

Affiliated Business Arrangement Disclosure Statement

From: NorthStar Realty, LLC

Seller: Kelly F Berndt
 Printed name

Buyer: _____
 Printed name

Seller: _____
 Printed name

Buyer: _____
 Printed name

This is not an agreement to use any service – this is a disclosure of business relationships that exist. This is to give you notice that NorthStar Realty and Bluestar Capital Advisors, LLC, are affiliated companies and each may refer you to the services of the other.

Bluestar Capital Advisors, LLC is 51% owned by Shana Morgan

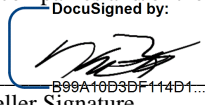
NorthStar Realty, LLC is 51% owned by Shana Morgan

Set forth below is the estimated charge or range of charges for each of the services listed. You are NOT required to use any of these service providers as a condition of the sale/purchase of the subject property or to obtain access to any settlement service.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

SERVICE PROVIDER	SERVICE PROVIDED	CHARGE OR RANGE OF CHARGES
NorthStar Realty, LLC	Broker's Commission on Sale/Purchase	2.8%-8% of the sales price
Bluestar Capital Advisors, LLC	Land consultation services	\$150/hour or as agreed by contract
Bluestar Capital Advisors, LLC	Special District Management services	\$100-\$150/hour or as agreed by contract

ACKNOWLEDGEMENT: I/we have read this disclosure form, and understand that I/we are being referred to the above-described services and either of these companies and/or their owners may receive a financial or other benefit as a result of any such referral.

DocuSigned by:

 B99A10D3DF114D1...

4/17/2026
 Date

Seller Signature

Buyer Signature

Date

Seller Signature

Date

Buyer Signature

Date

(To be filled out & signed by Seller's Agent if Seller(s) refuse to sign)

BROKER PRESENTATION ACKNOWLEDGEMENT: As shown by the Broker's signature below, on _____ (date), Broker provided the Seller(s) with a copy of this Affiliated Business Disclosure Statement.

____SELLER has declined to sign the Affiliated Business Disclosure

Listing Broker Signature:

(To be filled out & signed by Buyer's Agent if Buyer(s) refuse to sign)

BROKER PRESENTATION ACKNOWLEDGEMENT: As shown by the Broker's signature below, on _____ (date), Broker provided the Buyer(s) with a copy of this Affiliated Business Disclosure Statement.

____BUYER has declined to sign the Affiliated Business Disclosure

Selling Broker Signature: