

**PROPERTY LOCATION AND SIZE:**  City,  Township,  Village of Novi County  
of Oakland, Tax ID# 2227476039 Michigan, described as follows (Legal  
 Description):

T1N, R8E, SEC 27 BROOKLAND FARMS PART OF LOT 9, ALSO PART OF SE 1/4 ALL DESC AS BEG AT PT DIST N  
 00-15-00 E 653.80 FT & 89-57-00 W 325 FT FROM SE SEC COR, TH S 00-15-00 W 34.75 FT, TH ALG CURVE TO LEFT,  
 RAD 217.92 FT, CHORD BEARS N 75-10-07 W 111.93 FT, DIST OF 113.20 FT, TH N 00-03-00 E 6 FT, TH N 89-57-00 E  
 28.36 FT, TH N 00-15-00 E 300 FT, TH N 89-57-02 E 155 FT, TH S 00-15-00 W 293.74 FT, TH S 89-57-00 W 75 FT, TH S  
 00-15-00 W 6.26 FT TO BEG 1.08 A 3-14-19 FROM 27-476-034, 27-476-035, 27-476-036 &  
27-476-037

LOT SIZE (Acreage / Dimensions): 1.08 Acres (114x6x29x300x155x294x75x42)

**PURPOSE OF STATEMENT:** This disclosure statement contains information concerning the Property known by Seller. Unless otherwise advised, the Seller does not possess any expertise concerning soil conditions, zoning and other land use regulations, environmental conditions or related matters. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THE TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS THE BUYER MAY WISH TO OBTAIN.

**SELLER'S DISCLOSURE:** The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller hereby specifically makes the following representations based on the Seller's knowledge at the time of signing this document. The Seller authorizes its agent to provide a copy of this statement to any prospective buyer in connection with the Property. The following representations are made solely by the Seller and are not the representations of the Seller's agent.

**INSTRUCTIONS TO THE SELLER:** (1) complete this form yourself; (2) fill in all blanks; (3) report known conditions affecting the Property; (4) if some items do not apply to your Property, write N/A (not applicable); (5) if you don't know the answer to a particular question, check unknown; and (6) attach additional pages with your signature if additional space is required.

1) Has the property been surveyed?  Yes  No

If so, is a copy available?  Yes  No

2) Is seller aware of any prior property divisions or splits involving this property since March 31<sup>st</sup>, 1997?  Yes  No

3) Zoning classification of property:  Known RESIDENTIAL - SINGLE FAMILY HOME  Unknown

4) Is seller aware of any encroachments, easements, zoning violations or non-conforming uses?  Yes  No

5) Is seller aware of any mineral rights in the property held by any person or entity other than the seller?

Yes  No

6) Is seller aware of any flooding, drainage or grading problems?  Yes  No

7) Has property ever had a "Perc Test"?  Yes  No

If so, is a copy available?  Yes  No

8) Is seller aware of any underground storage tanks either presently on the property or which have been previously removed from the property?  Yes  No

9) Is seller aware of any ground water contamination?  Yes  No

10) Is seller aware of any other environmental contamination to the property?  Yes  No

# SELLER DISCLOSURE STATEMENT - VACANT LAND

11) Has seller received notice of any environmental regulations or environmental conditions (such as a wetland determination) which would prohibit or restrict use of the property?  Yes  No

If the answer to any of the above questions is yes, or if there is any other material information that the Buyer should be aware of, please explain:

4) THERE IS A SEWER LINE EASEMENT AT SOUTHEAST CORNER.

The seller has owned the property since \_\_\_\_\_ (date). The seller has indicated above the condition of all the items based on information known to the seller. In no event shall the parties hold the broker liable for any representations not directly made by the broker or broker's agent.

Seller certifies that the information in this statement is true and correct to the best of the seller's knowledge as of the date of the seller's signature.

Seller:

Seller: Edward Penn

Name: \_\_\_\_\_

Name: Edward Iskandar Moussawer

Date: \_\_\_\_\_

Date: 11/26/2025

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS' REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILL ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

**Purchaser(s) have read and acknowledge receipt of this statement.**

Purchaser: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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