



VACANT LAND SELLER'S DISCLOSURE STATEMENT

OF THE

GREATER KALAMAZOO ASSOCIATION OF REALTORS® ("GKAR")



Form# VSD Guernsey

PROPERTY DESCRIPTION Located at VA Guernsey Lake Rd. Parcel # 11-022-003-00
(street address/parcel #)

in the ☐ ☐ ☒
(CIRCLE ONE) Orangeville Barry County,
(CITY/VILLAGE/TWP. NAME) (COUNTY NAME)

Michigan, and legally described as: Orangeville Twp., E 1/2 SW 1/4 Sec 22-2-10.

Purpose of Statement This statement is a disclosure of the condition and information concerning The Property, known by the Seller. Unless otherwise advised, the Seller does not possess an expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of any improvements on The Property. This statement is not a warranty of any kind by the Seller or by any agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's agent will provide a copy to the Buyer or the agent of the Buyer. The Seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer in connection with any actual or anticipated sale of Property. The following are representations made solely by the Seller and are not the representations of the Seller's agent(s), if any. This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.

Instructions to Seller: (1) Complete this form YOURSELF; (2) Answer ALL questions; (3) Report known conditions affecting The Property; (4) Attach additional pages with your signature if additional space is required; (5) If some items do not apply to your property, or you do not know the facts, check UNKNOWN ("Unk")

With respect to The Property, are you ("Seller") aware of any of the following? Please check Yes, No or Unknown.

- | | | | |
|---|---|--|---|
| 1. Any part of The Property subject to any public or private use restriction or limitation (including, but not limited to, deed or plat restriction, conservation, forestry or agricultural agreement, or tax deferral program)? | ☒ Yes | ☐ No | ☐ Unk |
| 2. Any determination that The Property constitutes a "wetlands", antiquities or dunes area, is subject to the "scenic rivers act" or any other unusual governmental use restrictions? | ☒ Yes | ☐ No | ☐ Unk |
| 3. Any sale, transfer or reservation of development, water or drainage rights to The Property? | ☒ Yes | ☐ No | ☐ Unk |
| 4. Any sale, transfer or reservation of the oil, gas or other mineral rights relating to The Property? | ☐ Yes | ☒ No | ☐ Unk |
| 5. Any oral or written leases for crops, hunting, logging, oil, gas, mineral rights, etc.? | ☐ Yes | ☒ No | ☐ Unk |
| 6. Any past or current drilling for oil or gas or any past or current revenues received from production? | ☐ Yes | ☒ No | ☐ Unk |
| 7. Any past use or history of The Property that may have an impact on the value (gas station, dry cleaners or contaminated soils, etc.)? | ☐ Yes | ☒ No | ☐ Unk |
| 8. Any underground fuel, gas, chemical or other storage tanks (present or removed)? | ☐ Yes | ☒ No | ☐ Unk |
| 9. Any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, or lead-based paint on The Property? | ☐ Yes | ☐ No | ☒ Unk |
| 10. Any farm dump, household dump, community dump and/or landfill (current, covered or removed from the Property or any portion thereof); any old buildings or vehicles which have been buried or burned? | ☒ Yes | ☐ No | ☐ Unk |
| 11. Any operating, capped or abandoned uncapped wells? | ☐ Yes | ☒ No | ☒ Unk |
| 12. Is The Property located in the vicinity of farmland or a farm operation? If so, generally accepted agricultural and management practices which generate noise, dust, odors and other assorted conditions may be used and are protected by the Michigan Right to Farm Act. | ☐ Yes | ☒ No | ☐ Unk |
| 13. Any neighborhood noise problems or potential nuisances (i.e., airport, shooting ranges, landfill, racetrack, freeways, outdoor concerts, intensive live stock operations, etc.)? | ☐ Yes | ☒ No | ☐ Unk |

- | | | | | |
|----|--|---|--|------------------------------|
| 14 | Any filling, grading, mining, covering or change of The Property or any portion thereof by other than natural forces? | ☐ Yes | ☒ No | ☐ Unk |
| 15 | Any flooding or drainage problems? | ☐ Yes | ☒ No | ☐ Unk |
| 16 | Any existing surveys, mortgage reports, soil test(s), health department site surveys, percolation test(s), environmental studies, etc.? | ☐ Yes | ☒ No | ☐ Unk |
| 17 | Any features of The Property co-owned, shared in common with adjacent land owners or others, such as walls, fences, driveways, roads, walkways, wells, septic systems, pools, tennis courts, etc.? | ☐ Yes | ☒ No | ☐ Unk |
| 18 | Any Association which has authority over The Property which might include fees and/or restrictions? | ☐ Yes | ☒ No | ☐ Unk |
| 19 | Any encroachments, easements or similar matters that may affect The Property? | ☐ Yes | ☒ No | ☐ Unk |
| 20 | Any existing violations of any laws, statutes, ordinances, regulations, orders or requirements of any governmental authority affecting The Property? | ☐ Yes | ☒ No | ☐ Unk |
| 21 | Any pending or threatened litigation, administrative action or claim relating to The Property, the boundaries, or Seller's right to convey? | ☐ Yes | ☒ No | ☐ Unk |
| 22 | Any zoning violations, nonconforming uses, or condemnation actions? | ☐ Yes | ☒ No | ☐ Unk |
| 23 | Do you own the mineral rights? | ☒ Yes | ☐ No | ☐ Unk |
| 24 | Any outstanding or pending assessments or fees, surcharges or hookup charges? | ☐ Yes | ☒ No | ☐ Unk |
| 25 | Any negative condition of the improvements, other than what a prudent buyer could observe? | ☐ Yes | ☒ No | ☐ Unk |

The Seller has owned The Property since 10/26/2007 (date). The Seller has indicated above the condition of all the items based on information known to the Seller. If any changes occur from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the Buyer hold the brokers and salespersons liable for any representations not directly made by the brokers or salespersons.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge, as of the date of Seller's signature.

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

BUYER IS ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28 721 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOMESTEAD EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller:

Michael P. Waterhouse

Date:

July 14, 2026

Seller:

David Waterhouse

Date:

July 14, 2026

(Buyer has read and acknowledges receipt of this statement)

Buyer:

Date:

Time:

Buyer:

Date:

Time: