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NOTICE TO ALL BIDDERS

The information included in this Bidders Packet is a summary of information available from a number of sources, most of which have not been independently verified. This summary has been provided only for the use of prospective bidders at the Public Auction to be held. It is supplied for whatever assistance it may provide in answering questions, however,

ALL INFORMATION AND OPINIONS ARE SUPPLIED WITHOUT ANY WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSED OR IMPLIED, WHATSOEVER.

Prospective bidders are advised to avail themselves of the land and tax records of the county the real estate is located in and the State of Michigan and to make an inspection of the premises on their own behalf; consulting whatever advisor they may feel appropriate.

The property for sale will be auctioned in an "AS IS", "WHERE IS" condition and neither Miedema Auctioneering, Inc., the sellers, nor their respective agents make any express or implied warranties of any kind. The descriptions and conditions listed in this and other advertising materials are to be used as guidelines only and are not guaranteed.

NEW DATA:

New data, corrections, or changes could be made after the printing of this brochure. Please arrive prior to the start of the Auction to inspect and consider any new information and changes.

PROCEDURE FOR PURCHASING AT AUCTION

Thank you for your interest in this Auction! If you are unfamiliar with buying real estate at a Miedema Auctioneering, Inc. auction, following are some guidelines to make participating easy and fun.

REGISTRATION:

1. Upon arriving at the auction site, please proceed to the Auction office/registration table.
2. In order to register, you will need to supply your driver's license to the Miedema Auctioneering agent assisting you.
3. Once the Miedema Auctioneering agent has completed your registration and you have signed the Auction terms, the Miedema Auctioneering agent will provide you with your bidding number and any additional information relevant to the Auction.

BIDDING:

Bidding is a very simple process. It is very important to listen closely to the auctioneer. When the auctioneer is calling out bids to the crowd, you can bid by any of the following ways:

1. Raising your bid card in the air,
2. Shouting your bid out to the auctioneer verbally,
3. Having one of the auction staff place your bid for you, or
4. Communicating a signal to the auctioneer that has been arranged prior to the auction.

Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The auction staff will chart the progress of the auction on the auction boards for the entire crowd to see. Bids in the winning position will be indicated by a red asterisk or star on the auction boards. It is important for you to pay attention to the auction boards, since the boards show the current standings of all bidders involved in the auction.

Announcements made by the auctioneer at the time of sale take precedence over all printed materials. If you have any questions at the auction about the property, procedures, or anything else, do not hesitate to ask. We will be happy to help in any way we can. To provide the best service to you, please ask your questions prior to the bidding. Once the bidding has begun, we will maintain the flow and integrity of the auction; therefore, it would be very difficult to stop and answer lengthy questions.

CONCLUSION:

When the auctioneer announces the conclusion of the bidding and announces that the parcels are "Sold", the winning bidder(s) will immediately be required to sign the Buy/Sell Agreement and post the proper deposit. If you are the successful buyer, copies of your completed and signed Buy/Sell Agreement(s) will be provided to you for your records.

HOW THE AUCTION WILL BE CONDUCTED

The Auction will be conducted in such a way that will allow bidding on individual parcels and bidding on any combination of parcels throughout the Auction. The bids and buyers numbers will be written on the boards for everybody's viewing. We will start out by offering the parcels individually. Then we will allow combination bids. This is a very fair way to allow buyers the opportunity to buy as they desire.

The winning bids will probably change throughout the Auction as different combination bids are taken. The bids that are currently in the winning position will be noted with a red asterisk next to the buyer number. No parcel of Real Estate is sold until the entire Auction is over and Auctioneer announces the Auction is completed.

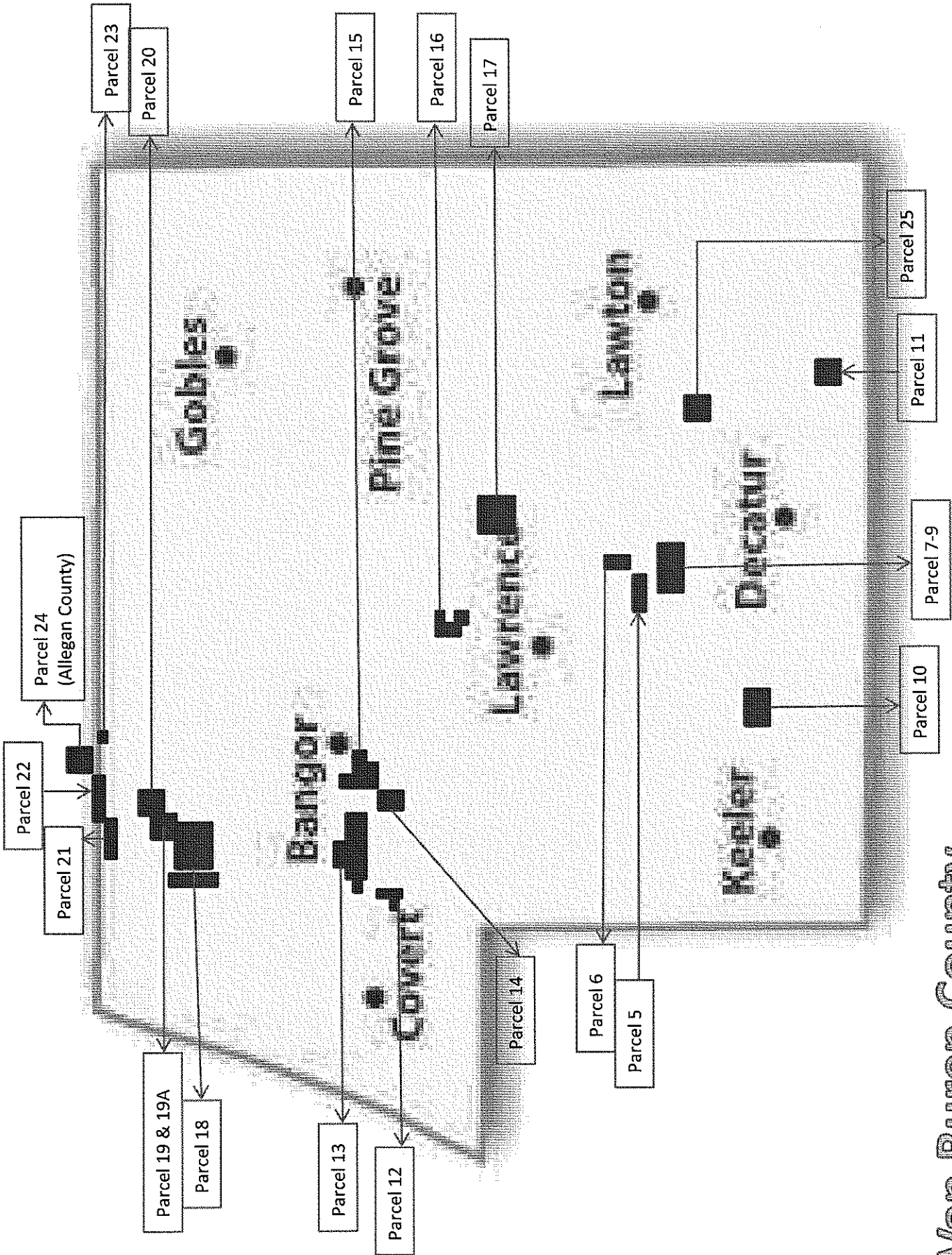
It is important to know that if you have placed a bid, do not leave the Auction until the bidding is closed, because there are times when a persons bid was not part of the winning combination for a while and then when a new bidder puts in a new combination, that first persons bid was now part of the winning bid. You may be brought back into a winning position, because of the bidding of others. Please stay until the Auction is completed.

Near conclusion of the Auction, when bidding has slowed, we will give a time limit for a bid. If we do not receive a bid, the Auction will end. If we do get a bid, we start a new time limit to allow the bidders who were knocked out at the last minute the opportunity to bid again.

We have plenty of bid assistants to help you during bidding. If you have any questions about what you would need to bid in order to be in the winning position, or if you have any other questions, please ask any of the *MIEDEMA AUCTIONEERING, INC. TEAM*.

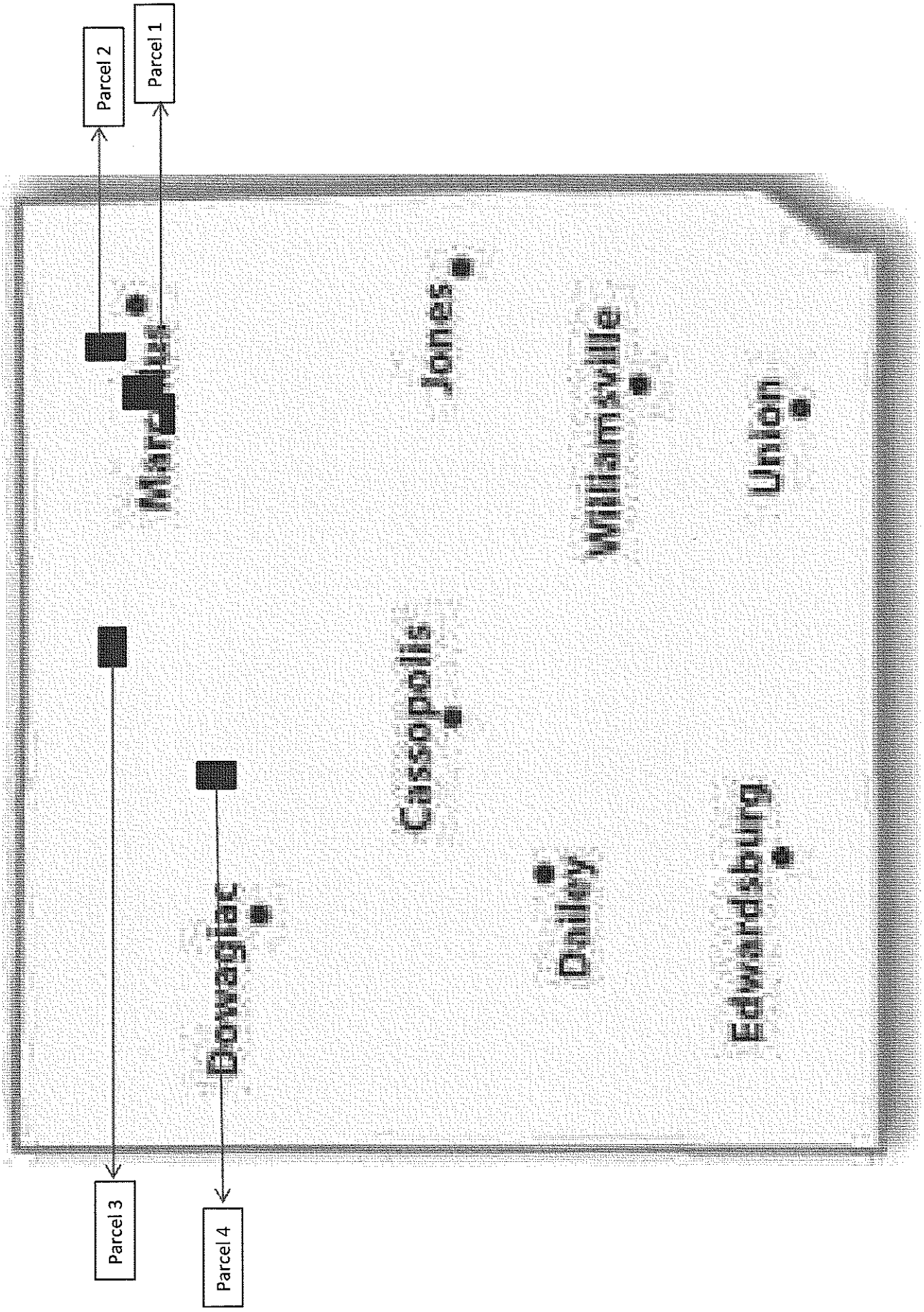
Thank you for your consideration.

Miedema Auctioneering, Inc.



Van Buren County





Cass County

Stamp Farms Real Estate Auction Announcements

1. A 10% deposit will be required from every high bidder. Good company or personal checks are accepted for this deposit.
2. The auction will be conducted in such a way that will allow bidding on individual parcels and bidding on combinations of parcels. However, because one of the parcels has different ownership it cannot be combined with other farms. Please see below:
Parcel 15 – must be bid on individually and cannot be combined with any other parcel.
3. Any center pivot, well, pump, etc. located on the parcels selling will be included in the sale of the real estate, unless notified differently at the auction.
4. Corrections: Parcel 5 is 12 acres, not 7 acres as was printed. Parcel 19A is 13 acres, not 8 acres as was printed in brochure.
5. Financing option: The sale of the property is not contingent upon financing or any other contingences. You may use any financing option you desire. The following financing contact is provided for your convenience.
Wells Fargo – Mr. Kyle Hurley 219-363-4153 – Please call ahead to discuss financing.
6. Bidding will be by the parcel, not by the acre.
7. Open House: Saturday, March 23, 1-3PM. Auction representatives will have the houses and buildings open for inspection. You may walk the vacant land at anytime.
8. Auction will be held at the Lawton Community Center, 646 N Nursery St. Lawton, MI. Auction begins at noon, bidder registration begins at 11AM. Personal or company check will be accepted for the 10% deposit if you are high bidder.
9. The follow information is available on our website at www.miedemauctioneering.com or call and we will send you copies.
 - A. Aerials of Parcels
 - B. Center Pivot Info
 - C. Well Information
 - D. FSA Information
 - E. Soil Maps
 - F. Parcel Location by County
 - G. Preliminary Title Commitments
 - H. Seller Disclosures for Houses
10. Closing must take place within 30 days, not 45 days as was originally advertised.

11. Copies of the preliminary title agreements will be available for inspection at the auction site prior to the auction or online at our website. You can also request that they be emailed to you.
12. A 3% Buyers Premium will be added to the high bid on all the parcels. Please take this into account when bidding.
13. All properties listed on the brochure will be included in the auction.
14. The U.S. Bankruptcy Court has established the following as minimum opening bids. Bidding will start at these amounts. All parcels can be combined with any other parcels except parcel 15 which cannot be bid on in combination and must be bid on as a single parcel.
 - Parcel 1 - \$5,487 per acre
 - Parcel 2 - \$5,200 per acre
 - Parcels 3-4, 6-14 - \$4,000 per acre minimum opening bid.
 - Parcel 5 - \$600,000 total
 - Parcel 8 - No minimum
 - Parcel 15 - No minimum established at this time
 - Parcel 16 - \$6,413 per acre
 - Parcel 17 - \$4,788 per acre
 - Parcel 19A - \$150,000 total
 - Parcels 18-24 - \$7,345 per acre
 - Parcel 25 - \$90,000 total
15. Surveys have been completed for parcels 5 & 8. The cost of the survey and land division application will be the cost of the buyer payable at closing in the following amounts:
 - Parcel 5 - \$1,750.00
 - Parcel 8 - \$1,000.00
 Copies of the survey are available in the bid packet or online.
16. If purchaser desires a survey on any other parcel than 5 or 8, the survey will be at the sole cost and discretion of the purchaser, and will not be a contingency of the sale.
17. Parcel 4 - The center Pivot will need to be reconfigured because as it is currently set up it crosses a neighbors property.
Parcel 3 - One pivot crosses a neighbors property also and has for several years.
18. Bidding will be available via the internet, however a buyer premium fee, in addition to the 3% buyers premium fee, will be charged to internet bidders. Go to our website and follow link for internet bidding or go to proxibid.com for details.
19. Per the Michigan PA 288 of 1967, as amended by P.A. 87 of 1997, the Trustee will transfer without warranty to Buyer the right to divide the Property purchased hereunder as follows:

Parcel 1 - all available land divisions	Parcel 14 - all available land divisions
Parcel 2 - all available land divisions	Parcel 15 - all available land divisions
Parcel 3 - all available land divisions	Parcel 16 - all available land divisions
Parcel 4 - all available land divisions	Parcel 17 - all available land divisions
Parcel 5 - zero (0) land divisions	Parcel 18 - all available land divisions

Parcel 6 - all available land divisions	Parcel 19 - all available land divisions
Parcel 7 - all available land divisions	Parcel 19A - all available land divisions
Parcel 8 - zero (0) land divisions	Parcel 20 - all available land divisions
Parcel 9 - all available land divisions	Parcel 21 - all available land divisions
Parcel 10 - all available land divisions	Parcel 22 - all available land divisions
Parcel 11 - all available land divisions	Parcel 23 - all available land divisions
Parcel 12 - all available land divisions	Parcel 24 - all available land divisions
Parcel 13 - all available land divisions	Parcel 25 - all available land divisions

This is subject to compliance with the Act. Seller and auction company make no representation as to the effect local zoning ordinances or regulations may have on Buyer's ability to divide the Property at all. Buyer Acknowledges that local laws may differ and be more restrictive and not allow Buyer to divide the Property into smaller parcels.

20. There may be an opportunity to continue a lease arrangement on Parcel 11. This parcel had a lease for pine trees on the back approximately 20 acres. The lease was for 20 acres at \$200 per acre per year. The lessee has expressed a desire to continue the lease. The person buying this parcel may be able to continue this lease arrangement with the lessee.
21. The large propane tank on parcel 5 is included in the sale of the real estate.
22. A copy of the buy/sell agreement is included in this bid packet. Please read it over prior to bidding.
23. PA116 liens and contracts will be removed per the U.S. Bankruptcy Court.
24. The pivots on Parcel 13: There are only 2, and estimated lengths are 461' and 1263'.

Property Information

PARCEL 1 – John Stamp

Total Acres = 200.5 Tillable Acres = 169

(14-050-020-004-00, 14-050-019-001-00, 14-050-019-003-00, 14-050-019-011-01, 14-050-019-011-11)

- Located in Cass County, Marcellus Township, Section 19 & 20
- Located at Marcellus Hwy and Gearhart Rd. Frontage on Marcellus Hwy, Burlington, and Finch Rd. Barns are included but NOT the house.
- Irrigated with Center Pivot
- Pivots New 2010: 980', 1277', 654'; Well, pump & generator

PARCEL 2 – STAMP – BAINBRIDGE

Total Acres = 116 Tillable Acres = 95.2

(14-050-016-003-00 & 14-050-016-019-00)

- Located in Cass County, Marcellus Township, Section 16
- Located ¼ mile West of M-40/Marcellus Road Junction with frontage on M-40
- Irrigated with Center Pivot
- Pivot New 2010: 911'; Well, pump
- No House on this Parcel

PARCEL 3 – BLOUGH

Total Acres = 69.4 Tillable Acres = 68.6

(14-140-007-021-00 & 14-140-018-001-10)

- Located in Cass County, Volinia Township, Section 18
- Frontage on Decatur Rd located between Graham and Fosdick
- Irrigated with Center Pivot – however it will need to be reconfigured because currently it tracks over a neighbors property.
- Pivot 1260', Well & pump

PARCEL 4 – FLANDERS

Total Acres = 73.9 Tillable Acres = 65.4

(14-150-027-001-02)

- Located in Cass County, Wayne Township, Section 27
- Located NE of Dowagiac with frontage on Marcellus Hwy & Flanders, just West of Glenwood Rd
- Irrigated with Center Pivot – however it will need to be reconfigured because currently it tracks over a neighbor's property.
- Well, pump & generator

PARCEL 5 – SHOP BUILDING

(80-13-035-006-10)

- Located in Van Buren County, Lawrence Township, Section 35. Located SE of Lawrence at 70358 Territorial Rd, Decatur, MI. This approximately 12 acre parcel features a large shop/repair building, storage buildings and a grain storage system. The main shop building consists of a 65x180 and 82x180 buildings attached. Cement floor, insulated, forced air heat in front building, in floor used oil burning furnace in rear building. 3 phase and single phase. 2 hydraulic equipment lifts (18000# & 9000#), 10" irrigation well, a well for the shop and another well for the grain storage system.
- Grain Storage consists of 5 bins (mostly Brock bins) with a total of approximately 250,000 capacity. Grain leg with 3000 bu per hour capacity. One Farm Fan Dryer.

- Storage barn 60x120, cement floor, electric and a 30x20 DEF storage building with (2) 6000 gallon tanks.
- Please Note: The fuel system, fuel tanks and all that goes with it are not included with the sale and will be removed from the premises leaving a "hole" and/or cement base that the buyer of Parcel 5 will have to take care of. Also, one of the 2 Farm Fan Dryers is not included (The easterly dryer is not included, model #C-2130A).

PARCEL 6 – VANDERMOLEN
Total Acres = 70.8 Tillable Acres = 63.3
(80-13-035-009-26)

- Located in Van Buren County, Lawrence Township, Section 35
- On the NE corner of Territorial Rd and 70th
- Has a Center Pivot Irrigation System, however, the well which feeds it is on the neighbors property – Buyer may need a new well

PARCEL 7 – NORTH OF PINES
Total Acres = 124
(Part of 80-10-002-002-00)

- Located in Van Buren County, Hamilton Township, Section 2
- Well, Pump

PARCEL 8 – HOME & BARN

- Located in Van Buren County, Hamilton Township, Section 2
- At 72718 Territorial Rd, Decatur, MI
- Recently remodeled 1 story home with hip roof barn on approximately 1.4 acres

PARCEL 9 – WEST OF PINES & SOUTH OF PINES
Total Acres = 201
(80-10-002-003-50 & part of 80-10-002-002-00)

- Located in Van Buren County, Hamilton Township, Section 2
- Located on both sides of Territorial Rd, ½ mile South of 72nd Ave
- Includes 2 newer pole structures built in 2011/2012. Both 60'x120' with 6" cement floor and electric. (Note: Home and older barn are on a separate parcel – Parcel 8_
- Well & pump

PARCEL 10 – LEIGHTON – 56TH
Total Acres = 77.1 Tillable Acres = 42.6
(80-10-007-008-00)

- Located in Van Buren County, Hamilton Township, Section 7
- Located on 56th St, ¼ mile South of 76th or ¾ mile South of 360
- Pivot New 2009: 530'; well, pump & generator

PARCEL 11 – SORENSON DOLLAR
Total Acres = 76.6 Tillable Acres = 73
(80-08-035-008-20)

- Located in Van Buren County, Decatur Township, Section 35
- Located on 92nd Ave between 36th and 38 ½ Streets, SE of Decatur
- Pivot New: 2009; 1203'; Well, pump & generator

PARCEL 12 – ARROWAY - NORTH
Total Acres = 98.8 Tillable Acres = 65.3
(80-04-022-008-02)

- Located in Van Buren County, Bangor Township, Section 22
- Located SW of Bangor on 62nd, ½ mile South of 26th Ave

- Pivot 1203', Well, pump & generator

PARCEL 13 – GANO - WEST

Total Acres = 112.5 Tillable Acres = 110.9

(80-04-014-001-20, 80-04-014-017-10, 80-04-014-003-00)

- Located in Van Buren County, Bangor Township, Section 14
- Located SW of Bangor on 36th Ave, with frontage also on 60 ½ and 62nd
- Pivots New 2012: 1263', 943', 461'
- Well, pump & generator

PARCEL 14 – GANO PAD

Total Acres = 150.5 Tillable Acres = 143

(80-04-024-010-10)

- Located in Van Buren County, Bangor Township, Section 24
- Located SW of Bangor on 36th Ave. This parcel has approximately 150 acres South of 36th
- Pivot New 2009: 1168'
- Well, pump

PARCEL 15 – GANO NORTH & GANO EAST & TOM STAMP

Total Acres = 109.9 Tillable Acres = Approx 90

(80-04-013-009-10, 80-04-013-012-00, 80-04-013-009-02)

- Located in Van Buren County, Bangor Township, Section 13
- SW of Bangor with frontage on 36th Ave
- Pivots New 2009: 750' & 926'
- Well, pump & generator for East portion; West portion is fed from pump on Parcel 14

PARCEL 16 – TEMPLETON

Total Acres = 92 Tillable Acres = 85.3

(80-03-034-013-20)

- Located in Van Buren County, Arlington Township, Section 34
- SW of Bangor with frontage on 48th Ave (673), between 50th & 52nd
- Pivots New 2009: 578', 591'
- Well, pump & generator

PARCEL 17 – PUGSLEY

Total Acres = 155.6 Tillable Acres = 140.3

(80-14-006-003-02)

- Located in Van Buren County, Paw Paw Township, Section 6
- West of Paw Paw with frontage on 44th and 45th St and 50th Ave
- Pivot New 2012: 1119'
- Well, pump

PARCEL 18 – HINZ - BIG

Total Acres = 245.1 Tillable Acres = 232.2

(80-09-016-013-10, 80-09-016-009-01, 80-09-016-001-00, 80-09-016-013-10)

- Located in Van Buren County, Geneva Township, Section 16
- Approximately 4 miles East of South Haven, on the SW corner of 8th Ave and 64th Street. This parcel has a Consumers Power property that separates the West 25 acres from the balance of the land. The Consumers Power property has been farmed with this land.
- Pivot New 2012: 1949'
- Well, pump

PARCEL 19 – HINZ – WEST 64TH

Total Acres = 71.3 Tillable Acres = 67.8

(80-09-009-016-00)

- Located in Van Buren County, Geneva Township, Section 9
- Approximately 4 miles East of South Haven and ½ mile South of Phoenix on 64th St.
- This parcel has a Center Pivot but no well since it was fed off a neighboring properties well

PARCEL 19A – MALEK

Total Acres = 13

(80-09-009-016-10)

- 3 bedroom country home and barn, garage, all on approximately 13 acres
- Address is 07590 64th St.
- Property Dimensions 1200'x 471' x 1200' x 471'

PARCEL 20 – HINZ – EAST OF 64TH

Total Acres = 58.3 Tillable Acres = 52.7

(80-09-010-010-00, 80-09-010-002-00, 80-09-010-003-00)

- Located in Van Buren County, Geneva Township, Section 10
- Approximately 4 miles East of South Haven and a ½ mile South of Phoenix with frontage on 64th St.
- This parcel does not have any pivots

PARCEL 21 – HINZ – SOUTH OF HOG BARN

Total Acres = 43.3 Tillable Acres = 40.1

(80-09-004-030-40)

- Located in Van Buren County, Geneva Township, Section 4
- Approximately 4 miles East of South Haven, ¼ mile South of Baseline Rd on 64th St.
- Pivot New 2011: 875'
- Well, pump & generator

PARCEL 22 – HINZ – HOG BARN

Total Acres = 39.2 Tillable Acres = 35.8

(80-09-003-009-01)

- Located in Van Buren County, Geneva Township, Section 3
- Approximately 4 miles East of South Haven with frontage on Baseline rd and 64th.
- This parcel does not have a Center Pivot

PARCEL 23 – HINZ – LAKOTA

Total Acres = 36.8 Tillable Acres = 30.5

(80-09-001-008-10)

- Located in Van Buren County, Geneva Township, Section 1
- Approximately 6 ½ miles East of South Haven with frontage on Baseline Rd and 59th St
- This parcel does not have a Center Pivot

PARCEL 24 – HINZ – HOG BARN (63RD)

Total Acres = 37.2 Tillable Acres = 36

(03-02-035-014-00)

- Located in Allegan County, Casco Township, Section 35
- Approximately 4 ½ miles East of South Haven with frontage on Baseline Rd and 63rd
- Pivot New 2010: 592'
- Well, pump & generator

PARCEL 25 – HOME & BARN

- Located in Van Buren County, Decatur Township, Section 11
- Located at 77719 38th St., Decatur, MI with frontage on 38th St, Burgess Rd., and 78th
- This is an approximately 4 acres parcel with home and several barns or outbuildings
- Nice country location

VAN BUREN COUNTY COMMUNITY CENTER



HOME

Record last updated on: **Tuesday, January 22, 2013**

- [Print Record](#)
- [View GIS Map](#)
- [Map This Record](#)
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Parcel		Property Address or Location		
80-09-009-016-10		07590 64TH ST, SOUTH HAVEN MI 49090		
Owner(s) of Record		Owner Address		
MALEK ROBERT & SANDRAL		PO BOX 36, GRAND JUNCTION MI 49056		
Acres	Liber	Page	Purchase Date	Purchase Price
0.000	01490	0286		
Current Assessment	State Equalized	Taxable Value	HomeStead	HomeStead Exempt
\$46,200	\$46,200	\$35,404	47.000%	\$16,640
Property Class Code		School District		
401 (Real - Residential)		80010 (South Haven)		

Property Description

155-A9-1-16 1167-318 1476-471 1490-286 BEG AT E 1/4 POST OF SEC, TH S ALG E SEC L 1200.0', TH N 89 DEG 01'30"W PAR WITH E & W 1/4 L 471.90', TH N 1200.0' TO SAID 1/4 L, TH S 89 DEG 01'30"E 471.90' TO BEG.

For information on delinquent property taxes, contact the COUNTY TREASURER'S OFFICE. [CLICK HERE FOR CONTACT INFORMATION.](#)

Tax Summary

Year	W12	S12	W11	S11	W10	S10	W09	S09
Assessed Val.	\$46,200	\$46,200	\$44,100	\$44,100	\$48,700	\$48,700	\$34,000	\$34,000
Equalized Val.	\$46,200	\$46,200	\$44,100	\$44,100	\$48,700	\$48,700	\$34,000	\$34,000
Taxable Value	\$35,404	\$35,404	\$34,474	\$34,474	\$33,898	\$33,898	\$34,000	\$34,000
Homestead %	47.000%	47.000%	40.000%	40.000%	40.000%	40.000%	40.000%	40.000%
Total Tax \$	\$697.43	\$892.78	\$660.39	\$912.06	\$532.05	\$892.76	\$559.44	\$889.34
Admin Fee	\$6.97	\$8.93	\$6.60	\$9.12	\$5.32	\$8.93	\$5.59	\$8.89
Total Tax Bill	\$704.40	\$901.71	\$666.99	\$921.18	\$537.37	\$901.69	\$565.03	\$898.23

Assessment Summary

Year	2012	2011	2010	2009	2008	2007	2006
Class	401	401	401	401	401	401	401

Transfer Date

Assessed Value	\$46,200	\$44,100	\$48,700	\$45,400	\$49,300	\$49,700	\$48,800
EQ Factor	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Equalized							

VAN BUREN COUNTY COMMUNITY CENTER



*read
assess
+ location
etc*

HOME

Record last updated on: **Tuesday, January 22, 2013**

- Previous
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- Map This Record
- Return to List
- New Search

Parcel		Property Address or Location		
80-08-011-008-10		77719 38TH ST, DECATUR MI 49045		
Owner(s) of Record		Owner Address		
STAMP PAULA A		216 S MAIN ST, HOYLETON IL 62803		
Acres	Liber	Page	Purchase Date	Purchase Price
0.000	01385	0009		
Current Assessment	State Equalized	Taxable Value	HomeStead	HomeStead Exempt
\$49,600	\$49,600	\$24,931	0.000%	\$0
Property Class Code		School District		
401 (Real - Residential)		80050 (Decatur)		

Property Description

129-B 11-4-14 1242-360 1385-9 * BEG AT W 1/4 POST OF SEC, TH ELY ALG E & W 1/4 L 330.0 FT, TH NLY PAR WITH W SEC L TO SLY L OF RR, TH SWLY ON SAID SLY L TO W SEC L, TH SLY ON SAME TO BEG. *** SPLIT ON 13 MAY 2003 FROM 80-08-011-007-00 FOR 2004.

For information on delinquent property taxes, contact the COUNTY TREASURER'S OFFICE. [CLICK HERE FOR CONTACT INFORMATION.](#)

Tax Summary

Year	W12	S12	W11	S11	W10	S10	W09	S09
Assessed Val.	\$49,600	\$49,600	\$48,900	\$48,900	\$51,000	\$51,000	\$58,700	\$58,700
Equalized Val.	\$49,600	\$49,600	\$48,900	\$48,900	\$51,000	\$51,000	\$58,700	\$58,700
Taxable Value	\$24,931	\$24,931	\$24,276	\$24,276	\$23,871	\$23,871	\$23,943	\$23,943
Homestead %	0.000%	0.000%	0.000%	0.000%	100.000%	100.000%	100.000%	100.000%
Total Tax \$	\$1,022.81	\$261.06	\$996.19	\$254.20	\$551.40	\$249.96	\$547.05	\$250.72
Admin Fee	\$10.23	\$2.61	\$9.96	\$2.54	\$5.51	\$2.50	\$5.47	\$2.51
Total Tax Bill	\$1,033.04	\$263.67	\$1,006.15	\$256.74	\$556.91	\$252.46	\$552.52	\$253.23

Assessment Summary

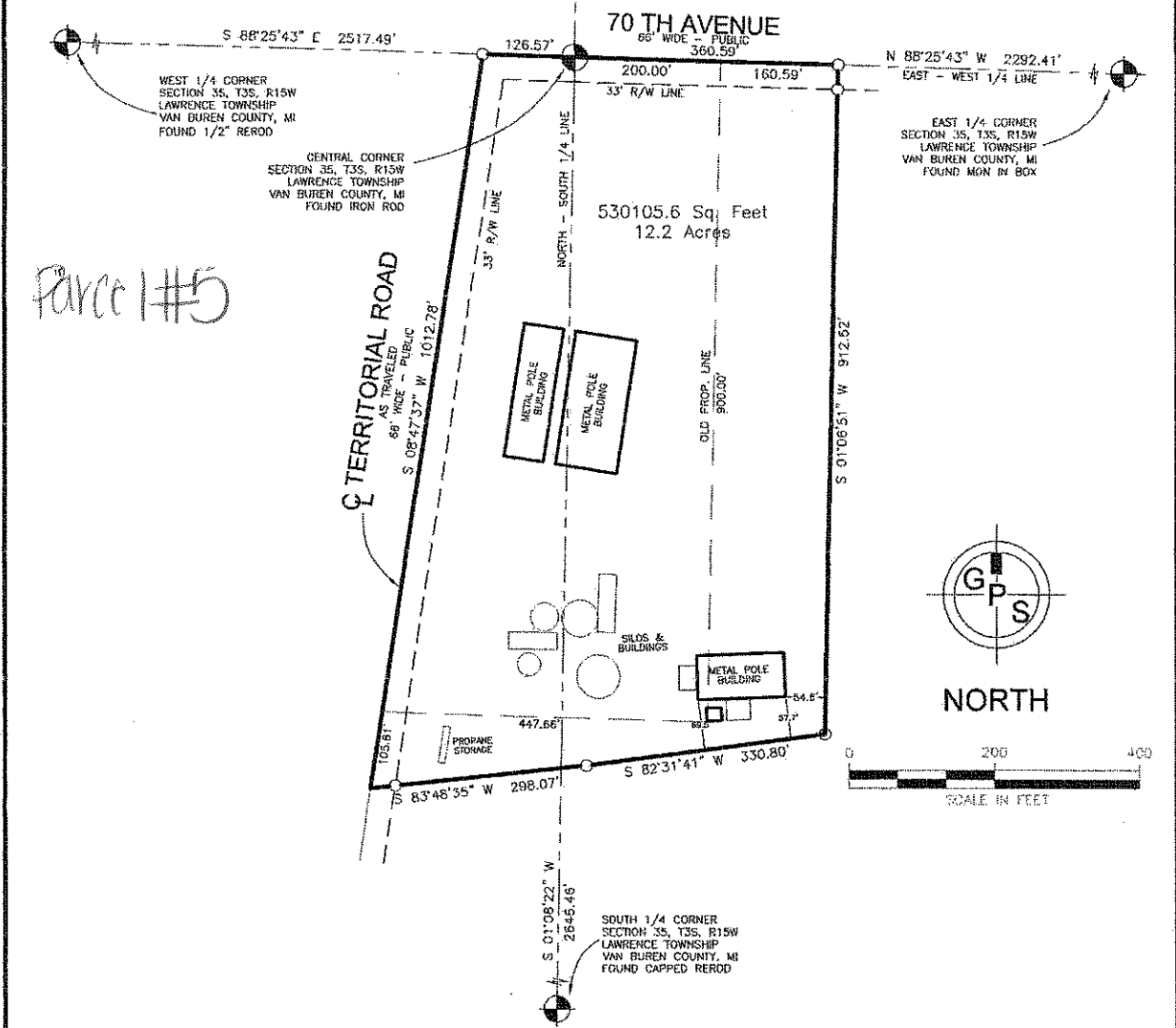
Year	2012	2011	2010	2009	2008	2007	2006
Class	401	401	401	401	401	401	401
Transfer Date							
Assessed Value	\$49,600	\$48,900	\$51,000	\$58,700	\$60,100	\$56,900	\$53,400
EQ Factor	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Equalized							

14

Driving Directions

Directions to the Auction: Auction will be held at the Lawton Community Center – 646 North Nursery St., Lawton, MI 49065. From US94, take exit 60 (Lawton/Paw Paw Exit), Go south 3 miles to 66th Then east ½ mile to Nursery St. then South 4/10 of a mile to Lawton Community Center.

CERTIFICATE OF SURVEY



PROPOSED PARCEL DESCRIPTION

That part of the South 1/2 of Section 35, Town 3 South, Range 15 West, Lawrence Township, Van Buren County, Michigan, described as: Beginning at the Center of said Section 35, said point being N88°25'43"W, 2653.00 feet from the East 1/4 corner of said Section 35; thence S88°25'43"E, 360.59 feet along the East and West 1/4 line of said Section 35; thence S01°06'51"W, 912.52 feet; thence S82°31'41"W, 330.80 feet; thence S83°48'35"W, 298.07 feet to the centerline of Territorial Road (as traveled); thence N08°47'37"E, 1012.78 feet along said centerline to said East and West 1/4 line; thence S88°25'43"E, 126.57 feet along said 1/4 line to the Center of Section 35 and the Point of Beginning, containing 12.2 acres of land. Subject to easements, restrictions and rights of way of record.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE RATIO OF CLOSURE IS NO GREATER THAN 1/5000 AND THAT SAID SURVEY SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF PUBLIC ACT #132 OF 1970 AS AMENDED.

Chris J. Gower

P.S. 47951

CHRISTOPHER J. GOWER

LEGEND

- FOUND IRON STAKE
- SET IRON STAKE
- P = PLATTED DIMENSION
- R = RECORD DIMENSION
- M = MEASURED DIMENSION

CLIENT:
Miedema Auctioneering, Inc.
Sid Miedema
601 Gordon Ind. Ct
Byron Center, MI 49315

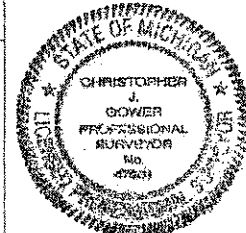
PROPERTY LOCATION: STAMP FARMS
PART OF SECTION 35, T03S - R15W
LAWRENCE TOWNSHIP, VAN BUREN COUNTY, MICHIGAN

JOB NO. 2013-22
DATE: 3/17/2013
REVISED: -
OFFICE: CJG
FIELD: CJG
SHEET: 1 of 2

GPS

GOWER PROFESSIONAL SURVEYING, P.C.

7144 Childsdate Avenue, NE (616) 863-9508 VOICE
Rockford, MI 49341 (616) 866-6483 FAX



CHRISTOPHER J. GOWER, P.S.
MICHIGAN No. 47951

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CERTIFICATE OF SURVEY

PARENT PARCEL DESCRIPTION

80-13-035-002-10

Tax Roll Description

THAT PART OF E 1/2 OF NW 1/4 OF SEC LYING WLY OF CEN L OF TERRITORIAL RD. ALSO N 1/2 OF SW 1/4 OF SEC. ALSO NW 1/4 OF SE 1/4 OF SEC. EXCEPT BEG AT CEN OF SEC, TH E 200.0 FT, TH S PAR WITH N & S 1/4 L 900.0 FT, TH W TO CEN L OF TERRITORIAL RD, TH NELY ON SAID CEN L TO E & W 1/4 L, TH E ON SAME TO BEG.

PROPOSED PARCEL DESCRIPTION

That part of the East 1/2 of the Northwest 1/4 of Section 35, Town 3 South, Range 15 West, Lawrence Township, Van Buren County, Michigan, lying Westerly of the centerline of Territorial Road and Also the North 1/2 of the Southwest 1/4 of said Section 35 and Also the Northwest 1/4 of the Southeast 1/4 of said Section 35 Except Beginning at the Center of said Section 35, said point being N88°25'43"W, 2653.00 feet from the East 1/4 corner of said Section 35; thence S88°25'43"E, 360.59 feet along the East and West 1/4 line of said Section 35; thence S01°06'51"W, 912.52 feet; thence S82°31'41"W, 330.80 feet; thence S83°48'35"W, 298.07 feet to the centerline of said Territorial Road (as traveled); thence N08°47'37"E, 1012.78 feet along said centerline to said East and West 1/4 line; thence S88°25'43"E, 126.57 feet along said 1/4 line to the Center of Section 35 and the Point of Beginning.

PARENT PARCEL DESCRIPTION

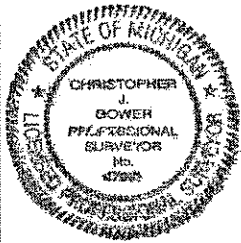
80-13-035-006-10

Tax Roll Description

BEG AT CEN OF SEC, TH E 200.0 FT, TH S PAR WITH N & S 1/4 L 900.0 FT, TH W TO CEN L OF TERRITORIAL RD, TH NELY ALG SAID CEN L TO E & W 1/4 L, TH E ON SAME TO BEG.

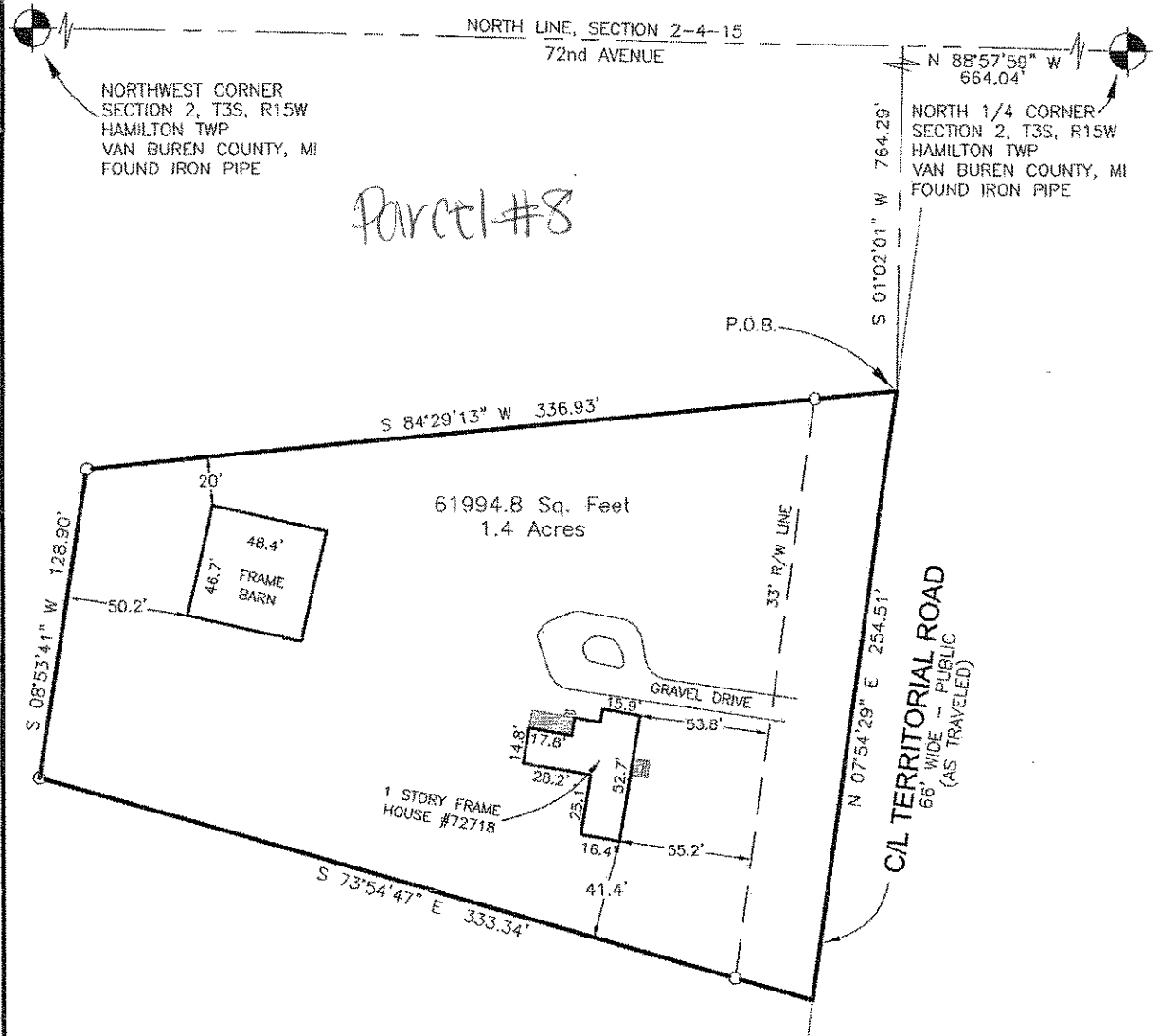
DESCRIPTION of land to be deeded from -002-10 to -006-10

That part of the South 1/2 of Section 35, Town 3 South, Range 15 West, Lawrence Township, Van Buren County, Michigan, described as: Beginning at a point 200.00 feet East of the Center of said Section 35, said point being N88°25'43"W, 2453.00 feet from the East 1/4 corner of said Section 35; thence S88°25'43"E, 160.59 feet along the East and West 1/4 line of said Section 35; thence S01°06'51"W, 912.52 feet; thence S82°31'41"W, 330.80 feet; thence S83°48'35"W, 298.07 feet to the centerline of Territorial Road (as traveled); thence N08°47'37"E, 105.61 feet along said centerline; thence S88°25'43"E, 447.66 feet; thence N01°06'51"E, 900.00 feet to said East and West 1/4 line and the Point of Beginning, containing 4.2 acres of land.

<p>CLIENT: Miedema Auctioneering, Inc. Sid Miedema 601 Gordon Ind. Ct Byron Center, MI 49315</p>	<p>PROPERTY LOCATION: STAMP FARMS PART OF SECTION 35, T03S - R15W LAWRENCE TOWNSHIP, VAN BUREN COUNTY, MICHIGAN</p>	
<p>JOB NO. 2013-22 DATE: 3/17/2013 REVISED: - OFFICE: CJG FIELD: CJG SHEET: 2 of 2</p>	<p style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">GPS</p> <p style="font-weight: bold;">GOWER PROFESSIONAL SURVEYING, P.C.</p> <p>7144 Childedale Avenue, NE (616) 863-9508 VOICE Rockford, MI 49341 (616) 866-6483 FAX</p>	
		<p>CHRISTOPHER J. GOWER, P.E. MICHIGAN No. 47951</p>

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PROPOSED LAND DIVISION



PROPOSED DESCRIPTION:

That part of the Northwest Fractional 1/4 of Section 2, Town 4 South, Range 15 West, Hamilton Township, Van Buren County, Michigan, described as: Beginning at a point in the centerline of Territorial Road (a 66 foot wide public roadway) as traveled, said point being located N88°57'59"W, 664.04 feet along the North line of said Section 2 and S01°02'01"W, 764.29 feet from the North 1/4 corner of said Section 2; thence S84°29'13"W, 336.93 feet; thence S8°53'41"W, 128.90 feet; thence S73°54'47"E, 333.34 feet to said centerline of Territorial Road as traveled; thence N07°54'29"E, 254.51 feet along said centerline to the Point of Beginning, containing 1.4 acres of land. Subject to easements, restrictions and rights of way of record.

Christopher J. Gower
 CHRISTOPHER J. GOWER

P.S. 47951

LEGEND

- FOUND IRON STAKE
- SET IRON STAKE
- P = PLATTED DIMENSION
- R = RECORD DIMENSION
- M = MEASURED DIMENSION

CLIENT: Miedema Auctioneering, Inc Sid Miedema 601 Gordon Industrial Ct. SW Byron Center, MI 49315	
JOB NO.	2013-22
DATE:	3/15/2013
REVISED:	-
OFFICE:	CJG
FIELD:	CJG
SHEET:	1 OF 2

PROPERTY LOCATION: STAMP FARMS
 PART OF SECTION 2 T04S - R15W
 HAMILTON TOWNSHIP, VAN BUREN COUNTY, MICHIGAN

GPS
GOWER PROFESSIONAL SURVEYING, P.C.

7144 Childsdoie Avenue, NE (616) 863-9508 VOICE
 Rockford, MI 49341 (616) 866-6483 FAX



CHRISTOPHER J. GOWER, P.S.
 MICHIGAN No. 47951

PROPOSED LAND DIVISION

PARENT PARCEL DESCRIPTION:

The West Fractional 1/2 of the Northeast Fractional 1/4 and Also the Northwest Fractional 1/4 of Section 2, Town 4 South, Range 15 West, Hamilton Township, Van Buren County, Michigan.

REMAINDER DESCRIPTION:

The West Fractional 1/2 of the Northeast Fractional 1/4 and Also the Northwest Fractional 1/4 of Section 2, Town 4 South, Range 15 West, Hamilton Township, Van Buren County, Michigan, Except that part of the Northwest Fractional 1/4 of Section 2, Town 4 South, Range 15 West, Hamilton Township, Van Buren County, Michigan, described as: Beginning at a point in the centerline of Territorial Road (a 66 foot wide public roadway) as traveled, said point being located N88°57'59"W, 664.04 feet along the North line of said Section 2 and S01°02'01"W, 764.29 feet from the North 1/4 corner of said Section 2; thence S84°29'13"W, 336.93 feet; thence S8°53'41"W, 128.90 feet; thence S73°54'47"E, 333.34 feet to said centerline of Territorial Road as traveled; thence N07°54'29"E, 254.51 feet along said centerline to the Point of Beginning.

LEGEND

- FOUND IRON STAKE
- SET IRON STAKE
- P = PLATTED DIMENSION
- R = RECORD DIMENSION
- M = MEASURED DIMENSION

CLIENT:
 Miedema Auctioneering, Inc
 Sid Miedema
 601 Gordon Industrial Ct. SW
 Byron Center, MI 49315

PROPERTY LOCATION: STAMP FARMS
 PART OF SECTION 2 T04S - R15W
 HAMILTON TOWNSHIP, VAN BUREN COUNTY, MICHIGAN

JOB NO. 2013-22
DATE: 3/15/2013
REVISED: -
OFFICE: CJG
FIELD: CJG
SHEET: 2 OF 2

GPS

GOWER PROFESSIONAL SURVEYING, P.C.

7144 Childsdale Avenue, NE (616) 863-9508 VOICE
 Rockford, MI 49341 (616) 866-6483 FAX



CHRISTOPHER J. GOWER, P.S.
 MICHIGAN No. 47951

19

**Addendum to West Michigan Regional Purchase Agreement
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

Property Address 172718 Territorial Rd, Decatur, MI Parcel # 8

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- A. Presence of lead-based paint and/or lead-based paint hazards (initial "1" or "2" below)
1. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
 2. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- B. Records and reports available to the Seller (initial "1" or "2" below)
1. Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____
 2. 22 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller's Acknowledgment

A. Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of her/his responsibility to ensure compliance.

J J Lake Trustee _____
 Seller Date

NOTE: SELLERS ARE UNDER NO OBLIGATION TO HAVE THEIR HOME TESTED PRIOR TO A SALE AND THEY ARE NOT RESPONSIBLE TO REMOVE OR CORRECT ANY LEAD-BASED PAINT HAZARDS.

Purchaser's Acknowledgment (Initial)

- Purchaser has received copies of all information listed above.
- Purchaser has received the pamphlet *Protect Your Family From Lead In Your Home*.
- Purchaser has (check "1", "2", or "3" below):
 1. received a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 2. received by mutual agreement a day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazard; or
 (If Purchaser is not satisfied with the results of the inspection referenced in either #1 or #2 above, upon written notice from Purchaser to Seller within this period, this Agreement shall terminate and any deposit shall be refunded to Purchaser.)
 3. X waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Certificate of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____	<u>J J Lake Trustee</u>	<u>3-18-13</u>
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date
<u>Silma</u>	<u>3-11-13</u>	_____	_____
REALTOR®	Date	REALTOR®	Date

DISTRICT 5 BOARDS OF REALTORS®
Form #160 Rev. Date 1/2001

NOT AUTHORIZED FOR USE AFTER DECEMBER 31, 2006



**Addendum to West Michigan Regional Purchase Agreement
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

Property Address 07590 64th St, Geneva Township, Van Buren Co. MI Parcel # 19A

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- A. Presence of lead-based paint and/or lead-based paint hazards (initial "1" or "2" below)
- 1 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- B. Records and reports available to the Seller (initial "1" or "2" below)
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____
 - 2 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller's Acknowledgment

A. _____ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of her/his responsibility to ensure compliance.

J. J. J. Trustee 3-18-13
 Seller Date

 Seller Date

NOTE: SELLERS ARE UNDER NO OBLIGATION TO HAVE THEIR HOME TESTED PRIOR TO A SALE AND THEY ARE NOT RESPONSIBLE TO REMOVE OR CORRECT ANY LEAD-BASED PAINT HAZARDS.

Purchaser's Acknowledgment (Initial)

- _____ Purchaser has received copies of all information listed above.
- _____ Purchaser has received the pamphlet *Protect Your Family From Lead In Your Home*.
- _____ Purchaser has (check "1", "2", or "3" below):
 - _____ received a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - _____ received by mutual agreement a _____ day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazard; or
 (If Purchaser is not satisfied with the results of the inspection referenced in either #1 or #2 above, upon written notice from Purchaser to Seller within this period, this Agreement shall terminate and any deposit shall be refunded to Purchaser.)
 - X waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Certificate of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 Buyer Date

sd
 Buyer Date 3-11-13

 REALTOR® Date

J. J. J. Trustee 3-18-13
 Seller Date

 Seller Date

 REALTOR® Date

DISTRICT 5 BOARDS OF REALTORS®
 Form #160 Rev. Date 1/2001

NOT AUTHORIZED FOR USE AFTER DECEMBER 31, 2006



**Addendum to West Michigan Regional Purchase Agreement
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

Property Address 77719 38th St, Decatur, MD Parcel # 25

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- A. Presence of lead-based paint and/or lead-based paint hazards (initial "1" or "2" below)
1. _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
 2. _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- B. Records and reports available to the Seller (initial "1" or "2" below)
1. _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____
 2. 1 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller's Acknowledgment

A. _____ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of her/his responsibility to ensure compliance.

J. J. J. J. J. 3-18-13 _____
 Seller Trustee Date Seller Date

NOTE: SELLERS ARE UNDER NO OBLIGATION TO HAVE THEIR HOME TESTED PRIOR TO A SALE AND THEY ARE NOT RESPONSIBLE TO REMOVE OR CORRECT ANY LEAD-BASED PAINT HAZARDS.

Purchaser's Acknowledgment (Initial)

- A. _____ Purchaser has received copies of all information listed above.
- B. _____ Purchaser has received the pamphlet *Protect Your Family From Lead In Your Home*.
- C. _____ Purchaser has (check "1", "2", or "3" below):
 1. _____ received a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 2. _____ received by mutual agreement a _____ day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazard; or
 (If Purchaser is not satisfied with the results of the inspection referenced in either #1 or #2 above, upon written notice from Purchaser to Seller within this period, this Agreement shall terminate and any deposit shall be refunded to Purchaser.)
 3. X waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Certificate of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____	Seller <u>J. J. J. J. J. Trustee</u>	Date <u>3-18-13</u>
Buyer _____	Date _____	Seller _____	Date _____
REALTOR® <u>hd m</u>	Date <u>3-11-13</u>	REALTOR® _____	Date _____

DISTRICT 5 BOARDS OF REALTORS®
Form #160 Rev. Date 1/2001

NOT AUTHORIZED FOR USE AFTER DECEMBER 31, 2006





Disclosure Regarding Real Estate Agency Relationships



Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of Agency relationship you have with that licensee.

A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the land division act, 1967 PA 298, MCL 560.102, or a condominium unit as defined in section 4 of the condominium act, 1978 PA 59, MCL 559.104. Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship.

A broker or salesperson may function in any of the following capacities:

- represent the seller as an authorized seller's agent or subagent
- represent the buyer as an authorized buyer's agent or subagent
- represent both the seller and buyer as a disclosed dual agent, authorized by both the seller and buyer
- represent neither the seller nor buyer as an agent, but provide services authorized by the seller or buyer to complete a transaction as a transaction coordinator

SELLER'S AGENT

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

The duties that a seller's agent and subagent owes to the seller include:

- promoting the best interests of the seller
- fully disclosing to the seller all facts that might affect or influence the seller's decision to accept an offer to purchase
- keeping confidential the seller's motivations for selling
- presenting all offers to the seller
- disclosing to seller all information known to the seller's agent about the identities of all buyers and the willingness of those buyers to complete the sale or to offer a higher price

BUYER'S AGENT

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent and who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

The duties a buyer's agent and subagent owe to the buyer include:

- promoting the best interests of the buyer
- fully disclosing to the buyer all facts that might affect or influence the buyer's decision to tender an offer to purchase
- keeping confidential the buyer's motivations for buying
- presenting all offers on behalf of the buyer
- disclosing to the buyer all information known to the buyer's agent about the willingness of the seller to complete the sale or to accept a lower price

DUAL AGENT

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.

The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer, and may include the provision that the broker will not knowingly say anything or do anything which might place one party at a disadvantage, including the disclosure of personal confidences. For example, unless otherwise agreed, the dual agent broker will not disclose to the buyer that the seller might accept other than the listed price or terms; nor shall the dual agent broker disclose to the seller that the buyer might be willing to pay a higher price or terms other than offered.

TRANSACTION COORDINATOR

A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction.

The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party. The transactional coordinator is not the advocate of either party and therefore has no obligation to "negotiate" for either party. The responsibilities of the transaction coordinator typically include:

- providing access to and the showing of the property
- providing access to market information
- providing assistance in the preparation of a buy and sell agreement which reflects the terms of the parties' agreement
- presenting a buy and sell agreement and any subsequent counter-offers
- assisting all parties in undertaking all steps necessary to carry out the agreement, such as the execution of documents, the obtaining of financing, the obtaining of inspections, etc.

DESIGNATED AGENCY

A buyer or seller with a designated agency agreement is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

REAL ESTATE LICENSEE DISCLOSURE - THIS IS NOT A CONTRACT FOR AGENCY SERVICES

I hereby disclose that the agency status I/we have with the buyer and/or seller below is (choose one):

- Seller's agent or subagent (I will not be representing the buyer unless otherwise agreed in writing.)
- Buyer's agent or subagent
- Dual agent
- Transaction Coordinator (A licensee who is not acting as an agent of either the seller or the buyer.)
- None of the above

AFFILIATED LICENSEE DISCLOSURE (Check one)

- Check here if acting as a designated agent. Only the licensee's broker and a named supervisory broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.
- Check here if not acting as a designated agent. All affiliated licensees have the same agency relationships as the licensee named below.

This form was provided to the buyer or seller before disclosure of confidential information.

Middleman Auctioneering Inc. S. Dorman Date 3-11-13 Licensee _____ Date _____

The undersigned does does not have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as a Buyer Seller.

ACKNOWLEDGMENT: By signing below, the parties confirm that they have received and read the information on this agency disclosure statement and that this form was provided to them before the disclosure of any confidential information specific to the potential sellers or buyers. **THIS IS NOT A CONTRACT.**

J. J. B. Trustee Date 3-18-13 Potential Buyer Seller (check one) Date _____

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BUY/SELL AGREEMENT

THIS BUY/SELL AGREEMENT ("Agreement") is made this 27th day of March, 2013, by and between (i) Stamp Farms, L.L.C., a Michigan limited liability company ("Stamp Farms") and a debtor and debtor-in-possession in Chapter 11 Case No. 12-10410 pending in the United States Bankruptcy Court for the Western District of Michigan (the "Bankruptcy Court") and/or (ii) Thomas Tibble, Trustee for Michael D. Stamp, in Chapter 11 Case No. 12-10430 pending in the Bankruptcy Court (the "Trustee" and, collectively, hereinafter called the "Seller"), and (iii) _____

_____ of _____

[please note whether husband and wife, married, single, partnership, corporation, etc], (hereinafter called the "Buyer"). The Buyer hereby agrees to buy the Property (as defined in the attached Exhibit A), also described as Parcel _____ in the auction by which such Property is being offered, subject to any existing building and use restrictions, zoning ordinances and easements, if any, according to the following terms:

1. The full purchase price of _____ Dollars (\$) _____ (which includes the 3% buyer's premium) shall be paid upon execution and delivery of a deed by the Trustee and, if applicable, a bill of sale by Stamp Farms, in the form of a bank money order, cashier's check or wire transfer of immediately available funds.
2. The sale of the Property shall be closed (the "Closing") within ten (10) days after the preparation of all closing documents, but not later than April 27, 2013. If the Closing is delayed by reasons of delays in the delivery of title work, or by title defects which can be readily corrected as determined by the Seller, a further period of fifteen (15) days shall be allowed for Closing. The Buyer acknowledges receipt prior to the auction of a copy of a Commitment for Title Insurance respecting the subject real property issued through Chicago Title of Michigan, Inc., dated _____, and agrees to accept the same, without objection or exception by the Buyer other than the

24

release of any encumbrances identified therein at Closing, as evidencing marketable title. For clarity, the obligation of Buyer to purchase the Property hereunder is firm and shall not be subject to any contingency, including (a) the ability of Buyer to obtain any financing or (b) any due diligence.

3. Possession will be given to Buyer at Closing for all parcels included in the auction, except Parcel 5, 9, and 25. Possession will be given to Buyer of Parcels 5 and 25 thirty (30) days after Closing. Possession of the vacant land on Parcel 9 will be given to Buyer at Closing, and possession of the buildings on Parcel 9 will be given to Buyer thirty (30) days after Closing. Exceptions: _____.
4. Buyer acknowledges that Buyer has made Buyer's own independent investigation with respect to the Property and its condition, including but not limited to zoning, governmental permits/approvals, and/or any environmental conditions, and agrees to accept the Property in its present condition. The Property is being sold to the Buyer "AS IS, WHERE IS" with no warranties of any type, expressed or implied. Without limiting the foregoing, the Buyer acknowledges and agrees that the Seller and the auction company make no representation or warranty as to the condition of the Property, including building improvements and fixtures, mechanical systems, well and septic systems, or environmental conditions, and the Seller and the auction company assume no responsibility as to compliance of the Property with any laws or regulations, federal, state or local.
5. The center pivot(s), pump(s) and/or generator(s) described on the attached Exhibit A), as well as all improvements and appurtenances on the Property as of the date hereof are included in the sale. Exceptions: For Parcel 5 the fuel system, fuel tanks and all accessories or attachments are not included with the sale and will be removed from the premises leaving a "hole" and/or cement base for which the Buyer of Parcel 5 will have to assume responsibility. Also, one of the 2 Farm Fan Dryers (the easterly dryer, model #C-2130A) is not included with the sale. Items of personal property not specifically described on the attached Exhibit A are not included with the sale.
6. All Property improvements are sold "AS IS, WHERE IS" with no warranties of any type, expressed or implied. Any repairs or improvements which must be made are the responsibility of the Buyer. Buyer represents and warrants to Seller that Buyer has had the opportunity to inspect the entire Property, including, but not limited to, structural, plumbing, heating, electrical and mechanical components of the Property, to Buyer's satisfaction and, Buyer agrees to accept the Property in its present "AS IS" condition, with no warranties concerning its condition or permitted use. Buyer acknowledges that the Property may require repairs, maintenance or refurbishing. Buyer acknowledges that Buyer has had the opportunity to investigate the zoning classification of the Property and any other matters of interest pertinent to the Property, including, without limitation, its environmental condition and history.

7. For Parcels 8, 19A, 25, if the Property includes one or more residential dwellings used or occupied, or intended to be used or occupied, as the home or residence of one or more persons, Buyer acknowledges that the Trustee has provided to Buyer a copy of the current form of lead paint hazard information pamphlet prepared by the United States Environmental Protection Agency ("USEPA"). In addition, the Trustee has disclosed to Buyer the presence of any known lead-based paint hazards and provided any available lead hazard evaluation report to Buyer. Buyer acknowledges that Buyer has had the opportunity to inspect the Property for any lead-based paint hazard and agrees to take title subject to any such hazard. Attached as Exhibits B, C and D to this Contract is the statement required by applicable laws and regulations to be attached to a contract for sale of residential real estate constructed prior to 1978.
8. For Parcels 8, 19A, and 25, Buyer acknowledges having received and inspected a copy of the "Seller's Disclosure Statement," see attached Exhibits E, F and G.
9. Buyer acknowledges having received a copy of and having had the opportunity to review the Disclosure Regarding Real Estate Agency Relationships, see attached Exhibit H.
10. Rents for Parcel ____ shall be prorated to the date of this Agreement. Such rent payments received by the Trustee before this date for periods ending after this date shall result in a credit to the Buyer against the purchase price apportioned to the real estate for Parcel ____.
11. Real property taxes and assessments which are payable on the real property included in the Property on or before the date hereof shall be paid by the Trustee, without proration. All such real property taxes and assessments which are due and payable on the Property after the date hereof (including 2013 Summer Taxes) shall be paid by the Buyer, without proration. In the event that a taxing authority fails to process land divisions affecting this property prior to issuing the next tax bill that is the responsibility of the buyer(s), upon issuance of said tax bill, the title company and/or auction company will prorate the taxes due between buyer(s) based on auction purchase prices and send notification to buyer(s) regarding the amount of taxes owed, name & address of payee and due date.
12. A standard ALTA Owner's Policy of Title Insurance in the amount of the purchase price shall be furnished to the Buyer at the Trustee's expense.
13. For Parcels 5 and 8, at Closing Buyer shall reimburse the Trustee for a portion of the Trustee's costs in obtaining a survey of the parent parcel of which the Property was a part. The portion of the survey costs to be reimbursed by Buyer is _____ and no/100 Dollars (\$ ____.) per parcel purchased.
14. The Closing will be conducted by [title company name and address]. Closing fees charged by the title company of approximately Three Hundred Fifty and no/100

Dollars (\$350.00) will be divided evenly between the Buyer and the Trustee, payable at Closing. At Closing, the Trustee will pay the transfer tax charged by the State of Michigan and Allegan, Cass and Van Buren Counties, and will pay for issuance of the title insurance policy referenced above. Buyer will pay the cost of recording the deed to the Property.

15. Per the Michigan PA 288 of 1967, as amended by P.A. 87 of 1997, the Trustee will transfer without warranty to Buyer the right to divide the Property purchased hereunder as follows:

- | | |
|------------------------------------------|-------------------------------------------|
| Parcel 1 – all available land divisions | Parcel 14 – all available land divisions |
| Parcel 2 – all available land divisions | Parcel 15 – all available land divisions |
| Parcel 3 – all available land divisions | Parcel 16 – all available land divisions |
| Parcel 4 – all available land divisions | Parcel 17 – all available land divisions |
| Parcel 5 – zero (0) land divisions | Parcel 18 – all available land divisions |
| Parcel 6 – all available land divisions | Parcel 19 – all available land divisions |
| Parcel 7 – all available land divisions | Parcel 19A – all available land divisions |
| Parcel 8 – zero (0) land divisions | Parcel 20 – all available land divisions |
| Parcel 9 – all available land divisions | Parcel 21 – all available land divisions |
| Parcel 10 – all available land divisions | Parcel 22 – all available land divisions |
| Parcel 11 – all available land divisions | Parcel 23 – all available land divisions |
| Parcel 12 – all available land divisions | Parcel 24 – all available land divisions |
| Parcel 13 – all available land divisions | Parcel 25 – all available land divisions |

This is subject to compliance with the Act. Seller and auction company make no representation as to the effect local zoning ordinances or regulations may have on Buyer's ability to divide the Property at all. Buyer acknowledges that local laws may differ and be more restrictive and not allow Buyer to divide the Property into smaller parcels.

16. Any mineral rights owner by the Trustee will be transferred to Buyer at Closing.

17. Buyer hereby deposits _____ Dollars (\$) as valuable consideration evidencing Buyer's good faith commitment to purchase the Property, which is non refundable and to be applied to the purchase price at Closing. In the event of default by the Buyer, all deposits made hereunder may be forfeited as liquidated damages without notice to Buyer, or alternatively, at Seller's election, the Seller may retain such deposit as part of the payment of the purchase price and pursue any legal or equitable remedies against the Buyer, including the right to bring an action for specific performance and/or to collect damages (including reasonable legal fees).

[Method of Payment: _____]

18. This Agreement shall be binding upon and shall inure to the benefit of each of the parties hereto, and their respective heirs, personal representatives, successors and permitted assigns. Buyer shall not assign this Agreement, in whole or in part, whether voluntarily or by operation of law, without Seller's prior written consent.

19. Buyer acknowledges that the auction company is an agent for the Seller.
20. Time is of the essence regarding this Agreement.
21. This Agreement represents the entire understanding and agreement between the parties with respect to the subject matter hereof, supersedes all prior agreements or negotiations between such parties, and may be amended, supplemented or changed only by an agreement in writing which makes specific reference hereto and which is signed by the party against whom enforcement of any such amendment, supplement or modification is sought. Any party signing this Agreement represents that he or she has the authority to enter into this Agreement and bind the party for whom he or she is signing.
22. None of the respective representations, warranties, covenants and agreements of Seller and Buyer herein, or in any certificates or other documents delivered prior to or at the Closing, shall survive the Closing, and Buyer shall have no claims against the Seller with respect to any of the foregoing after the Closing.
23. BUYER AND SELLER AGREE THAT THE BANKRUPTCY COURT SHALL HAVE EXCLUSIVE JURISDICTION OVER ALL DISPUTES AND OTHER MATTERS RELATING TO (i) THE INTERPRETATION AND ENFORCEMENT OF THIS AGREEMENT OR ANY ANCILLARY DOCUMENT EXECUTED PURSUANT TO THIS AGREEMENT, AND/OR (ii) THE PROPERTY, AND BUYER EXPRESSLY CONSENTS TO AND AGREES NOT TO CONTEST SUCH EXCLUSIVE JURISDICTION.

[Remainder of Page Intentionally Left Blank]

5971686_4

In witness whereof, the parties have signed this Agreement as of the date and year first above written.

BUYER'S SIGNATURE _____ Dated _____

BUYER'S PRINTED NAME _____ Dated _____

BUYER'S SIGNATURE _____ Dated _____

BUYER'S PRINTED NAME _____ Dated _____

BUYER'S ADDRESS _____

BUYER'S DAYTIME TELEPHONE (_____) _____ - _____

WITNESS _____ Dated _____

SELLER'S ACCEPTANCE:

The above offer is hereby accepted.

SELLER'S SIGNATURE _____ Dated _____

SELLER'S PRINTED NAME _____ Dated _____

SELLER'S SIGNATURE _____ Dated _____

SELLER'S PRINTED NAME _____ Dated _____

SELLER'S ADDRESS _____

SELLER'S TELEPHONE (_____) _____ - _____

WITNESS _____ Dated _____

FOR OFFICE USE ONLY:

TYPE OF CLOSING: _____ CASH; _____ MORTGAGE; _____ OTHER [explain]

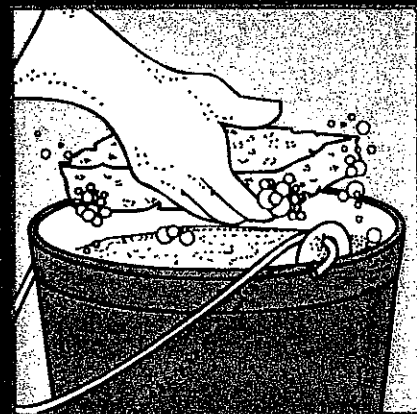
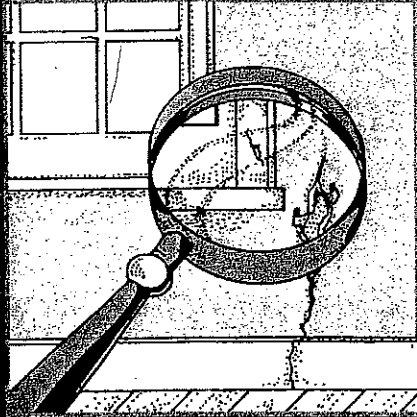
LENDER NAME: _____

CONTACT NAME: _____ *PHONE:* _____

IF BUYING MORE THAN ONE PARCEL, BUYER WISHES TO DEED

_____ *ALL THE PARCELS ON ONE DEED;* _____ *EACH PARCEL SEPARATELY*

IF DEEDING SEPARATELY, LIST PRICES PER PARCEL _____



Protect Your Family From Lead In Your Home

 **EPA** United States
Environmental
Protection Agency

 United States
Consumer Product
Safety Commission

 United States
Department of Housing
and Urban Development

Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



OWNERS, BUYERS, and RENTERS are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

Federal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



LANDLORDS have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



SELLERS have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



RENOVATORS disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

IMPORTANT!

Lead from Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

Lead Gets in the Body in Many Ways

Childhood lead poisoning remains a major environmental health problem in the U.S.

Even children who appear healthy can have dangerous levels of lead in their bodies.

People can get lead in their body if they:

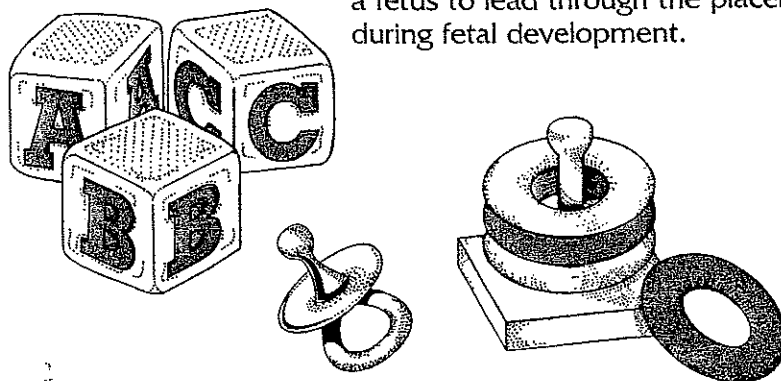
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

Lead is even more dangerous to children under the age of 6:

- ◆ At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- ◆ Children's growing bodies absorb more lead.
- ◆ Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Lead is also dangerous to women of childbearing age:

- ◆ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

In children, lead can cause:

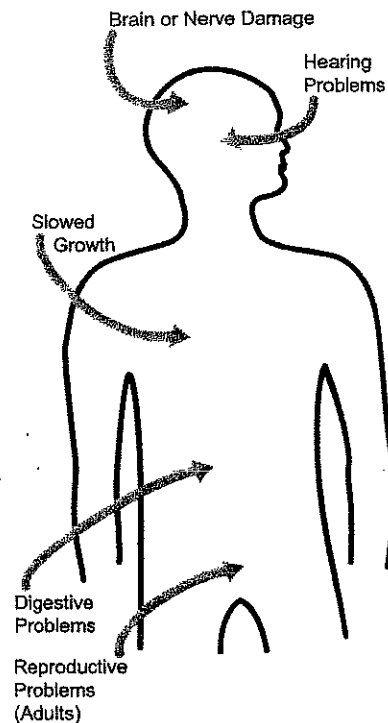
- ◆ Nervous system and kidney damage.
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence.
- ◆ Speech, language, and behavior problems.
- ◆ Poor muscle coordination.
- ◆ Decreased muscle and bone growth.
- ◆ Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

In adults, lead can cause:

- ◆ Increased chance of illness during pregnancy.
- ◆ Harm to a fetus, including brain damage or death.
- ◆ Fertility problems (in men and women).
- ◆ High blood pressure.
- ◆ Digestive problems.
- ◆ Nerve disorders.
- ◆ Memory and concentration problems.
- ◆ Muscle and joint pain.



Lead affects
the body in
many ways.

Where Lead-Based Paint Is Found

In general, the older your home, the more likely it has lead-based paint.

Many homes built before 1978 have lead-based paint. The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs.
- ◆ In apartments, single-family homes, and both private and public housing.
- ◆ Inside and outside of the house.
- ◆ In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

Checking Your Family for Lead

Get your children and home tested if you think your home has high levels of lead.

To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- ◆ Children at ages 1 and 2.
- ◆ Children or other family members who have been exposed to high levels of lead.
- ◆ Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

Identifying Lead Hazards

Lead-based paint is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged) is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- ◆ Windows and window sills.
- ◆ Doors and door frames.
- ◆ Stairs, railings, banisters, and porches.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors.
- ◆ 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- ◆ 400 parts per million (ppm) and higher in play areas of bare soil.
- ◆ 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.

Checking Your Home for Lead

Just knowing that a home has lead-based paint may not tell you if there is a hazard.



You can get your home tested for lead in several different ways:

- ◆ A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- ◆ A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- ◆ A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- ◆ Visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
- ◆ Lab tests of paint, dust, and soil samples.

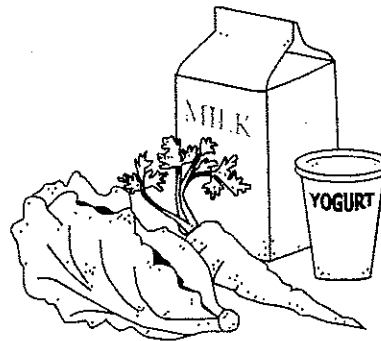
There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

Home test kits for lead are available, but may not always be accurate. Consumers should not rely on these kits before doing renovations or to assure safety.

What You Can Do Now To Protect Your Family

If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- ◆ If you rent, notify your landlord of peeling or chipping paint.
- ◆ Clean up paint chips immediately.
- ◆ Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.
- ◆ Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.
- ◆ Wash children's hands often, especially before they eat and before nap time and bed time.
- ◆ Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- ◆ Keep children from chewing window sills or other painted surfaces.
- ◆ Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- ◆ Make sure children eat nutritious, low-fat meals high in iron and calcium, such as spinach and dairy products. Children with good diets absorb less lead.



Reducing Lead Hazards In The Home

Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

Always use a professional who is trained to remove lead hazards safely.



In addition to day-to-day cleaning and good nutrition:

- ◆ You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called "interim controls") are not permanent solutions and will need ongoing attention.
- ◆ To **permanently** remove lead hazards, you should hire a certified lead "abatement" contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- ◆ 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors;
- ◆ 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills; and
- ◆ 400 $\mu\text{g}/\text{ft}^2$ for window troughs.

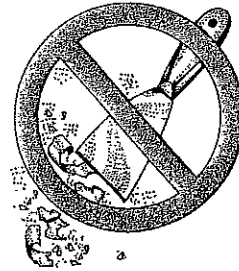
Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

Remodeling or Renovating a Home With Lead-Based Paint

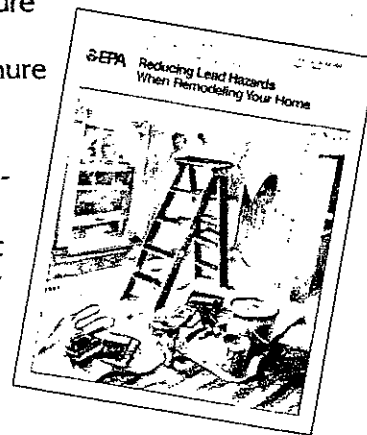
Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- ◆ **Have the area tested for lead-based paint.**
- ◆ **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- ◆ **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- ◆ **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



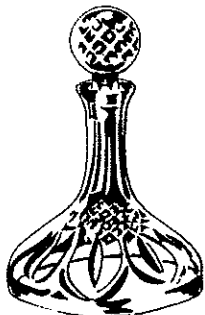
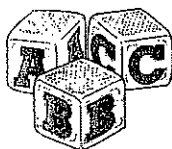
If not conducted properly, certain types of renovations can release lead from paint and dust into the air.



Other Sources of Lead



While paint, dust, and soil are the most common sources of lead, other lead sources also exist.

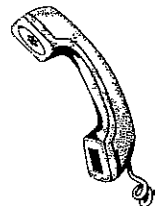


- ◆ **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:
 - Use only cold water for drinking and cooking.
 - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- ◆ **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- ◆ **Old painted toys and furniture.**
- ◆ **Food and liquids stored in lead crystal or lead-glazed pottery or porcelain.**
- ◆ **Lead smelters** or other industries that release lead into the air.
- ◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.
- ◆ **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

For More Information

The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **www.epa.gov/lead** and **www.hud.gov/offices/lead/**.

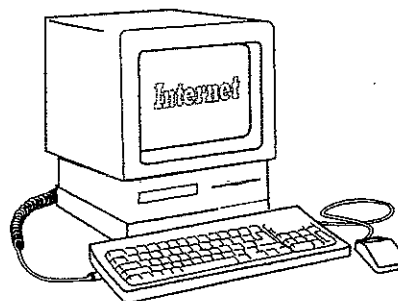


EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **www.cpsc.gov**.



Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at **www.epa.gov/lead** or contact the National Lead Information Center at **1-800-424-LEAD**.

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

EPA Regional Offices

Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

EPA Regional Offices

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
Suite 1100 (CPT)
One Congress Street
Boston, MA 02114-2023
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 209, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3 (3WC33)
1650 Arch Street
Philadelphia, PA 19103
(215) 814-5000

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-6003

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
(ARTD-RALI)
901 N. 5th Street
Kansas City, KS 66101
(913) 551-7020

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
999 18th Street, Suite 500
Denver, CO 80202-2466
(303) 312-6021

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. Region 9
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4164

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Toxics Section WCM-128
1200 Sixth Avenue
Seattle, WA 98101-1128
(206) 553-1985

LB

CPSC Regional Offices

Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

Eastern Regional Center

Consumer Product Safety Commission
201 Varick Street, Room 903
New York, NY 10014
(212) 620-4120

Western Regional Center

Consumer Product Safety Commission
1301 Clay Street, Suite 610-N
Oakland, CA 94612
(510) 637-4050

Central Regional Center

Consumer Product Safety Commission
230 South Dearborn Street, Room 2944
Chicago, IL 60604
(312) 353-8260

HUD Lead Office

Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

U.S. Department of Housing and Urban Development

Office of Healthy Homes and Lead Hazard Control
451 Seventh Street, SW, P-3206
Washington, DC 20410
(202) 755-1785

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U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

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