



Commercial-Industrial Real Estate Seller's Representations



Property Address: **15437 Red Bud Trail N. Buchanan, MI**
(Street)

Buchanan Twp., Michigan
(City, Village, Township)

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

1. The Property is zoned Retail/Commercial and
- | | | | |
|-------------------------------------|------|-------------------------------------|--|
| <input type="checkbox"/> | (is) | <input checked="" type="checkbox"/> | (is not) located in a Historic District; |
| <input checked="" type="checkbox"/> | (is) | <input type="checkbox"/> | (is not) located in a flood plain; <i>part of it is in flood plain</i> |
| <input checked="" type="checkbox"/> | (is) | <input type="checkbox"/> | (is not) properly zoned for the existing use; |
| <input type="checkbox"/> | (is) | <input type="checkbox"/> | (is not) subject to a special use permit; |
| <input type="checkbox"/> | (is) | <input checked="" type="checkbox"/> | (is not) a non-conforming use; |
| <input type="checkbox"/> | (is) | <input checked="" type="checkbox"/> | (is not) a known encroachment. |

Is the property located in a preferential tax zone? ☐ Yes ☒ No If yes, please elaborate: _____

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:**

One winter between 5-10 years ago when there was several Freezing-thawing spells 2 corners of the roof leaked. It does not leak when it rains!

2. There are no actions, suits or proceedings pending or threatened against Seller or the Property, affecting any portion of the Property, before any judicial tribunal, governmental agency or department, **EXCEPT:**

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.

5. Seller has not received any notice in writing or otherwise from any governmental or municipal agency requiring the correction of any condition with respect to the Property or any party thereof, by reason of a violation or alleged violation of any applicable federal or state statute, ordinance, code or regulations, **EXCEPT:**

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 areas on able 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:**

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.

Seller Derrick L. Proctor Date 5/8/24

Seller ~~Bonita C. Proctor~~ Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____

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