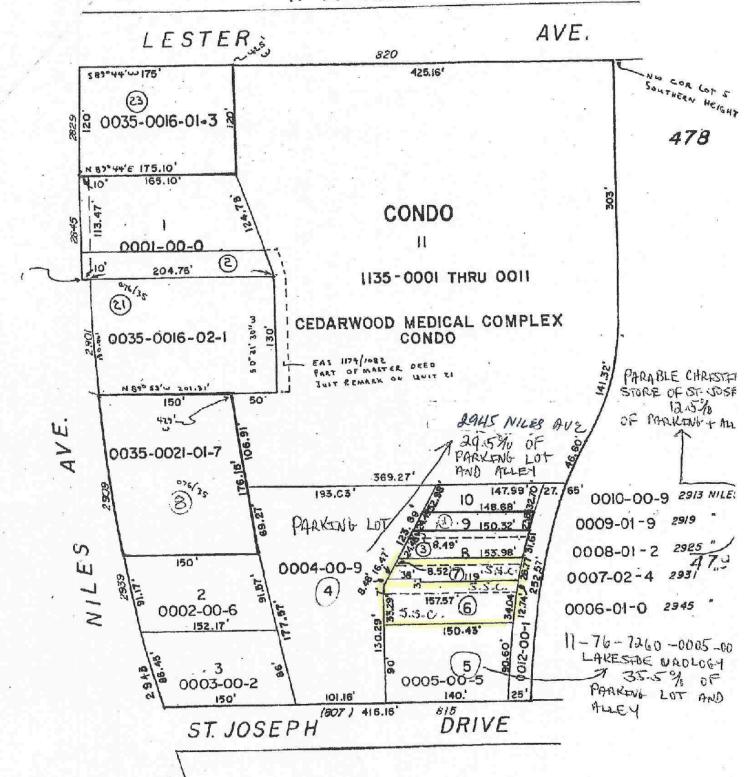




Commercial-Industrial Real Estate Seller's Representations

	Property Address: 2931 & 2945 Nile		St. Joseph	, Michigan
	(Street) To Seller's best knowledge and belief Seller represents a	(City, Village, Townsl	• \	, mongan
1			following.	
2.	1. The Property is zoned	and		
3.	☐(is) ☐(is not) located in a flood plain;			
4.	(is) (is not) properly zoned for the existing us	e;		
5. 6.	☐ (is) ☐ (is not) subject to a special use permit; ☐ (is) ☐ (is not) a non-conforming use;			
7.	☐ (is) ☐ (is not) a known encroachment.			
9.	Is the property located in a preferential tax zone? Yes No If yes, please elaborate:			
10.	Seller certifies that there presently exists no defect or	condition known to Sell	er which would further ad-	1 66
11.	Seller certifies that there presently exists no defect or condition known to Seller which would further adversely affect or materially impair the fitness of the Property for its existing use EXCEPT :			
12.				
13.				
14.	2. There are no actions, suits or proceedings pending or threatened against Seller or the Property affecting any postion of the			
	Troperty, twitter 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			
	nor has Seller received any notices of any such condemnation actions or special assessments being contemplated. 4. There are no foreclosures pending or threatened with respect to the Property nor has Seller received any notices of any foreclosure action being contemplated.			
	toreclosure action being contemplated.			
22.	5. Seller has not received any notice in writing or otherwise from any revergemental or remainded.			
23.	confection of any condition with respect to the Property or any party thereof, by reason of a violation and the state of the property of any party thereof.			
25.	applicable federal of state statue, ordinance, code or regulations, EXCEPT:			
	6 o The December 1			
27.	 6. a. The Property does not contain any material defects that would adversely affect the market value or existing use of the Property whether or not such defects could be discoverable by a reasonable inspection of the Property. b. To the best of the Seller's knowledge, (1) the Property does not contain any hazardous chemical or material; (2) the Property does not contain any underground storage tanks which are or have been utilized to hold petroleum or other regulated substances; and (3) the Property is not in violation of any Federal or State laws concerning environmental issues. 7. Seller will not impose any deed restrictions upon the Buyer EXCEPT: 			
40.				
Last .				
20.				
32.		uyer EXCEPT:		
33.				
34. 35.	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 Seller's signature.			
36.	Seller Yai sat thunk	Date		
37.	Seller	Date		
38.	Buyer has read and acknowledges receipt of this statemer	ıt.		
39.	Buyer	Date		
40.	Buyer	Date		



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