



## Commercial-Industrial Real Estate Seller's Representations



Property Address: 2931 & 2945 Niles Avenue St. Joseph, Michigan  
(Street) (City, Village, Township)

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

1. The Property is zoned \_\_\_\_\_ 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. \_\_\_\_\_
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 Jai Sat Huyen Date \_\_\_\_\_
37. Seller \_\_\_\_\_ Date \_\_\_\_\_
38. Buyer has read and acknowledges receipt of this statement.
39. Buyer \_\_\_\_\_ Date \_\_\_\_\_
40. Buyer \_\_\_\_\_ Date \_\_\_\_\_

11-76-7260-

LESTER

AVE.

820

NW COR LOT 5  
SOUTHERN HEIGHT

478

CONDO

11

1135-0001 THRU 0011

CEDARWOOD MEDICAL COMPLEX  
CONDO

EAS 1174/1082  
PART OF MASTER DEED  
UNIT REMARK ON UNIT 21

NILES  
AVE.

58°44'W 175'  
120' 0035-0016-01-3 120'  
N 87°44'6" 175.10'  
110' 165.10'

0001-00-0

204.76' ②

0035-0016-02-1

N 87°53'W 201.31'

0035-0021-01-7

0002-00-6

0003-00-2

0004-00-9

0005-00-5

0010-00-9 2913 NILE

0009-01-9 2919 "

0008-01-2 2925 "

0007-02-4 2931 "

0006-01-0 2945 "

11-76-7260-0005-00  
LAKEVIEW WADLOGY  
35.5% OF  
PARKING LOT AND  
ALLEY

ST. JOSEPH

DRIVE

plm