on the property or any portion thereof? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 4. Flooding, drainage or grading problems? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 5. Any health code or zoning violations, nonconforming uses, or condemnation action? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 6. Deed restrictions? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 7. Any Associations which have any authority over the subject property? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 8. Any "common area" (facilities such as pools, tennis courts, walkways) or areas co-owned? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 9. Any notices of abatement or citations against the property or any lawsuits against the Seller threatening or affecting this real property? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 10. Any determination that the subject property constitutes a "wetlands"? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 11. Any environmental concerns (i.e. proximity to a landfill, airport, shooting ranges, etc.)? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 12. Any knowledge of past use of property that may have a substantial impact on the value of the property? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 13. Any previous disposition of the oil, gas, underground, or other mineral rights relating to the property? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 14. Any underground fuel/gas to rage tanks (present or in the past)? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 15. Any land (boundary) or mortgage surveys? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 16. Any perk tests, soil bearings, etc. been performed? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 17. Any or part of land under conservation forestry agreement, or tax deferred programs (i.e.P.A.116)? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 18. Any sale or transfer of development rights from property? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 19. Is the property subject to any oral or written lease(s)? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 20. Taxes cover a larger parcel of land? | ☐ Yes ☒ No ☐ N/A ☐ Unknown |
| 21. 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 ☐ N/A ☐ Unknown |

If the answer to any of these is yes, explain. (Attach additional sheets if necessary): N/a

Seller(s) 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(s).

Seller	<u></u>	Date <u>7/8/2026</u>
Seller	<u></u>	Date <u>7/7/2026</u>

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/INSPECTIONS/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	_____	Date	_____
Purchaser	_____	Date	_____

DISCLAIMER: This form is provided as a service of the Jackson Area Association of REALTORS®. Users of this form are expected to review the form and the details of the transaction to ensure that each section of the form is appropriate for the transaction. The Jackson Area Association of REALTORS® is not responsible for the use or misuse of this form, or form is representations or warranties made in connection with this form.



JACKSON AREA ASSOCIATION OF REALTORS®



6/06