



Commercial-Industrial Real Estate Seller's Representations

Property Address: 400 Riverview Drive Benton Harbor, Michigan
(Street) (City, Village, Township)

To Seller's best knowledge and belief Seller represents and warrants to Buyer the following:

1. 1. The Property is zoned MIXED USE and
2. ☐ (is) ☒ (is not) located in a Historic District;
3. ☐ (is) ☐ (is not) located in a flood plain;
4. ☒ (is) ☐ (is not) properly zoned for the existing use;
5. ☐ (is) ☐ (is not) subject to a special use permit;
6. ☐ (is) ☐ (is not) a non-conforming use;
7. ☐ (is) ☐ (is not) a known encroachment.
8. Is the property located in a preferential tax zone? ☐ Yes ☒ No If yes, please elaborate: _____
9. _____
10. Seller certifies that there presently exists no defect or condition known to Seller which would further adversely affect or
11. materially impair the fitness of the Property for its existing use **EXCEPT:**
12. CURRENTLY DEMO'D AND AWAITING CONSTRUCTION BUILDOUT
13. _____
14. 2. There are no actions, suits or proceedings pending or threatened against Seller or the Property, affecting any portion of the
15. Property, before any judicial tribunal, governmental agency or department, **EXCEPT:**
16. _____
17. _____
18. 3. There are no pending or threatened condemnation actions or special assessment of any nature with respect to the Property
19. nor has Seller received any notices of any such condemnation actions or special assessments being contemplated.
20. 4. There are no foreclosures pending or threatened with respect to the Property nor has Seller received any notices of any
21. foreclosure action being contemplated.
22. 5. Seller has not received any notice in writing or otherwise from any governmental or municipal agency requiring the
23. correction of any condition with respect to the Property or any party thereof, by reason of a violation or alleged violation of any
24. applicable federal or state statute, ordinance, code or regulations, **EXCEPT:** _____
25. _____
26. 6. a. The Property does not contain any material defects that would adversely affect the market value or existing use of the
27. Property whether or not such defects could be discoverable by a reasonable inspection of the Property.
28. b. To the best of the Seller's knowledge, (1) the Property does not contain any hazardous chemical or material; (2) the
29. Property does not contain any underground storage tanks which are or have been utilized to hold petroleum or other regulated
30. substances; and (3) the Property is not in violation of any Federal or State laws concerning environmental issues.
31. 7. Seller will not impose any deed restrictions upon the Buyer **EXCEPT:** _____
32. _____
33. _____
34. 8. Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of
35. Seller's signature.
36. Seller 400 Riverview Group LLC dotloop verified
06/04/25 9:52 AM EDT
YSYA-FV4O-BBGS-2UCH Date _____
37. Seller _____ Date _____
38. Buyer has read and acknowledges receipt of this statement.
39. Buyer _____ Date _____
40. Buyer _____ Date _____