

VILLAGE OF SPARTA
Kent County, Michigan
Village Council Meeting
Monday, July 20, 2026 at 6:30 PM
276 W. Division St. (Sparta Village Complex)

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Additions or Corrections to Consent and Business Agenda

Consent Agenda:

- a. *Approve Regular Village Council Meeting Minutes of June 15, 2026*
- b. *Approve Regular DDA Meeting Minutes of April 21, 2026*
- c. *Approve Regular DDA Meeting Minutes of May 19, 2026*

5. Approval of Consent and Business Agenda

6. Public Comment for Agenda Item

Please Note: This Public Comment portion of the meeting is reserved for comment on agenda items. Personal or abusive attacks on Council members, staff members, or other participants will not be tolerated and may result in the Village President taking action, up to and including, having the speaker removed from the meeting by law enforcement officers.

7. Public Hearing

- a. None.

8. Old Business

- a. None.

9. New Business

- a. Property Sale Offers
- b. Ord. 26-02 An Ordinance to amend Section 82-152 of the Village of Sparta Code of Ordinances "Zoning Map
- c. Waste Water Treatment Plant Furniture
- d. Cityhood Update/LARA Map Feedback

10. Executive Session

- a. None.

11. Village Manager & Department Reports

12. Communications

13. Payment of Bills

June Payables

PAYABLES	
(101) General Fund	\$157,070.63
(202) Major Street Fund	\$6,443.48
(203) Local Street Fund	\$7,084.14
(581) Airport	\$69,725.36
(590) Sewer Department Fund	\$1,929,126.96
(591) Water Department Fund	\$43,915.01
(661) Equipment Rental Fund	\$13,143.19
Total	\$2,226,508.77

Informational:

(206) Fire Department	\$25,204.70
(208) SRA Park Fund	\$15,157.60
(248) Downtown Development Authority	\$19,686.60
Total	\$60,048.90

14. Public Comment

15. Council Member Announcements

16. Adjournment

VILLAGE OF SPARTA
Kent County, Michigan
Village Council Meeting
Monday, June 15, 2026 at 6:30 PM
276 W. Division St. (Sparta Village Complex)

Present:

President Robert Whalen, Council Members Brenda Braybrook, Robert Carlstrom, David Cumings, Christina Owens

Absent: Bill Taylor, Tom Peoples,

Also Present:

Village Manager James Lower, Chief Andrew Milanowski, Airport Manager Mike Krzciok, Village Clerk Kristen Phelps, DPW Director Bill Hunter, Finance Director David Carpenter

1. Call to Order

- a. The meeting was called to order at 6:30 pm by President Whalen.

2. Pledge of Allegiance

- a. The Pledge was recited.

3. Roll Call

- a. Formal Roll call was taken. See above for attendance.

4. Additions or Corrections to Consent and Business Agenda

Consent Agenda:

- a. *Approve Regular Village Council Meeting Minutes of May 18, 2026*

5. Approval of Consent and Business Agenda

- a. The Consent and Business Agenda was approved as presented.
 - i. Motion: Carlstrom moved to approve the consent agenda with support of Braybrook.**Motion passed 5-0**

6. Public Comment for Agenda Item

Please Note: This Public Comment portion of the meeting is reserved for comment on agenda items. Personal or abusive attacks on Council members, staff members, or other participants will not be tolerated and may result in the Village President taking action, up to and including, having the speaker removed from the meeting by law enforcement officers.

7. Public Hearing

- a. None.

8. Old Business

- a. None.

9. New Business

- a. Audit Presentation

- i. Dan from Siegfried Crandall spoke about the Village's audit.
- b. Sowing Seeds Purchase Agreement
 - i. Motion: Braybrook moved to approve the Purchase Agreement and Quit Claim Deed for 347 Evergreen and authorize the Village Manager to complete the sale, with support from Cumings. **Motion passes 5-0**
- c. Cityhood Update
 - i. Manager Lower spoke on Cityhood.

10. Executive Session

- a. None.

11. Village Manager & Department Reports

12. Communications

13. Payment of Bills

- a. Motion: Cumings moved to approve the payables as presented, with support from Braybrook. **Motion passes 5-0.**

May Payables

PAYABLES	
(101) General Fund	\$138,347.09
(202) Major Street Fund	\$775.14
(203) Local Street Fund	\$1,163.43
(581) Airport	\$5,125.65
(590) Sewer Department Fund	\$357,381.48
(591) Water Department Fund	\$39,555.46
(661) Equipment Rental Fund	\$38,657.93
Total	\$581,006.18

Informational:

(206) Fire Department	\$8,549.57
(208) SRA Park Fund	\$2,076.92
(248) Downtown Development Authority	\$2,956.68
Total	\$13,583.17

14. Public Comment

- a. Jeff Christians- 98 E. Division commented
- b. Lynn Afenhoulis 2783 Summit, Rockford Commented
- c. Amer Marks 219 E. Division Commented
- d. Kendra Afton 112 E. Division Commented

15. Council Member Announcements

16. Adjournment

- a. Meeting adjourned at 7:20 pm by President Whalen

Sparta Downtown Development Authority
MEETING MINUTES
APRIL 21, 2026
SPARTA MUNICIPAL COMPLEX

Meeting called to order at 7:46 am by Cheslek

Members present:, Cheslek, Driscoll, Freeland, Potes, Scarffe, Lamb, Whalen, Shangle, Benham, Baker, Stoner

Members Excused: Gray

Members Absent: None

Also Present: Elizabeth Morse, DDA Director; Jim Lower, Village Manager,

Motion to accept the DDA meeting minutes of February 17, 2026 and Approval of DDA meeting minutes of March 17, 2025 by Potes, second by Freeland. All approved.

Approval of DDA Finance Report. Motion by Whalen, second by Baker. All approved.

Public Comment – None

Unfinished Business - None

- 1) None.

New Business

- 1) Discussion on DDA Personnel Committee Recommendations for staff wage increases. Motion by Benham, second by Stoner to approve recommendations as presented by committee. Roll call vote. Freeland, yes; Shangle, yes; Whalen, yes; Lamb, yes; Potes, yes; Cheslek, yes; Baker, yes; Benham, yes; Stoner, yes; Driscoll, yes; Scarffe, yes; Scarffe, yes.

Public Comment - None.

DDA Business Director Report – verbal update.

- A) The date for the joint DDA/Chamber/Events Board meeting is Tuesday March 17 at 7:45 am.
- B) Discussion on the Redevelopment Liquor License opportunity at 126 E. Division with the property owners
- C) Updated Survey for the DDA redevelopment plan presented to the board
- D) Town Square Construction update provided to the board

Village Manager Report

Public Comment – None.

Meeting adjourned by executive privilege at 8:11 am.

Sparta Downtown Development Authority
MEETING MINUTES
MAY 19, 2026
SPARTA MUNICIPAL COMPLEX

Meeting called to order at 7:46 am by Cheslek

Members present:, Cheslek, Potes, Scarffe, Lamb, Whalen, Shangle, Benham, Baker, Stoner, Gray

Members Excused:, Freeland, Driscoll

Members Absent: None

Also Present: Elizabeth Morse, DDA Director; Jim Lower, Village Manager,

Motion to accept the DDA meeting minutes of February 17, 2026 and Approval of DDA meeting minutes of April 21, 2026 by Scarffe, second by Lamb. All approved.

Approval of DDA Finance Report. Motion by Whalen, second by Baker. All approved.

Public Comment – None

Unfinished Business - None

- 1) None.

New Business

- 1) Discussion on Redevelopment Liquor License at 126 E. Division with consideration to recommend to Sparta Village Council. Motion by Potes, second by Lamb to recommend Redevelopment Liquor Licenses application at 126 E. Division. All Approved.

Public Comment - None.

DDA Business Director Report

- A) Directors report attached. Board discussion on Village parcels for sale and concern over the South Union Parking Lot parcel and the loss of parking spots downtown. A parking lot assessment was discussed as a proactive approach to consider prior to selling parking lots in downtown.

Public Comment – None.

Meeting adjourned by executive privilege at 8:11 am.



ACTION MEMO

Staff Communication

DATE: July 20, 2026
TO: Members of the Village Council
FROM: James A. Lower, Village Manager
RE: Sale of Village Properties

SUMMARY OF REQUEST:

At its May 2026 meeting, the Village Council decided to list three Village-owned properties for sale: 27 S. Union Street, 195 Washington Street, and 299 E. Gardner Street. The listings called for highest and best offers to be submitted by July 13, 2026. Since that meeting, the planning commission and staff has also begun evaluating potential rezoning options for 195 Washington Street and 299 E. Gardner Street depending on the nature of the proposals received.

27 S. Union Street

When the Council discussed the FY 2026 budget in November 2025, Blonde Blossom and Hub 61 had not yet opened in front of this parking lot, nor was there a plan to reactivate the former Maddy La Roue's building. At that time, the Council decided to explore selling a portion of the parking lot for infill development prior to investing funds into resurfacing the lot.

This concept was discussed with surrounding property owners and generally met with little resistance, if not outright support. The intent was never to eliminate the entire public parking lot, but rather to identify a development partner for the southwest corner of the parcel while continuing to provide parking behind 112 E. Division Street, 98 E. Division Street, and 17 S. Union Street. Potential concepts discussed included mixed-use development or townhomes.

Since that time, additional feedback has been received from area business owners and the Sparta Chamber indicating that the lot is valuable to the overall downtown parking system. Additionally, several Council members have expressed a preference to retain the entire parcel for public parking and continue maintaining it. Staff has also not received any offers for the property.

195 Washington Street

The Village received one offer from Chad Momber in the amount of \$101,000 cash with no contingencies. It is staff's understanding that Mr. Momber intends to remodel the building for use as a dog daycare facility.

299 E. Gardner Street

The Village received several formal offers for this property, along with numerous inquiries expressing interest in the site.

Offers received were as follows:

- **Habitat for Humanity of Kent County:** \$30,000 with plans to construct three single-family homes.
- **Chad Momber:** \$63,000 with no formal development plan submitted.
- **Sable Homes:** \$64,270 with plans to construct one duplex and one single-family home with an accessory dwelling unit, for a total of four dwelling units.
- **Zack Austin and Jordan Morse:** \$50,000 with an escalation clause increasing their offer to \$500 above any competing proposal, resulting in a current offer of \$64,770. The applicants have indicated they are considering either residential or commercial development but have not submitted a final development concept.

STAFF RECOMMENDATION:**27 S. Union Street:**

Should the Council decide to delist the property and retain it for public parking purposes, staff recommends planning for resurfacing and continued improvements to the lot as part of the FY 2027 budget process.

195 Washington Street:

The Council may accept, reject, or counter the offer received. Staff recommends authorizing the Village Manager to negotiate a final sale price and terms with Mr. Momber and proceed with closing the transaction.

299 E. Gardner Street:

The Sable Homes and Austin/Morse proposals represent the two strongest offers received.

The Austin/Morse proposal currently provides the highest financial offer and contains no inspection contingencies. However, a final development plan for the property has not yet been identified.

Sable Homes, by contrast, has submitted a specific development proposal and has an established history of successfully completing residential projects within the community. Their proposal would add four new housing units to the Village's housing stock and provides greater certainty regarding the future use of the property.

Staff believes there are merits to both proposals and could support acceptance of either offer. However, staff slightly favors the Sable Homes proposal due to the certainty of development and the immediate advancement of the Village's housing goals.

Staff would also like to thank all parties that submitted proposals and welcomes the opportunity to work with them on future projects. In particular, the Village previously had a positive experience partnering with Habitat for Humanity on the development at 92 N. State Street and remains appreciative of their continued interest in investing in the community. However, the financial terms of that proposal are outside the range staff can recommend for consideration.

Proposed Motion – 27 S. Union Street

Motion to remove 27 S. Union Street from the market and retain the property for continued use as public parking, and to direct staff to include resurfacing of the parking lot as part of the FY 2027 budget process.

Proposed Motion – 195 Washington Street

Motion to authorize the Village Manager to negotiate the final terms and sale price for 195 Washington Street with Chad Momber and to execute all documents necessary to complete the sale.

Proposed Motion – 299 E. Gardner Street

Motion to accept the proposal submitted by Sable Homes in the amount of \$64,270 for the purchase and development of 299 E. Gardner Street and authorize the Village Manager to negotiate and execute a purchase agreement and all related documents necessary to complete the transaction.

Alternative Motion:

Motion to accept the proposal submitted by Zack Austin and Jordan Morse in the amount of \$64,770 for the purchase and development of 299 E. Gardner Street and authorize the Village Manager to negotiate and execute a purchase agreement and all related documents necessary to complete the transaction.

MICHIGAN REGIONAL PURCHASE AGREEMENT

1

DATE: 07/13/2026, _____ (time) MLS # 26025447

SELLING OFFICE: Keller Williams - Grand Rapids East REALTOR® PHONE: 6166445398

LISTING OFFICE: Coldwell Banker Schmidt Realtors (Sparta)

LISTING AGENT: Michael Lamb REALTOR® PHONE: 616-498-5368

1. **Effective Date:** This Agreement is effective on the date Seller's acceptance of Buyer's offer is delivered to Buyer or Buyer's Agent, or the date Buyer's acceptance of any counteroffer is delivered to the Seller or Seller's Agent, as the case may be, and this date will hereafter be referred to as the "Effective Date". Further, any reference to "days" in this Agreement refers to calendar days. The first calendar day begins at 12:01 a.m. on the day after the Effective Date. Any reference to "time" refers to local time where the Property is located.
2. **Agency Disclosure:** The Undersigned Buyer and Seller each acknowledge that they have read and signed the *Disclosure Regarding Real Estate Agency Relationships*. The selling licensee is acting as (choose one):
☐ Agent/Subagent of Seller ☒ Buyer's Agent ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Transaction Coordinator
 Primary Selling Agent Name: Priscilla Cazier Email: priscillasellsmi@gmail.com
 Alternate Selling Agent Name: _____ Email: _____
3. **Seller's Disclosure Statement:** (This paragraph applies to sales of one-to-four family residential units.)
☐ Buyer has received the *Seller's Disclosure Statement*, dated: _____
☐ Buyer has not received the *Seller's Disclosure Statement*. Buyer may terminate this Agreement, in writing, any time prior to receipt of the *Seller's Disclosure Statement*. Once Buyer has received the *Seller's Disclosure Statement*, Buyer may terminate this Agreement, in writing, within 72 hours of receipt if the disclosure was received in person, or within 120 hours if received by registered mail. Exceptions: _____
☐ Seller is exempt from the requirements of the Seller Disclosure Act.
 Seller agrees to promptly inform Buyer in writing of any changes in the content of the Seller's Disclosure Statement.
4. **Lead-Based Paint Addendum:** Transactions involving homes built prior to 1978 require a written disclosure which is hereby attached and will be an integral part of this Agreement.
5. **Property Description:** Buyer offers to buy the Property located in the ☐ City ☒ Village ☐ Township of Sparta
 County of Kent, Michigan, commonly known as (insert mailing address: street/city/state/zip code):
195 Washington St, Sparta, MI 49345
 with the following legal description and tax parcel ID numbers:
Lot 9 Heath's addn to Village of Sparta

PP# 410523108013 ("Property")

The following paragraph applies only if the Property includes unplatted land:

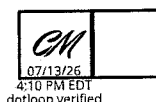
Seller agrees to grant Buyer at closing the right to make (insert number) _____ division(s) under Section 108(2), (3), and (4) of the Michigan Land Division Act. (If no number is inserted, the right to make divisions under the sections referenced above stays with any remainder of the parent parcel retained by Seller. If a number is inserted, Seller retains all available divisions in excess of the number stated, however, Seller and/or REALTOR® do not warrant that the number of divisions stated is actually available.) If this sale will create a new division, Seller's obligations under this Agreement are contingent on Seller's receipt of municipal approval on or before _____, of the proposed division to create the Property.

6. **Purchase Price:** Buyer offers to buy the Property for the sum of \$ \$101,000.
one hundred one thousand U.S. Dollars

7. **Seller Concessions**, if any:

8. **Terms:** The Terms of Purchase will be as indicated by "X" below: (Other unmarked terms of purchase do not apply.)
 SOURCE OF FUNDS TO CLOSE: Buyer represents that the funds necessary to close this transaction on the terms specified below are currently available to Buyer in cash or an equally liquid equivalent.

- ☒ **CASH.** The full Purchase Price upon execution and delivery of Warranty Deed. Buyer Agrees to provide Buyer Agent/Dual Agent verification of funds within five (5) days after the Effective Date, and consents to the disclosure of such information to Seller and/or Seller's Agent. If verification of funds is not received within 5 days after the Effective Date, Seller may terminate this Agreement at any time before verification of funds is received by giving written notice to Buyer. Any appraisal required by Buyer must be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement.



Buyer's Initials



Seller's Initials

☐ **NEW MORTGAGE.** The full Purchase Price upon execution and delivery of Warranty Deed, contingent upon Buyer's ability to obtain a _____ type _____ (year) mortgage in the amount of _____ % of the Purchase Price bearing interest at a rate not to exceed _____ % per annum (rate at time of loan application), on or before the date of closing. Buyer agrees to apply for a mortgage loan, and pay all fees and costs customarily charged by Buyer's lender to process the application, within _____ days after the Effective Date, not to impair Buyers' credit after the Effective Date. ☐ Seller ☐ Buyer will agree to pay an amount not to exceed \$ _____ representing repairs required as a condition of financing.

Buyer ☐ agrees ☐ does not agree to authorize Buyer's Agent/Dual Agent to obtain information from Buyer's lender regarding Buyer's financing, and consents to the disclosure of this information to Seller and/or Seller's Agent.

Exceptions: _____

☐ **SELLER FINANCING** (choose one of the following): ☐ CONTRACT or ☐ PURCHASE MONEY MORTGAGE

In the case of Seller financing, Buyer agrees to provide Seller with a credit report within 72 hours after the Effective Date. If the credit report is unacceptable to Seller, Seller will have the right to terminate this offer within 48 hours of Seller's receipt, or if Buyer fails to provide said credit report to Seller within the time frame allotted, Seller will have the right to terminate this offer within 48 hours. Seller is advised to seek professional advice regarding the credit report.

\$ _____ upon execution and delivery of a _____ form (name or type of form and revision date), a copy of which is attached, wherein the balance of \$ _____ will be payable in monthly installments of \$ _____ or more including interest at _____ % per annum, interest to start on date of closing, and first payment to become due thirty (30) days after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Any appraisal required by Buyer must be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement.

Exceptions: _____

☐ **EQUITY** (choose one of the following): ☐ Formal Assumption or ☐ Informal Assumption
Upon execution and delivery of: ☐ Warranty Deed subject to existing mortgage OR ☐ Assignment of Vendee Interest in Land Contract, Buyer to pay the difference (approximately \$ _____) between the Purchase Price above provided and the unpaid balance (approximately \$ _____) upon said mortgage or land contract, which Buyer agrees to assume and pay. Buyer agrees to reimburse Seller for accumulated funds held in escrow, if any, for payment of future taxes and insurance premiums, etc. Any appraisal required by Buyer must be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement. Exceptions: _____

☐ **OTHER:** _____

9. Appraisal: If the Property's value stated in an appraisal obtained by Buyer or Buyer's lender ("Appraisal") is less than the Purchase Price, Buyer may within three (3) days after Buyer has received the Appraisal, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above-referenced time period, then Buyer will be deemed to have accepted the Appraisal as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller will be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement. Exceptions:

10. Contingencies: Buyer's obligation to consummate this transaction (choose one):

☒ **IS NOT CONTINGENT** - is not contingent upon the sale or exchange of any other property by Buyer.

☐ **IS CONTINGENT UPON CLOSING** - is contingent upon closing of an existing sale or exchange of Buyer's property located at:

A copy of Buyer's agreement to sell or exchange that property is being delivered to Seller along with this offer. If the existing sale or exchange terminates for any reason, Buyer will immediately notify Seller, and either party may terminate this Agreement in writing, within 3 days of Buyer's notice to Seller. If either party terminates, Buyer will receive a refund of any Earnest Money Deposit.

☐ **IS CONTINGENT UPON THE SALE AND CLOSING** - is contingent upon the execution of a binding agreement and the closing of a sale or exchange of Buyer's property located at _____ on or before _____. Seller will have the right to continue to market Seller's Property until Buyer enters into a binding agreement to sell or exchange Buyer's property and delivers a copy thereof to Seller. During such marketing period, Seller may enter into a binding contract for sale to another purchaser on such price and terms as the Seller deems appropriate. In such event, this Agreement will automatically terminate, Buyer will be notified promptly, and Buyer's Earnest Money Deposit will be refunded.

Exceptions: _____

195 Washington St, Sparta, MI 49345
Subject Property Address/Description

07/13/2026
Date

Time

Buyer's Initials

Seller's Initials

11. Fixtures & Improvements: The following is not intended to be an all-inclusive list of items included with the Property. All improvements and appurtenances are included in the Purchase Price, if now in or on the Property, unless rented, including the following: all buildings; landscaping; attached smart home devices; attached security systems; lighting fixtures and their shades and bulbs; ceiling fans; hardware for draperies and curtains; window shades and blinds; built-in kitchen appliances, including garbage disposal and drop-in ranges; wall to wall carpeting, if attached; all attached mirrors; all attached TV mounting brackets; all attached shelving; attached work benches; stationary laundry tubs; water softener; water heater; incinerator; sump pump; water pump and pressure tank; heating and air conditioning equipment (window units excluded); attached humidifiers; heating units, including add-on heating stoves and heating stoves connected by flue pipe; fireplace screens, inserts, and grates; fireplace doors, if attached; liquid heating and cooking fuel tanks; TV antenna and complete rotor equipment; satellite dish and necessary accessories and complete rotor equipment; all support equipment for inground pools; screens and storm windows and doors; awnings; installed basketball backboard, pole and goal; mailbox; flagpole(s); fencing, invisible inground fencing and all related equipment, including collars; detached storage buildings; underground sprinkling, including the pump; installed outdoor grills; all plantings and bulbs; garage door opener and control(s); and any and all items and fixtures permanently affixed to the Property; **and also includes:**

but does not include:

12. Rented Items: If there are any rented improvements or fixtures (e.g. water softener, propane tank, water heater, security system, etc.) which are now in or on the Property, Seller agrees to provide Buyer a copy of any rental agreements showing terms and payment obligations within three (3) days of the Effective Date. If Seller does not provide any rental agreements within 3 days, then Seller represents that no improvements or fixtures are rented.

13. Heating and Cooking Fuels: Liquid heating and cooking fuels in tanks are included in the sale and will transfer to Buyer at time of possession unless usage is metered (in which case it is not included in the sale). Sellers are responsible for maintaining heating and cooking liquid fuels at an operational level and will not permit fuels to fall below 10% in the tank(s) at the time of possession, except that the tank(s) may be empty only if now empty. Further, Seller is precluded from removing fuel from tank(s) other than what is expended through normal use. Exceptions: _____

14. Assessments (choose one):

If the Property is subject to any assessments,

☒ Seller will pay the entire balance of any such assessments that are due and payable on or before the date of closing (regardless of any installment arrangements), except for any fees that are required for future connection to public utilities.

☐ Seller will pay all installments of such assessments that become due and payable on or before the date of closing. Buyer will assume and pay all other installments of such assessments.

Seller has an ongoing obligation through the closing to disclose to the Buyer any known pending assessments, including, but not limited to, any mandatory utility connection requirements, and/or benefit charges, and condominium special assessments, that have not been previously disclosed in writing to Buyer.

15. Property Taxes: Seller will be responsible for any taxes billed prior to those addressed below. Buyer will be responsible for all taxes billed after those addressed below.

Buyer is also 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 bills on the Property will be the same as Seller's present tax bills. Under Michigan law, real property tax obligations can change significantly when property is transferred.

☐ No proration. (Choose one):

☐ Buyer ☐ Seller will pay taxes billed summer _____ (year)
☐ Buyer ☐ Seller will pay taxes billed winter _____ (year)

☒ Calendar Year Proration (all taxes billed or to be billed in the year of the closing). Calendar year tax levies will be estimated, if necessary, using the taxable value and the millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying for January 1 through the day before closing.

☐ Fiscal Year Proration – Taxes will be prorated as though they are paid in (choose one): ☐ advance. ☐ arrears.
 Fiscal Year will be assumed to cover a 12-month period from date billed, and taxes will be prorated to the date of closing. Fiscal year tax levies will be estimated, if necessary, using the taxable value and millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying through the day before closing.

Exceptions: _____

16. Well/Septic: Within ten (10) days after the Effective Date, (choose one) ☐ Seller or ☐ Buyer will arrange for, at their own expense, an inspection of the primary well used for human consumption (including a water quality test for coliform bacteria and nitrates) and septic systems in use on the Property. The inspection will be performed by a qualified inspector in a manner that meets county (or other local governmental authority, if applicable) protocol.

If any report discloses a condition unsatisfactory to Buyer or doesn't meet county standards that are a condition of sale, Buyer may, within three (3) days after Buyer has received the report, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this

195 Washington St, Sparta, MI 49345
 Subject Property Address/Description

07/13/2026

Date

Time



Buyer's Initials



Seller's Initials

Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the well/septic as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

Exceptions: _____ public

17. Inspections & Investigations:

Inspections: Buyer, or someone selected by Buyer, has the right to inspect the buildings, premises, components and systems, at Buyer's expense. Any damage, misuse, abuse, or neglect of any portion of the Property or premises as a result of inspections will be Buyer's responsibility and expense.

Investigations: It is Buyer's responsibility to investigate (i) whether the Property complies with applicable codes and local ordinances and whether the Property is zoned for Buyer's intended use; (ii) whether Buyer can obtain a homeowner's insurance policy for the Property at price and terms acceptable to Buyer; (iii) whether or not the Property is in a flood zone, and (iv) rented items disclosed by Seller per the Rented Items paragraph and whether such rented items are acceptable to Buyer.

All inspections and investigations will be completed within _____ days after the Effective Date. If the results of Buyer's inspections and investigations are not acceptable to Buyer, Buyer may, within the above referenced period, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Property as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

☒ Buyer has waived all rights under this Inspections & Investigations paragraph.

Exceptions: _____

18. **Title Insurance:** Seller agrees to convey marketable title to the Property subject to conditions, limitations, reservation of oil, gas and other mineral rights, existing zoning ordinances, and building and use restrictions and easements of record. An **expanded coverage** ALTA Homeowner's Policy of Title Insurance in the amount of the Purchase Price will be ordered by Seller within **five (5) days** after the Effective Date and furnished to Buyer at Seller's expense, and a commitment to issue a policy insuring marketable title vested in Buyer, including supporting documents and a real estate tax status report, will be made available to Buyer promptly upon receipt. If Buyer so chooses, or if an expanded policy is not applicable, then a **standard** ALTA Owners' Policy of Title Insurance will be provided. If Buyer objects to any conditions, Buyer may, within three (3) days after Buyer has received the Title Commitment, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Title Commitment as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

Exceptions: _____

19. **Property Survey:** Broker advises that Buyer should have a survey performed to satisfy Buyer as to the boundaries of the Property and the location of improvements thereon.

☐ Buyer or ☐ Seller (choose one) will within ten (10) days of the Effective Date, order, at their expense, a boundary survey with iron corner stakes showing the location of the boundaries, improvements and easements in connection with the Property. Upon receipt of the survey, if Buyer objects to any conditions, in Buyer's sole discretion, which would interfere with Buyer's intended use of the Property, the marketability of the title, or zoning non-compliance, Buyer may, within three (3) days after Buyer has received the Survey, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Property Survey as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement and will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

☒ No survey. Buyer has waived all rights under this paragraph.

When closing occurs, Buyer will be deemed to have accepted the boundaries of the Property and the location of such improvements thereon.

Exceptions: _____ Seller to provide survey if ones available.

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Time



Buyer's Initials

Seller's Initials

20. **Municipal Compliances:** Seller will arrange and pay for current certificates of occupancy, sidewalk compliance, and smoke detector ordinances, if applicable.
21. **Home Protection Plan:** Buyer and Seller have been informed that home protection plans may be available. Such plans may provide additional protection and benefit to the parties.
Exceptions: _____
22. **Prorations:** Rent; association dues/fees, if any; insurance, if assigned; interest on any existing land contract, mortgage or lien assumed by Buyer; will all be adjusted to the date of closing. For the purposes of calculating prorations, it is presumed that Seller owns the Property through the day before closing.
23. **Closing:** If agreeable to Buyer and Seller, the sale will be closed as soon as closing documents are ready, but not later than 07/29/2026. An additional period of fifteen (15) days will be allowed for closing to accommodate the correction of title defects or survey problems which can be readily corrected, or for delays in obtaining any lender required inspections/repairs. During this additional period, the closing will be held within 5 days after all parties have been notified that all necessary documents have been prepared. Buyer and Seller will each pay their title company closing fee(s), if applicable, **except in the case of VA financing where Seller will pay the entire closing fee.** Exceptions:

24. **Pre-Closing Walk-Through:** Buyer (choose one) ☒ reserves ☐ waives the right to conduct a final walk-through of the Property within three (3) days of the scheduled closing date. The purpose of the walk-through is to determine that the Property is in a substantially similar condition as of the Effective Date, any contractually agreed upon items have been fulfilled, and that any included personal property is still located at the Property. Buyer will immediately report to Seller any objections to these conditions and Buyer's requested corrective action.

25. **Possession:** Seller will maintain the Property in its present condition until the completion of the closing of the sale. Possession to be delivered to Buyer, subject to rights of present tenants, if any.

☒ At the completion of the closing of the sale.

☐ At _____ ☐ a.m. ☐ p.m. on the _____ day after completion of the closing of the sale, during which time Seller will have the privilege to occupy the Property and hereby agrees to pay Buyer \$_____ as an occupancy fee for this period payable at closing, WITHOUT PRORATION. Payment will be made in the form of cash or certified funds.

For purposes of determining possession, the transaction will be considered closed once all necessary documents have been signed and received by escrow agent and funds have been received by the escrow agent.

If Seller fails to deliver possession to Buyer on the agreed date, Seller will become a tenant at sufferance and will pay to Buyer as liquidated damages \$_____ per day plus all of the Buyer's actual reasonable attorney's fees incurred in removing the Seller from the Property.

If Seller occupies the Property after closing, Seller will pay all utilities during such occupancy. Seller will also be responsible for snow removal and/or landscape maintenance. Buyer will maintain the structure and mechanical systems at the Property. However, any repairs or replacements necessitated by Seller's misuse, abuse, or neglect of any portion of the Property will be Seller's responsibility and expense.

On the agreed delivery date, Seller will deliver the Property free of trash and debris and in broom-clean condition, will remove all personal property (unless otherwise stated in this or an additional written agreement), will make arrangements for final payment on all utilities, and will deliver all keys to Buyer.

☐ Buyer and Seller will sign the *Michigan Regional Temporary Occupancy Agreement* on or before the date of closing.

Exceptions:

26. **Earnest Money Deposit:** An Earnest Money Deposit in the amount of \$_____ \$5,000. will be submitted to _____ (insert name of broker, title company, other) within 72 hours of the Effective Date of this Agreement, and will be applied against the Purchase Price. If the Earnest Money Deposit is not received within 72 hours of the Effective Date or is returned for insufficient funds, Seller may terminate this Agreement until such time as the Earnest Money Deposit is received. If Seller terminates this Agreement under this provision, Seller waives any claim to the Earnest Money Deposit. If the sale is not closed due to a failure to satisfy a contingency for a reason other than the fault of Buyer, the Buyer is entitled to a refund of the Earnest Money Deposit. In such event, Buyer and Seller agree to sign a written disbursement agreement directing how the Earnest Money Deposit will be disbursed. If the sale is not closed as provided in this Agreement and Buyer and Seller do not agree to the disposition of the Earnest Money Deposit, then Buyer and Seller agree that the Broker holding the Earnest Money Deposit may notify Buyer and Seller, in writing, of Broker's intended disposition of the Earnest Money Deposit. If Buyer and Seller do not object to such disposition in writing within fifteen (15) days after the date of Broker's notice, they will be deemed to have agreed to Broker's proposed disposition; if either Buyer or Seller object and no mutually agreeable disposition can be negotiated, Broker may deposit the funds by interpleader with a court of proper jurisdiction or await further actions

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Buyer's Initials



Seller's Initials

by Buyer and Seller. In the event of litigation involving the deposit, in whole or in part, either the Seller or the Buyer that is not the prevailing party, as determined by the court, will reimburse the other for reasonable attorneys' fees and expenses incurred in connection with the litigation, and will reimburse the Broker for any reasonable attorneys' fees and expenses incurred in connection with any interpleader action instituted. If the entity holding the Earnest Money Deposit is not the Broker, then to the extent that the terms of any escrow agreement conflict with this paragraph, then the terms and conditions of the escrow agreement will control.

27. **Professional Advice:** Broker hereby advises Buyer and Seller to seek legal, tax, environmental and other appropriate professional advice relating to this transaction. Broker does not make any representations or warranties with respect to the advisability of, or the legal effect of this transaction. Buyer further acknowledges that REALTOR® above named in the Agreement hereby recommends to Buyer that an attorney be retained by Buyer to pass upon the marketability of the title and to ascertain that the required details of the sale are adhered to before the transaction is consummated. Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate licensee (whether intentionally or negligently) regarding any aspect of the Property or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by Seller.
28. **Disclosure of Information:** Buyer and Seller acknowledge and agree that the Purchase Price, terms, and other details with respect to this transaction (when closed) are not confidential, will be disclosed to REALTORS® who participate in the applicable Multiple Listing Service, and may otherwise be used and/or published by that Multiple Listing Service in the ordinary course of its business.
29. **Other Provisions:**

30. **Mergers and Integrations:** This Agreement is the final expression of the complete agreement of Buyer and Seller, and there are no oral agreements existing between Buyer and Seller relating to this transaction. This Agreement may be amended only in writing signed by Buyer and Seller and attached to this Agreement.
31. **Fax/Electronic Distribution and Electronic Signatures:** Buyer and Seller agree that any signed copy of this Agreement, and any amendments or addendums related to this transaction, transmitted by facsimile or other electronic means will be competent evidence of its contents to the same effect as an original signed copy. Buyer and Seller further agree that an electronic signature is the legal equivalent of a manual or handwritten signature, and consent to use of electronic signatures. Buyer and Seller agree that any notice(s) required or permitted under this Agreement may also be transmitted by facsimile or other electronic means.
32. **Wire Fraud:** Seller and Buyer are advised that wire fraud is an increasingly common problem. If you receive any electronic communication directing you to transfer funds or provide nonpublic personal information (such as social security numbers, drivers' license numbers, wire instructions, bank account numbers, etc.), **even if electronic communication appears to be from the Broker, Title Company, or Lender, DO NOT** reply until you have verified the authenticity of the email by direct communication with Broker, Title Company, or Lender. **DO NOT** use telephone numbers provided in the email. Such requests may be part of a scheme to steal funds or use your identity.
33. **Expiration:** For valuable consideration, Buyer gives Seller until _____ (time) on 07/22/2026 (date), to deliver the written acceptance of this offer and agrees that this offer, when accepted by Seller, will constitute a binding Agreement between Buyer and Seller.

34. **Buyer's Approval and Acknowledgment:** Buyer approves the terms of this offer and acknowledges receipt of a copy of this offer.

Buyer 1 Address		X	Chad Momber	dotloop verified 07/13/26 4:10 PM EDT KLSK-LERT-Y8NU-MKZ2	Buyer
Buyer 1 Phone: (Res.) _____ (Bus.) _____			Chad Momber		
			Print name as you want it to appear on documents.		
Buyer 2 Address		X			Buyer
Buyer 2 Phone: (Res.) _____ (Bus.) _____					
			Print name as you want it to appear on documents.		

35. **Seller's Response:** The above offer is accepted: ☐ As written. ☐ As written except:

Counteroffer, if any, expires _____, at _____ (time). Seller has the right to withdraw this counteroffer and to accept other offers until Seller or Seller's Agent has received notice of Buyer's acceptance.

36. **Seller's Acceptance and Acknowledgment:** Seller accepts the terms of this Agreement and acknowledges receipt of a copy. If Seller's response occurs after Buyer's offer expires, then Seller's response is considered a counteroffer and Buyer's acceptance is required below.

X (Seller's Signature, Date, Time):

Print name as you want it to appear on documents.

Is Seller a U.S. Citizen or Resident Alien? ☐ Yes ☐ No*

X (Seller's Signature, Date, Time):

Print name as you want it to appear on documents.

Is Seller a U.S. Citizen or Resident Alien? ☐ Yes ☐ No*

Seller's Address:

Seller's Phone (Res.):

(Bus):

* If Seller(s) is not a U.S. Citizen or Resident Alien, there may be tax implications and Buyer and Seller are advised to seek professional advice.

37. **Buyer's Receipt/Acceptance:** Buyer acknowledges receipt of Seller's response to Buyer's offer. In the event Seller's response constitutes a counteroffer, Buyer accepts said counteroffer. All other terms and conditions in the offer remain unchanged.

X (Buyer's Signature, Date, Time):

X (Buyer's Signature, Date, Time):

38. **Seller's Receipt:** Seller acknowledges receipt of Buyer's acceptance of counteroffer.

X (Seller's Signature, Date, Time):

X (Seller's Signature, Date, Time):

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Time

MICHIGAN REGIONAL VACANT LAND PURCHASE AGREEMENT

MLS # 26025775 4
26025787

DATE: 07/13/2026 (time) _____

SELLING OFFICE: Sable Realty LLC BROKER LIC.#: _____ REALTOR® PHONE: _____

LISTING OFFICE: Coldwell Banker Schmidt LISTING AGENT: _____ REALTOR® PHONE: _____

1. **Effective Date:** This Agreement is effective upon the delivery of Seller's acceptance of Buyer's offer to Buyer or Buyer's Agent, or upon the delivery of Buyer's acceptance of any counteroffer to Seller or Seller's Agent, as the case may be, and this date will hereafter be referred to as the "Effective Date". Further, any reference to "days" in this Agreement refers to calendar days. The first calendar day begins at 12:01 a.m. on the day after the Effective Date. Any reference to "time" refers to local time where the property is located.
2. **Agency Disclosure:** The Undersigned Buyer and Seller each acknowledge that they have read and signed the Disclosure Regarding Real Estate Agency Relationships. The selling licensee is acting as (check one):

☒ Agent/Subagent of Seller ☐ Buyer's Agent ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Transaction Coordinator

Primary Selling Agent Name: Karin Nelson Email: karin.kay@sablehomes.com Lic.#: _____

Alternate Selling Agent Name: _____ Email: _____ Lic.#: _____

3. **Disclosure Statement:** Seller ☒ **WILL** ☐ **WILL NOT** complete the attached Seller's Disclosure Statement for Vacant Land within three (3) days after the Effective Date. The parties agree that a Disclosure Statement for Vacant Land is not mandated by Michigan law. Nevertheless, if indicated above, Seller will complete the form voluntarily based on Seller's personal knowledge of the Property (as defined below). The Disclosure Statement is not a warranty of any kind by Seller or by any agent representing Seller in this transaction. Further, it is NOT a substitute for any inspections Buyer is advised to obtain under the Inspections Paragraph contained herein. If the Disclosure Statement is unacceptable to Buyer, for any reason, Buyer will have the right to terminate this Agreement and receive any applicable Earnest Money Deposit by giving Seller written notice within four (4) days after Buyer's receipt of the Disclosure Statement, otherwise the right to terminate will be deemed to have been waived.

4. **Property Description:** Buyer offers to buy property located in the ☐ City ☒ Village ☐ Township of Sparta
County of Kent, Michigan, commonly known as (insert mailing address: (street/city/zip code):

299 A&B E Gardener, Sparta, MI 49345

with the following legal description and parcel ID numbers: See section 24
PP# 410523129029 ("Property").

The following paragraph applies only if the Property includes unplatted land:

Seller agrees to grant Buyer at closing the right to make (insert number) _____ division(s) under Section 108(2), (3), and (4) of the Michigan Land Division Act. (If no number is inserted, the right to make divisions under the sections referenced above stays with any remainder of the parent parcel retained by Seller. If a number is inserted, Seller retains all available divisions in excess of the number stated; however, Seller and/or REALTOR® do not warrant that the number of divisions stated is actually available.) If this sale will create a new division, Seller's obligations under this Agreement are contingent on Seller's receipt of municipal approval on or before _____ of the proposed division to create the Property.

5. **Purchase Price:** Buyer offers to buy the property for the sum of \$ 64270
sixty-four thousand two hundred seventy U.S. Dollars

6. **Seller Concessions**, if any: _____

7. **Terms:** The Terms of Purchase will be as indicated by "X" below: (Other unmarked terms of purchase do not apply.)
SOURCE OF FUNDS TO CLOSE: Buyer represents that the funds necessary to close this transaction on the terms specified below are currently available to Buyer in cash or an equally liquid equivalent.

☒ **CASH:** The full Purchase Price upon execution and delivery of Warranty Deed. Buyer Agrees to provide Buyer Agent/Dual Agent verification of funds within five (5) days after the Effective Date, and consents to the disclosure of such information to Seller and/or Seller's Agent. If verification of funds is not received within 5 days after the Effective Date, Seller may terminate this Agreement at any time before verification of funds is received by giving written notice to Buyer. Any appraisal required by Buyer will be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement.

☐ **NEW MORTGAGE:** The full Purchase Price upon execution and delivery of Warranty Deed, contingent upon Buyer's ability to obtain a _____ type _____ (year) mortgage in the amount of _____ % of the sale price bearing interest at a rate not to exceed _____ % per annum (rate at time of loan application), on or before the date the sale is to be closed. Buyer agrees to apply for a mortgage loan, and pay all fees and costs customarily charged by Buyer's lender to process the application,

Seller's Initials

Buyer's Initials

within _____ days after the Effective Date, not to impair Buyer's credit after the date hereof, and to accept such loan if offered. Buyer ☐ agrees ☐ does not agree to authorize Buyer's Agent/Dual Agent to obtain information from Buyer's lender regarding Buyer's financing, and consents to the disclosure of this information to Seller and/or Seller's Agent.

☐ SELLER FINANCING (check one of the following): ☐ LAND CONTRACT or ☐ PURCHASE MONEY MORTGAGE

In the case of Seller financing, Buyer agrees to provide Seller with a credit report within 72 hours after the Effective Date. If the credit report is unacceptable to Seller, then Seller will have the right to terminate this offer within 48 hours of Seller's receipt, or if Buyer fails to provide said credit report to Seller within the time frame allotted, then Seller will have the right to terminate this offer within 48 hours. Seller is advised to seek professional advice regarding the credit report.

\$ _____ upon execution and delivery of a _____ form (name or type of form and revision date), a copy of which is attached, wherein the balance of \$ _____ will be payable in monthly installments of \$ _____ or more including interest at _____ % per annum, interest to start on date of closing, and first payment to become due thirty (30) days after date of closing. The entire unpaid balance will become due and payable _____ months after closing.

☐ EQUITY (check one of the following): ☐ Formal Assumption or ☐ Informal Assumption

Upon execution and delivery of ☐ Warranty Deed subject to existing mortgage OR ☐ Assignment of Vendee Interest in Land Contract, Buyer to pay the difference (approximately \$ _____) between the Purchase Price above provided and the unpaid balance (approximately \$ _____) upon said mortgage or land contract, which Buyer agrees to assume and pay. Buyer agrees to reimburse Seller for accumulated funds held in escrow, if any, for payment of future taxes and insurance premiums, etc.

Exceptions: _____

☒ OTHER: _____ Existing Line of Credit

8. **Appraisal:** If the Property's value stated in an appraisal obtained by Buyer or Buyer's lender ("Appraisal") is less than the Purchase Price, Buyer may within three (3) days after Buyer has received the Appraisal, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Appraisal as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller will be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

9. **Contingencies:** Buyer's obligation to consummate this transaction (check one):

☒ IS NOT CONTINGENT - is not contingent upon the sale or exchange of any other property by Buyer.

☐ IS CONTINGENT UPON CLOSING - is contingent upon closing of an existing sale or exchange of Buyer's property located at: _____ A copy of Buyer's agreement to sell or exchange that property is being delivered to Seller along with this offer. If the existing sale or exchange terminates for any reason, Buyer will immediately notify Seller, and either party may terminate this Agreement, in writing, within three (3) days of Buyer's notice to Seller. If either party terminates, Buyer will receive a refund of any applicable Earnest Money Deposit.

☐ IS CONTINGENT UPON THE SALE AND CLOSING - is contingent upon the execution of a binding agreement and the closing of a sale or exchange of Buyer's property located at _____ on or before _____. Seller will have the right to continue to market Seller's property until Buyer enters

into a binding agreement to sell or exchange Buyer's property and delivers a copy thereof to Seller. During such marketing period, Seller may enter into a binding contract for sale to another purchaser on such price and terms as Seller appropriate. In such event, this Agreement will automatically terminate, Buyer will be notified promptly, and Buyer's Earnest Money Deposit will be refunded.

Exceptions: _____

10. **Fixtures and Improvements:** All improvements and appurtenances are included in the Purchase Price; and any and all items and fixtures permanently affixed to the Property.

Exceptions: _____

11. **Assessments (choose one):**

If the Property is subject to any assessments

☒ Seller to pay entire balance of any assessments related to the Property (regardless of any installment arrangements), except for any fees that are required for future connection to public utilities. OR

☐ Seller will pay all installments of such assessments that become due and payable on or before day of closing. Buyer will assume and pay all other installments of such assessments.

Seller has an ongoing obligation through the Closing to disclose to the Buyer any known pending assessments, including, but not limited to, any mandatory utility connection requirements, and/or benefit charges, and condominium special assessments, that have not been previously disclosed in writing to Buyer.

12. **Property Taxes:** Seller will be responsible for any taxes billed prior to those addressed below. Buyer will be responsible for all taxes billed after those addressed below.

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		Buyer's Initials
		Seller's Initials

☐ No proration. (Choose one):

☐ Buyer ☐ Seller will pay taxes billed summer _____ (year);

☐ Buyer ☐ Seller will pay taxes billed winter _____ (year);

☒ Calendar Year Proration (all taxes billed or to be billed in the year of the closing). Calendar year tax levies will be estimated, if necessary, using the taxable value and the millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying for January 1 through the day before closing.

☐ Fiscal Year Proration - Taxes will be prorated as though they are paid in (choose one): ☐ advance. ☐ arrears.

Fiscal Year will be assumed to cover a 12-month period from date billed, and taxes will be prorated to the date of closing. Fiscal year tax levies will be estimated, if necessary, using the taxable value and millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying through the day before closing.

Buyer is also advised that the state equalized value of the Property, principal residence exemption information and other real property tax information is available the appropriate local assessor's office. Buyer acknowledges and agrees that property taxes for the Property may be higher than the amount of current property taxes. Under Michigan law, real property tax obligations can change significantly when property is transferred.

13. **Sidewalk Inspection:** If Property is in a municipality that requires a sidewalk inspection, Seller will order the inspection and pay for any repairs deemed necessary by the municipality, so that the Property will be in compliance with any applicable sidewalk ordinance as of the closing date.

14. **Inspections:** By signing this Agreement, Buyer is representing that Buyer is aware that professional services are commercially available at a fee by expert(s) selected by Buyer.

☐ NO INSPECTIONS. Buyer elects to waive any and all inspections and agrees to accept the Property in "as-is" condition.

☒ INSPECTIONS. Buyer has elected to arrange and pay for the following services/investigations, which will include, but not be limited to: ☒ soil suitability for intended use ☒ zoning classification ☒ availability of utilities ☒ availability of building or driveway permits ☒ existence of wetlands ☒ tax classification ☒ contents of applicable restrictive covenants and building codes ☒ general suitability for Buyer's intended use ☒ any existing well/septic ☒ flood zone ☒ Other (specify): _____ Zoning Approval _____

Buyer will have the right to terminate this Agreement and receive any applicable Earnest Money Deposit if the due diligence results are not acceptable to Buyer by giving Seller written notice within 90 calendar days after the Effective Date of this Agreement, otherwise the right to terminate will be deemed to have been waived.

During this period, Buyer, Buyer's agents and representatives will have reasonable access to the Property to conduct such investigations as Buyer deems appropriate. Buyer agrees to indemnify and hold Seller harmless from any liability or claim arising from or in any way connected with any such inspections, including all costs and reasonable attorney's fees. To the extent the Property is damaged due to any of Buyer's investigations, Buyer agrees to restore the Property to its original condition.

By closing this transaction, Buyer agrees to accept the Property in "as-is" condition and "with all faults."

Exceptions: _____

15. **Title Insurance:** Seller agrees to convey marketable title to the Property subject to conditions, limitations, reservation of oil, gas and other mineral rights, existing zoning ordinances, and building and use restrictions and easements of record. An expanded coverage ALTA Homeowner's Policy of Title Insurance in the amount of the Purchase Price will be ordered by Seller within **five (5) days** after the Effective Date and furnished to Buyer at Seller's expense, and a commitment to issue a policy insuring marketable title vested in Buyer, including supporting documents and a real estate tax status report, will be made available to Buyer promptly upon receipt. If Buyer so chooses, or if an expanded policy is not applicable, then a standard ALTA Owners' Policy of Title Insurance will be provided. If Buyer objects to any conditions, Buyer may, within three (3) days after Buyer has received the Title Commitment, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Title Commitment as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement. Exceptions: _____ Best Homes Title

16. **Property Survey:** Broker advises that Buyer should have a survey performed to satisfy Buyer as to the boundaries of the property and the location of improvements thereon.

☒ Buyer or ☐ Seller (check one) will within ten (10) days of the Effective Date order, at their expense, a boundary survey with iron corner stakes showing the location of the boundaries, improvements and easements in connection with the Property. Upon receipt of the survey, if Buyer objects to any conditions, in Buyer's sole discretion, which would interfere with Buyer's intended use of the Property, the marketability of the title, or zoning non-compliance, Buyer may, within three (3) days after Buyer has received the Survey, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Property Survey as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement and will receive a refund of any Earnest Money Deposit. If Buyer

fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

☐ No Survey. Buyer has waived all rights under this paragraph.

When closing occurs, Buyer will be deemed to have accepted the boundaries of the property and the location of such improvements thereon.

Exceptions: _____

17. **Prorations:** Rents, leases or interest on any existing land contract, mortgage or lien assumed by Buyer and other items normally prorated in real estate transactions, will be adjusted to the date of closing. All rental security deposits will be paid to Buyer at closing. Crop shares or land rents will be prorated on a calendar year basis unless otherwise agreed to above. Growing crops or land prepared for crops will not be ruined without permission or compensation to owner of crops.

18. **Loss/Damage to Property:** If between the Effective Date of this Agreement and the closing date, all or any part of the Property is damaged by fire or natural elements or other causes beyond Seller's control which cannot be repaired prior to the closing date, or any part of the Property is taken pursuant to any power of eminent domain, Seller will immediately notify Buyer of such occurrence, and either Seller or Buyer may terminate this Agreement by written notice to the other within fifteen (15) days after the date of the notice, and Buyer will receive a refund of Buyer's Earnest Money Deposit. If neither party elects to terminate this Agreement, then the parties will proceed to close, in which case there will be no reduction in the Purchase Price and at closing Seller will assign to Buyer whatever rights Seller may have with respect to any insurance proceeds or eminent domain award.

19. **Closing:** If agreeable to Buyer and Seller, the sale will be closed as soon as closing documents are ready, but not later than 10/30/2026. An additional period of fifteen (15) days will be allowed for closing to accommodate the correction of title defects or survey problems which can be readily corrected. During this additional period, the closing will be held within 5 days after all parties have been notified that all necessary documents have been prepared. Buyer and Seller will each pay their share of any title company closing fee, if applicable, except in the case of VA financing where Seller will pay the entire closing fee.

Exceptions: Closing dated above is an estimate. Closing to be within 10 days of buyers receipt of an acceptable building permit.

20. **Possession:** Seller will tender to Buyer possession of the Property upon completion of the closing, subject to all existing leases and rights of tenants in possession. For purposes of determining possession, the transaction will be considered closed once all necessary documents have been signed and funds have been received by the escrow agent. Seller will deliver a written assignment by Seller of Seller's interest in all leases and a transfer to Buyer of all security deposits, accompanied by the original or a true copy of each lease, as well as a notice to any tenants advising the tenants of the sale and directing that future payments be made to Buyer and Buyer agrees to assume all obligations under any such lease.

Exceptions: _____

21. **Earnest Money Deposit:** An Earnest Money Deposit in the amount of \$ 1000 will be submitted to Best Home Title (insert name of broker, title company, other), within 72 hours of the Effective Date of this Agreement, and will be applied against Purchase Price. If the Earnest Money Deposit is not received within 72 hours of the Effective Date or is returned for insufficient funds, Seller may terminate this Agreement until such time as the Earnest Money Deposit is received. If Seller terminates this Agreement under this provision, Seller waives any claim to the Earnest Money Deposit. If the sale is not closed due to a failure to satisfy a contingency for a reason other than the fault of Buyer, the Earnest Money Deposit will be refunded to Buyer. In such event, Buyer and Seller agree to sign a written disbursement agreement directing how the Earnest Money Deposit will be disbursed. If the sale is not closed as provided in this Agreement and Buyer and Seller do not agree to the disposition of the Earnest Money Deposit, then Buyer and Seller agree that the Broker holding the Earnest Money Deposit may notify Buyer and Seller, in writing, of Broker's intended disposition of the deposit. If Buyer and Seller do not object to such disposition in writing within fifteen (15) days after the date of Broker's notice, they will be deemed to have agreed to Broker's proposed disposition; if either Buyer or Seller objects and no mutually agreeable disposition can be negotiated, Broker may deposit the funds by interpleader with a court of proper jurisdiction or await further actions by Buyer or Seller. In the event of litigation involving the deposit, in whole or in part, the non-prevailing party, as determined by the court, will reimburse the other for reasonable attorneys' fees and expenses incurred in connection with the litigation, and will reimburse the Broker for any reasonable attorneys' fees and expenses incurred in connection with any interpleader action instituted. If the entity holding the Earnest Money Deposit is not the Broker, then to the extent that the terms of any escrow agreement conflict with this paragraph, then the terms and conditions of the escrow agreement will control.

22. **Professional Advice:** Broker advises Buyer and Seller to seek legal, tax, environmental and other appropriate professional advice relating to this transaction. Broker does not make any representations or warranties with respect to the advisability of, or the legal effect of this transaction. Buyer further acknowledges that REALTOR® above named in the Agreement recommends to Buyer that an attorney be retained by Buyer to pass upon the marketability of the title and to ascertain that the required details of the sale are adhered to before the transaction is consummated. Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate salesperson (whether intentionally or negligently) regarding any aspect of the Property or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by Seller.

23. **Disclosure of Information:** Buyer and Seller acknowledge and agree that the price, terms, and other details with respect to this transaction (when closed) are not confidential, will be disclosed to REALTORS® who participate in the applicable Multiple Listing Service, and may otherwise be used and/or published by Multiple Listing Service in the ordinary course of its business.

24. **Other Provisions:**

Legal Descriptions : North Part LOTS 2 3 & 4 BLK 16 EX W 62 FT OF LOTS 3 & 4 BLK 16 ALSO ADJ VAC 18 FT OF W RAILROAD ST * NASHS FIRST ADD & South Part of Lots 2,3 & 4 Blk 16 Ex W 62 feet of Lots 3 & 4 Blk 16 Alos Adj Vac 18 Fett of W Railroad St Nash' First Addn Subject to Survey

25. **Mergers and Integrations:** This Agreement is the final expression of the complete agreement of Buyer and Seller and there are no oral agreements existing between Buyer and Seller relating to this transaction. This Agreement may be amended only in writing signed by Buyer and Seller and attached to this Agreement.

299 A&B E Gardener, Sparta, MI 49345

07/13/2026

Subject Property Address/Description

Date

Time

Page 4 of 5 ©Copyright, Michigan Regional Forms Committee, Revised 1/26

Buyer's Initials

Seller's Initials

26. **Fax/Electronic Distribution and Electronic Signatures:** Buyer and Seller agree that any signed copy of this Agreement and any amendments or addendums related to this transaction transmitted by facsimile or other electronic means will be competent evidence of its contents to the same effect as an original signed copy. Buyer and Seller further agree that an electronic signature is the legal equivalent of a manual or handwritten signature, and consent to use of electronic signatures. Buyer and Seller agree that any notice(s) required or permitted under this Agreement may also be transmitted by facsimile or other electronic means.

27. **Wire Fraud:** Seller and Buyer are advised that wire fraud is an increasingly common problem. If you receive any electronic communication directing you to transfer funds or provide nonpublic personal information (such as social security numbers, drivers' license numbers, wire instructions, bank account numbers, etc.), even if that electronic communication appears to be from the Broker, Title Company, or Lender, DO NOT REPLY until you have verified the authenticity of the email by direct communication with Broker, Title Company, or Lender. DO NOT use telephone numbers provided in the email. Such requests may be part of a scheme to steal funds or use your identity.

28. **Expiration:** For valuable consideration, Buyer gives Seller until 5:00pm (time) on 07/15/2026 (date), to deliver the written acceptance of this offer and agrees that this offer, when accepted by Seller, will constitute a binding Agreement between Buyer and Seller.

29. **Buyer's Approval and Acknowledgment:** Buyer approves the terms of this offer and acknowledges receipt of a copy of this offer.

Buyer 1 Address X Buyer

Buyer 1 Phone: (Res.) (Bus.) John B. Kelly - President
Print name as you want it to appear on documents.

Buyer 2 Address X Buyer

Buyer 2 Phone: (Res.) (Bus.)
Print name as you want it to appear on documents.

30. **Seller's Response:** The above offer is accepted: ☐ As written. ☐ As written except:

Counteroffer, if any, expires at (time). Seller has the right to withdraw this counter offer and to accept other offers until Seller or Seller's Agent has received notice of Buyer's acceptance.

31. **Seller's Acceptance and Acknowledgment:** Seller accepts the terms of this Agreement and acknowledges receipt of a copy. If Seller's response occurs after Buyer's offer expires, then Seller's response is considered a counteroffer and Buyer's acceptance is required below.

X (Seller's Signature, Date, Time):

Is Seller a U.S. Citizen? ☐ Yes ☐ No*

Print name as you want it to appear on documents.

X (Seller's Signature, Date, Time):

Is Seller a U.S. Citizen? ☐ Yes ☐ No*

Print name as you want it to appear on documents.

Seller's Address: Seller's Phone (Res.) (Bus)

* If Seller(s) is not a U.S. Citizen, there may be tax implications and Buyer and Seller are advised to seek professional advice.

32. **Buyer's Receipt/Acceptance:** Buyer acknowledges receipt of Seller's response to Buyer's offer. In the event Seller's response constitutes a counteroffer, Buyer accepts said counteroffer. All other terms and conditions in the offer remain unchanged.

X (Buyer's Signature, Date, Time):

X (Buyer's Signature, Date, Time):

33. **Seller's Receipt:** Seller acknowledges receipt of Buyer's acceptance of counteroffer.

X (Seller's Signature, Date, Time):

X (Seller's Signature, Date, Time):



299 - A E Gardner Street NW,
Sparta, MI 49345

\$25,000



Listed By:
Michael J Lamb
616-498-5368

**Coldwell Banker
Schmidt Realtors**

616-887-7307
<http://www.cbgreatlakes.com/>



MLS#: 26025775

Acreage: .20

Lot Size: 66x139x66x129

Type: Lot

School District: Sparta

County: Kent

Taxing Authority: Sparta Vllg

Street Type: Paved,Public

PPN: Part of 41-05-23-129-029

Utilities Available: Cable Available,Electricity Available,High Speed
Internet,Natural Gas Available

Water Features: None

Water Body: None

Lot Description: Buildable,Cleared,Level,Sidewalk

Frontage/Type: 66 / Street, 0 / Water

Terms: Cash, Conventional

Original Price: \$25,000

Complex Name:

Association Amenities:

Association Includes:



Directions: M 37 to Sparta Ave(State ST) to Gardner E to corner of Elm and Gardner St.

Property Description: Check out this Parcel A. Many potential uses for this parcel with the Zoning change to Business or continued use as a Residential building lot. Please note offer review deadline is July 13th, 2026 at 9AM . Subject to Survey and Split if sold separately.

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299 - B E Gardner Street NW,
Sparta, MI 49345

\$25,000



Listed By:
Michael J Lamb
616-498-5368

**Coldwell Banker
Schmidt Realtors**

616-887-7307

<http://www.cbgreatlakes.com/>



MLS#: 26025787

Acreage: .20

Lot Size: 101x140x77x142

Type: Lot

School District: Sparta

County: Kent

Taxing Authority: Sparta Vllg

Street Type: Paved,Public

PPN: Part of 410523129029

Utilities Available: Cable Available,Electricity Available,High Speed
Internet,Natural Gas Available

Water Features: None

Water Body: None

Lot Description: Buildable,Cleared,Level,Sidewalk

Frontage/Type: 101 / Street, 0 / Water

Terms: Cash, Conventional

Original Price: \$25,000

Complex Name:

Association Amenities:

Association Includes:

Directions: M 37 to Sparta Ave(State St) to Gardner St E to Corner of Elm and Gardner

Property Description: Check out this Parcel B. Many potential uses for this parcel with the Zoning change to Business or continued use as a Residential building lot. Please note offer review deadline is July 13th, 2026 at 9 AM. Subject to Survey and Split if sold separately.

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Sable Developing, Inc.
11375 Edgerton Ave.
Rockford, MI 49341
(616) 866-3913

Date: July 8, 2026

Prepared By: Andrew Bitely

Subject: 299 E. Gardner Street - Proposal for housing solution

To: Village of Sparta

Dear Village Leaders,

This letter presents a proposal to acquire the vacant lot within the Village of Sparta at 299 E. Gardner Street. It is Sable Homes' intent to build housing solutions on this property. The subsequent pages of this letter will describe our primary plan as well as an additional option.

1. Site Overview:

299 E. Gardner St., Sparta MI

- Infill lot
- Frontage on a primary Village corridor
- Zero-lot lot (existing non-conforming) situation with neighboring building at 289 E Gardner St. That building is somewhat unsightly
- Lot is mostly covered in old pavement that is in marginal condition
- It will be required to cut the road for water/sewer connection
- View of trains and industrial buildings to the east

2. Offer:

\$64,270.00

Pending confirmation of "R-M" zoning and approval of proposed plan "A".

3. Development Plans

Sable Homes has two plans that it would consider for this property. The offer presented above is based on plan "A" but plan "B" could become the primary plan based on Village input (if any) and/or consumer demand.

A. 3 Single Family Homes

Based on existing Village of Sparta zoning requirements in the R-M district, this property can be divided into three residential lots for single family use. One lot would remain a corner lot. The appendix shows the proposed layout for this plan which includes the floorplans

Date: July 8, 2026

To: Village of Sparta

[Vienna](#), [London](#), and [Mayapple](#). Additionally, the lot shown with the Vienna (lot A) could also feature Sable's new accessory dwelling unit, the [Hidden Elm](#).

Because of Sable's depth of floorplan products, this plan is able to represent an efficient, yet thoughtful developing layout.

B. Duplex (2-unit) home on the corner and 1 single family home to the north

The situation with the corner lot and zero-lot line neighboring building create a unique challenge for this space. An attractive option is to build a duplex building on the corner lot that maximizes the use of the available space. Sable Homes has developed a duplex version of its [Mayapple](#) floorplan that has the added benefit of creating a shared courtyard style greenspace between the units. This shared space would give the occupants a useable yard with the added benefit of obscuring some of the neighboring building.

It is expected that both units of the duplex building would be owned by a single owner who may choose to rent one or both units.

The appendix shows this layout and more information about the duplex Mayapple product.

3. Floor Plan Background

Mayapple

Sable Homes has a new floorplan called the Mayapple which is a traditionally built, compact, single-story home designed to expand access to safe, high-quality housing while remaining cost-effective to build and maintain. The plan offers three bedrooms and two full bathrooms within approximately 1,152 square feet, using an open layout that maximizes livability and everyday functionality.

A key feature of the Mayapple is its engineered barrier-free foundation, which removes steps at the main entry and supports aging in place, accessibility, and long-term residency. This design makes the home well-suited for first-time homebuyers, workforce households, or those seeking to downsize.

Because of its efficient footprint and repeatable construction, the Mayapple can be deployed as a stand-alone home or as part of higher-density infill or neighborhood developments, allowing communities to increase housing supply without sacrificing quality or neighborhood compatibility. The result is a durable, accessible housing solution that aligns with community foundation goals around affordability, stability, and long-term impact.

London

Date: July 8, 2026

To: Village of Sparta

The London floorplan is a thoughtfully designed home that offers nearly 1,900 finished square feet of highly functional living space. Its open-concept main level features a spacious living room that flows seamlessly into the kitchen and dining area, creating an inviting environment for everyday living and entertaining. The main floor also includes a comfortable primary bedroom with convenient access to a full bathroom.

The lower level expands the home's versatility with a large family room, two additional bedrooms, a second full bathroom, laundry area, and utility space. Designed with both efficiency and long-term value in mind, the London includes quality construction features making it an excellent fit for attainable, durable housing within the Village of Sparta.

Vienna

The Vienna floorplan is a spacious bi-level ranch offering approximately 1,974 finished square feet of living space. Designed for both functionality and comfort, the home features three bedrooms, two full bathrooms, a large family room, and an open-concept main living area centered around the kitchen. An attached two-car garage provides additional convenience and storage

Its practical layout, efficient use of space, and attainable price point make it an excellent option for quality workforce and family housing within the Village of Sparta.

4. Conclusion

Sable Homes is excited about the opportunity to deliver high-quality, attainable housing that aligns with community needs in the Village of Sparta.

We look forward to your decision and continued collaboration.

Respectfully submitted,

Andrew Bitely



Sable Homes

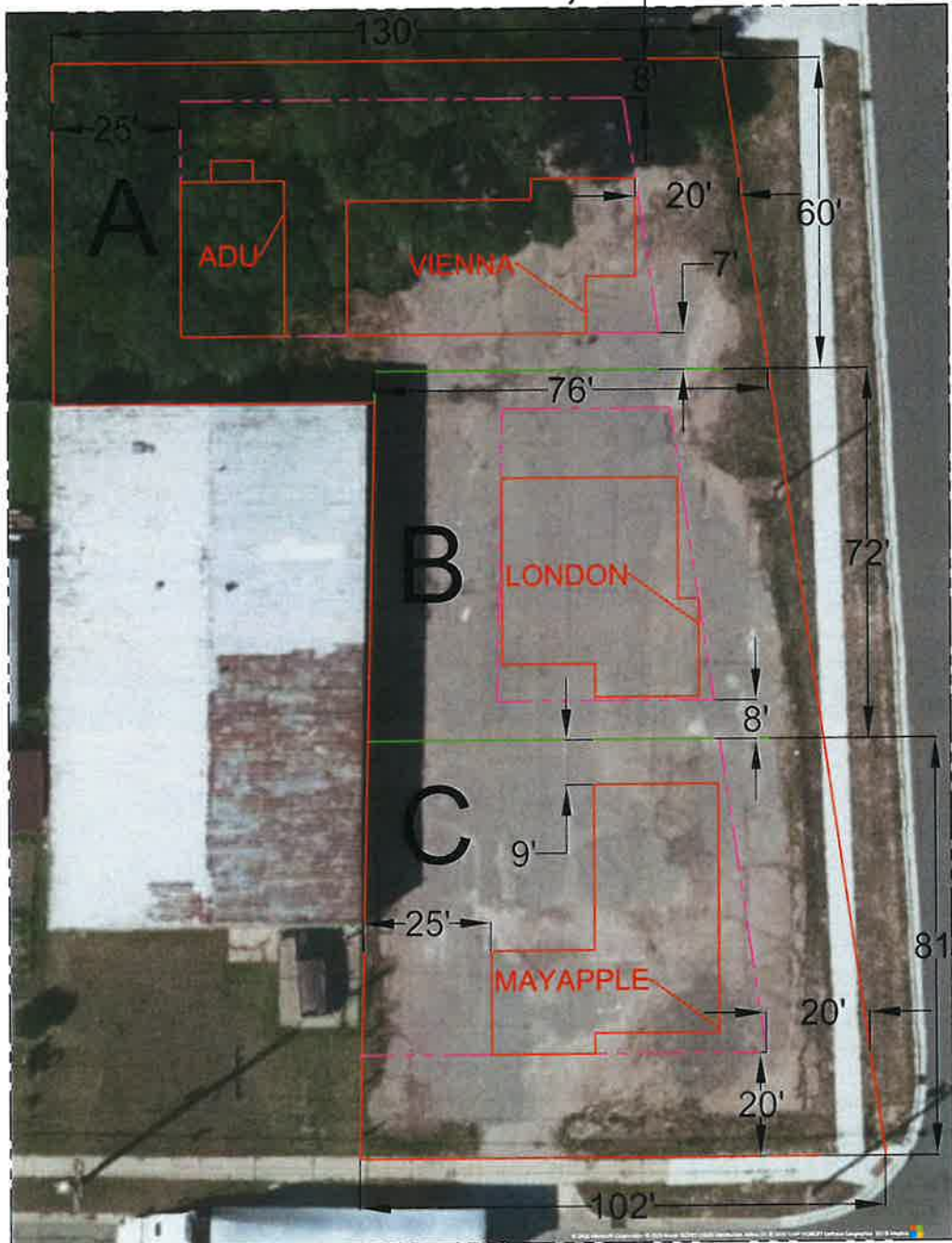
11575 Edgerton Ave.

Rockford, MI 49341

Direct: 616-219-0431



SABLE HOMES PROPOSAL "A" FOR: 299 E. GARDNER ST., SPARTA, MI

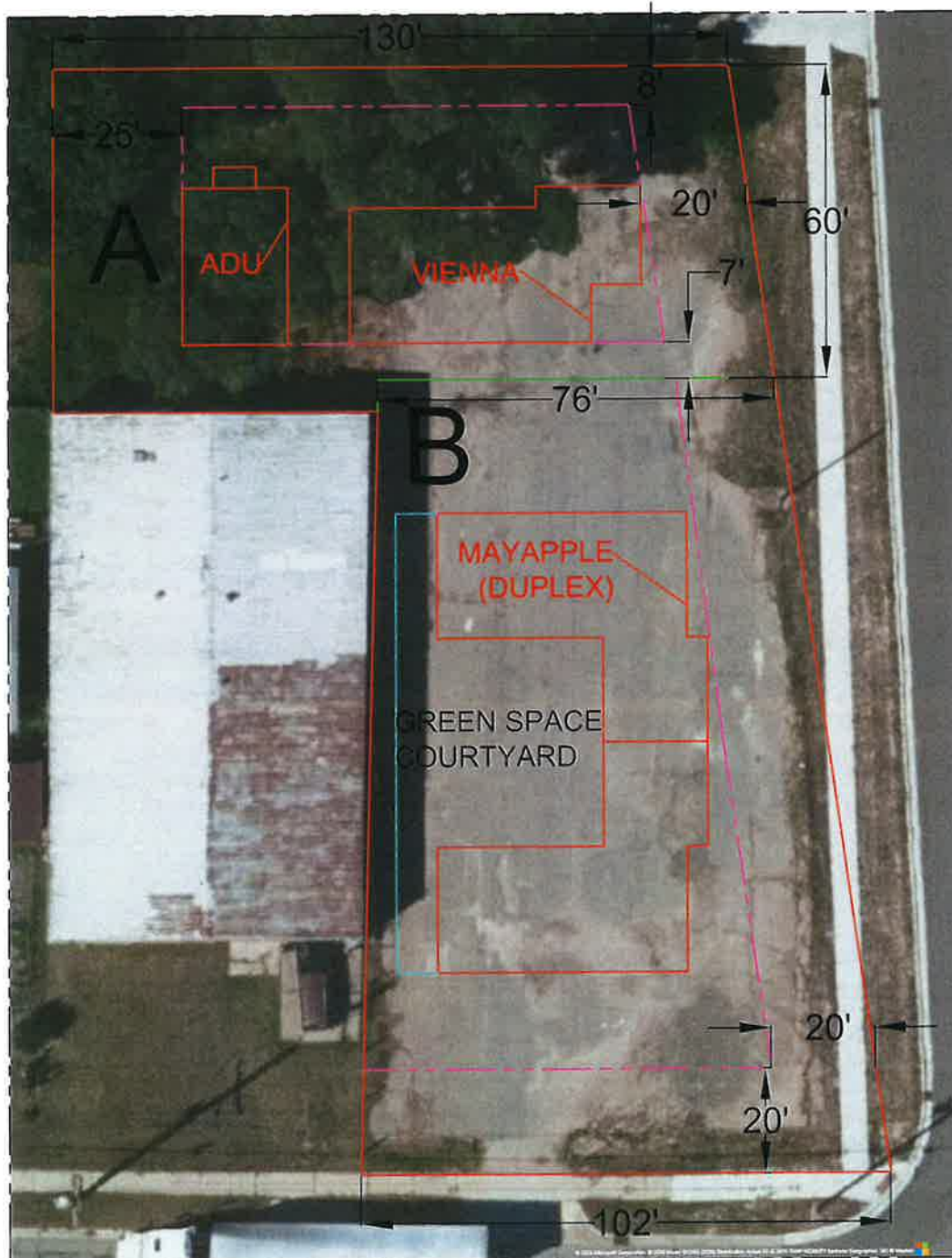


NOTES:

- THIS DRAWING IS NOT A SURVEY AND IS FOR PRELIMINARY PLANNING PURPOSES ONLY
- VILLAGE ORDINANCE SECTION 82-121 DETERMINES CORNER LOT "C" SET-BACKS
- LAYOUT FOLLOWS "R-M" ZONING DISTRICT REQUIREMENTS FOR LOT SIZE AND SETBACKS
- OPTIONAL ADU DRAWN ON LOT "A"

JB

SABLE HOMES PROPOSAL "B" FOR: 299 E. GARDNER ST., SPARTA, MI



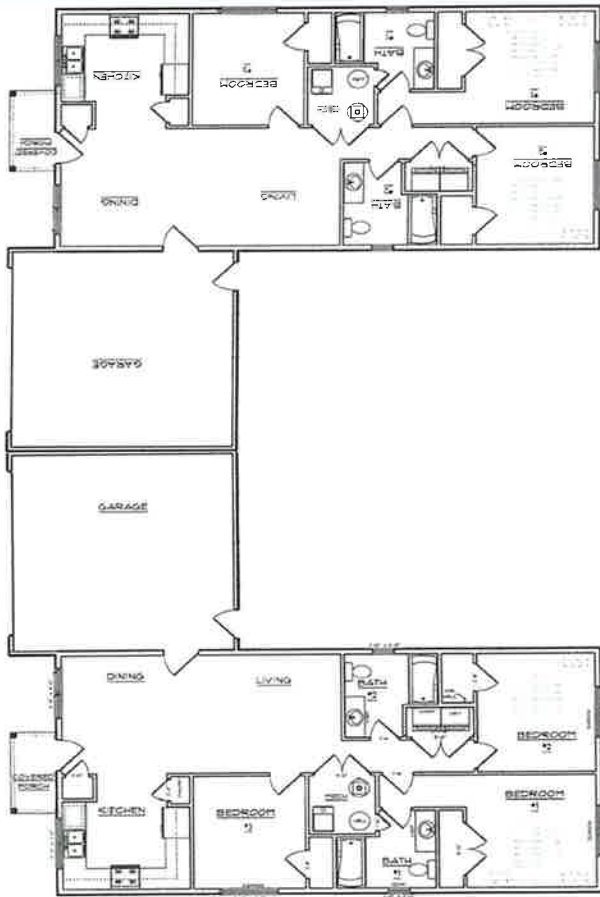
NOTES:

- THIS DRAWING IS NOT A SURVEY AND IS FOR PRELIMINARY PLANNING PURPOSES ONLY
- VILLAGE ORDINANCE SECTION 82-121 DETERMINES CORNER LOT "C" SET-BACKS
- LAYOUT FOLLOWS "R-M" ZONING DISTRICT REQUIREMENTS FOR LOT SIZE AND SETBACKS

JB



MAYAPPLE DUPLEX



Property features:

- Primary Bedroom with Ensuite Bath
- 2 Additional Bedrooms
- Additional Full Bath
- Heated 2 stall Garage
- Private Courtyard Area
- All Main Floor Living
- Minimal Step Accessibility
- 1,152 finished sq ft

Contact:

☎ 616-866-3913

✉ info@sablehomes.com

🌐 sablehomes.com

build smarter. live better.
SableHomesSM
Healthier Homes

12/2025



MICHIGAN REGIONAL VACANT LAND PURCHASE AGREEMENT

#

DATE: 07/13/2026, 5pm (time) MLS # 26025775/787SELLING OFFICE: Coldwell Banker Schmidt Realtor BROKER LIC.#: 6505346473 REALTOR® PHONE: 6162137924LISTING OFFICE: Coldwell Banker Schmidt Realtor LISTING AGENT: Mike Lamb REALTOR® PHONE: 6164985368

1. **Effective Date:** This Agreement is effective upon the delivery of Seller's acceptance of Buyer's offer to Buyer or Buyer's Agent, or upon the delivery of Buyer's acceptance of any counteroffer to Seller or Seller's Agent, as the case may be, and this date will hereafter be referred to as the "Effective Date". Further, any reference to "days" in this Agreement refers to calendar days. The first calendar day begins at 12:01 a.m. on the day after the Effective Date. Any reference to "time" refers to local time where the property is located.
2. **Agency Disclosure:** The Undersigned Buyer and Seller each acknowledge that they have read and signed the Disclosure Regarding Real Estate Agency Relationships. The selling licensee is acting as (check one):

☐ Agent/Subagent of Seller ☐ Buyer's Agent ☒ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Transaction Coordinator

Primary Selling Agent Name: Natalie Bitely Email: natalie.bitely@cbgreatlakes.com Lic.#: 6501471088

Alternate Selling Agent Name: _____ Email: _____ Lic.#: _____

3. **Disclosure Statement:** Seller ☐ WILL ☒ WILL NOT complete the attached Seller's Disclosure Statement for Vacant Land within three (3) days after the Effective Date. The parties agree that a Disclosure Statement for Vacant Land is not mandated by Michigan law. Nevertheless, if indicated above, Seller will complete the form voluntarily based on Seller's personal knowledge of the Property (as defined below). The Disclosure Statement is not a warranty of any kind by Seller or by any agent representing Seller in this transaction. Further, it is NOT a substitute for any inspections Buyer is advised to obtain under the Inspections Paragraph contained herein. If the Disclosure Statement is unacceptable to Buyer, for any reason, Buyer will have the right to terminate this Agreement and receive any applicable Earnest Money Deposit by giving Seller written notice within four (4) days after Buyer's receipt of the Disclosure Statement, otherwise the right to terminate will be deemed to have been waived.

4. **Property Description:** Buyer offers to buy property located in the ☐ City ☒ Village ☐ Township of Sparta

County of MICHIGAN, Michigan, commonly known as (insert mailing address: (street/city/zip code):299 A and B E Gardner, Sparta, MI 49345with the following legal description and parcel ID numbers: LL attachedPP# 410523129029 ("Property").**The following paragraph applies only if the Property includes unplatted land:**

Seller agrees to grant Buyer at closing the right to make (insert number) all division(s) under Section 108(2), (3), and (4) of the Michigan Land Division Act. (If no number is inserted, the right to make divisions under the sections referenced above stays with any remainder of the parent parcel retained by Seller. If a number is inserted, Seller retains all available divisions in excess of the number stated; however, Seller and/or REALTOR® do not warrant that the number of divisions stated is actually available.) If this sale will create a new division, Seller's obligations under this Agreement are contingent on Seller's receipt of municipal approval on or before NA, of the proposed division to create the Property.

5. **Purchase Price:** Buyer offers to buy the property for the sum of \$ 50,000
fifty thousand U.S. Dollars

6. **Seller Concessions**, if any: NONE

7. **Terms:** The Terms of Purchase will be as indicated by "X" below: (Other unmarked terms of purchase do not apply.)

SOURCE OF FUNDS TO CLOSE: Buyer represents that the funds necessary to close this transaction on the terms specified below are currently available to Buyer in cash or an equally liquid equivalent.

☒ **CASH:** The full Purchase Price upon execution and delivery of Warranty Deed. Buyer Agrees to provide Buyer Agent/Dual Agent verification of funds within five (5) days after the Effective Date, and consents to the disclosure of such information to Seller and/or Seller's Agent. If verification of funds is not received within 5 days after the Effective Date, Seller may terminate this Agreement at any time before verification of funds is received by giving written notice to Buyer. Any appraisal required by Buyer will be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement.

☐ **NEW MORTGAGE:** The full Purchase Price upon execution and delivery of Warranty Deed, contingent upon Buyer's ability to obtain a type (year) mortgage in the amount of % of the sale price bearing interest at a rate not to exceed % per annum (rate at time of loan application), on or before the date the sale is to be closed. Buyer agrees to apply for a mortgage loan, and pay all fees and costs customarily charged by Buyer's lender to process the application,

Seller's Initials


 07/13/26
 9:14 AM EDT
 dotloop verified


 07/13/26
 9:04 AM EDT
 dotloop verified

Buyer's Initials

within _____ days after the Effective Date, not to impair Buyer's credit after the date hereof, and to accept such loan if offered. Buyer ☐ agrees ☐ does not agree to authorize Buyer's Agent/Dual Agent to obtain information from Buyer's lender regarding Buyer's financing, and consents to the disclosure of this information to Seller and/or Seller's Agent.

☐ SELLER FINANCING (check one of the following): ☐ LAND CONTRACT or ☐ PURCHASE MONEY MORTGAGE

In the case of Seller financing, Buyer agrees to provide Seller with a credit report within 72 hours after the Effective Date. If the credit report is unacceptable to Seller, then Seller will have the right to terminate this offer within 48 hours of Seller's receipt, or if Buyer fails to provide said credit report to Seller within the time frame allotted, then Seller will have the right to terminate this offer within 48 hours. Seller is advised to seek professional advice regarding the credit report.

\$ _____ upon execution and delivery of a _____ form (name or type of form and revision date), a copy of which is attached, wherein the balance of \$ _____ will be payable in monthly installments of \$ _____ or more including interest at _____ % per annum, interest to start on date of closing, and first payment to become due thirty (30) days after date of closing. The entire unpaid balance will become due and payable _____ months after closing.

☐ EQUITY (check one of the following): ☐ Formal Assumption or ☐ Informal Assumption

Upon execution and delivery of ☐ Warranty Deed subject to existing mortgage OR ☐ Assignment of Vendee Interest in Land Contract, Buyer to pay the difference (approximately \$ _____) between the Purchase Price above provided and the unpaid balance (approximately \$ _____) upon said mortgage or land contract, which Buyer agrees to assume and pay. Buyer agrees to reimburse Seller for accumulated funds held in escrow, if any, for payment of future taxes and insurance premiums, etc.

Exceptions: _____

☐ OTHER: _____

8. **Appraisal:** If the Property's value stated in an appraisal obtained by Buyer or Buyer's lender ("Appraisal") is less than the Purchase Price, Buyer may within three (3) days after Buyer has received the Appraisal, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Appraisal as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller will be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

9. **Contingencies:** Buyer's obligation to consummate this transaction (check one):

☒ **IS NOT CONTINGENT** - is not contingent upon the sale or exchange of any other property by Buyer.

☐ **IS CONTINGENT UPON CLOSING** - is contingent upon closing of an existing sale or exchange of Buyer's property located at: _____.

A copy of Buyer's agreement to sell or exchange that property is being delivered to Seller along with this offer. If the existing sale or exchange terminates for any reason, Buyer will immediately notify Seller, and either party may terminate this Agreement, in writing, within three (3) days of Buyer's notice to Seller. If either party terminates, Buyer will receive a refund of any applicable Earnest Money Deposit.

☐ **IS CONTINGENT UPON THE SALE AND CLOSING** - is contingent upon the execution of a binding agreement and the closing of a sale or exchange of Buyer's property located at _____ on or before _____.

Seller will have the right to continue to market Seller's property until Buyer enters into a binding agreement to sell or exchange Buyer's property and delivers a copy thereof to Seller. During such marketing period, Seller may enter into a binding contract for sale to another purchaser on such price and terms as Seller appropriate. In such event, this Agreement will automatically terminate, Buyer will be notified promptly, and Buyer's Earnest Money Deposit will be refunded.

Exceptions: _____

10. **Fixtures and Improvements:** All improvements and appurtenances are included in the Purchase Price; and any and all items and fixtures permanently affixed to the Property.

Exceptions: _____ NONE

11. **Assessments (choose one):**

If the Property is subject to any assessments

☒ Seller to pay entire balance of any assessments related to the Property (regardless of any installment arrangements), except for any fees that are required for future connection to public utilities. OR

☐ Seller will pay all installments of such assessments that become due and payable on or before day of closing. Buyer will assume and pay all other installments of such assessments.

Seller has an ongoing obligation through the Closing to disclose to the Buyer any known pending assessments, including, but not limited to, any mandatory utility connection requirements, and/or benefit charges, and condominium special assessments, that have not been previously disclosed in writing to Buyer.

12. **Property Taxes:** Seller will be responsible for any taxes billed prior to those addressed below. Buyer will be responsible for all taxes billed after those addressed below.

299 A and B E Gardner, Sparta, MI 49345 07/13/2026 5pm
 Subject Property Address/Description Date Time
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Buyer's Initials

Seller's Initials

☒ No proration. (Choose one):

☐ Buyer ☐ Seller will pay taxes billed summer _____ (year);

☐ Buyer ☐ Seller will pay taxes billed winter _____ (year);

☐ Calendar Year Proration (all taxes billed or to be billed in the year of the closing). Calendar year tax levies will be estimated, if necessary, using the taxable value and the millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying for January 1 through the day before closing.

☐ Fiscal Year Proration - Taxes will be prorated as though they are paid in (choose one): ☐ advance. ☐ arrears.

Fiscal Year will be assumed to cover a 12-month period from date billed, and taxes will be prorated to the date of closing. Fiscal year tax levies will be estimated, if necessary, using the taxable value and millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying through the day before closing.

Buyer is also advised that the state equalized value of the Property, principal residence exemption information and other real property tax information is available the appropriate local assessor's office. Buyer acknowledges and agrees that property taxes for the Property may be higher than the amount of current property taxes. Under Michigan law, real property tax obligations can change significantly when property is transferred.

13. **Sidewalk Inspection:** If Property is in a municipality that requires a sidewalk inspection, Seller will order the inspection and pay for any repairs deemed necessary by the municipality, so that the Property will be in compliance with any applicable sidewalk ordinance as of the closing date.

14. **Inspections:** By signing this Agreement, Buyer is representing that Buyer is aware that professional services are commercially available at a fee by expert(s) selected by Buyer.

☒ NO INSPECTIONS. Buyer elects to waive any and all inspections and agrees to accept the Property in "as-is" condition.

☐ INSPECTIONS. Buyer has elected to arrange and pay for the following services/investigations, which will include, but not be limited to: ☐ soil suitability for intended use ☐ zoning classification ☐ availability of utilities ☐ availability of building or driveway permits ☐ existence of wetlands ☐ tax classification ☐ contents of applicable restrictive covenants and building codes ☐ general suitability for Buyer's intended use ☐ any existing well/septic ☐ flood zone ☐ Other (specify): _____

Buyer will have the right to terminate this Agreement and receive any applicable Earnest Money Deposit if the due diligence results are not acceptable to Buyer by giving Seller written notice within _____ calendar days after the Effective Date of this Agreement, otherwise the right to terminate will be deemed to have been waived.

During this period, Buyer, Buyer's agents and representatives will have reasonable access to the Property to conduct such investigations as Buyer deems appropriate. Buyer agrees to indemnify and hold Seller harmless from any liability or claim arising from or in any way connected with any such inspections, including all costs and reasonable attorney's fees. To the extent the Property is damaged due to any of Buyer's investigations, Buyer agrees to restore the Property to its original condition.

By closing this transaction, Buyer agrees to accept the Property in "as-is" condition and "with all faults."

Exceptions: _____

15. **Title Insurance:** Seller agrees to convey marketable title to the Property subject to conditions, limitations, reservation of oil, gas and other mineral rights, existing zoning ordinances, and building and use restrictions and easements of record. An expanded coverage ALTA Homeowner's Policy of Title Insurance in the amount of the Purchase Price will be ordered by Seller within **five (5) days** after the Effective Date and furnished to Buyer at Seller's expense, and a commitment to issue a policy insuring marketable title vested in Buyer, including supporting documents and a real estate tax status report, will be made available to Buyer promptly upon receipt. If Buyer so chooses, or if an expanded policy is not applicable, then a standard ALTA Owners' Policy of Title Insurance will be provided. If Buyer objects to any conditions, Buyer may, within three (3) days after Buyer has received the Title Commitment, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Title Commitment as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement. Exceptions: NONE

16. **Property Survey:** Broker advises that Buyer should have a survey performed to satisfy Buyer as to the boundaries of the property and the location of improvements thereon.

☐ Buyer or ☐ Seller (check one) will within ten (10) days of the Effective Date order, at their expense, a boundary survey with iron corner stakes showing the location of the boundaries, improvements and easements in connection with the Property. Upon receipt of the survey, if Buyer objects to any conditions, in Buyer's sole discretion, which would interfere with Buyer's intended use of the Property, the marketability of the title, or zoning non-compliance, Buyer may, within three (3) days after Buyer has received the Survey, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Property Survey as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement and will receive a refund of any Earnest Money Deposit. If Buyer

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Date

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Buyer's Initials

Seller's Initials

fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

☒ No Survey. Buyer has waived all rights under this paragraph.

When closing occurs, Buyer will be deemed to have accepted the boundaries of the property and the location of such improvements thereon.

Exceptions: NONE

17. **Prorations:** Rents, leases or interest on any existing land contract, mortgage or lien assumed by Buyer and other items normally prorated in real estate transactions, will be adjusted to the date of closing. All rental security deposits will be paid to Buyer at closing. Crop shares or land rents will be prorated on a calendar year basis unless otherwise agreed to above. Growing crops or land prepared for crops will not be ruined without permission or compensation to owner of crops.

18. **Loss/Damage to Property:** If between the Effective Date of this Agreement and the closing date, all or any part of the Property is damaged by fire or natural elements or other causes beyond Seller's control which cannot be repaired prior to the closing date, or any part of the Property is taken pursuant to any power of eminent domain, Seller will immediately notify Buyer of such occurrence, and either Seller or Buyer may terminate this Agreement by written notice to the other within fifteen (15) days after the date of the notice, and Buyer will receive a refund of Buyer's Earnest Money Deposit. If neither party elects to terminate this Agreement, then the parties will proceed to close, in which case there will be no reduction in the Purchase Price and at closing Seller will assign to Buyer whatever rights Seller may have with respect to any insurance proceeds or eminent domain award.

19. **Closing:** If agreeable to Buyer and Seller, the sale will be closed as soon as closing documents are ready, but not later than 09/15/2026. An additional period of fifteen (15) days will be allowed for closing to accommodate the correction of title defects or survey problems which can be readily corrected. During this additional period, the closing will be held within 5 days after all parties have been notified that all necessary documents have been prepared. Buyer and Seller will each pay their share of any title company closing fee, if applicable, except in the case of VA financing where Seller will pay the entire closing fee.

Exceptions: NONE

20. **Possession:** Seller will tender to Buyer possession of the Property upon completion of the closing, subject to all existing leases and rights of tenants in possession. For purposes of determining possession, the transaction will be considered closed once all necessary documents have been signed and funds have been received by the escrow agent. Seller will deliver a written assignment by Seller of Seller's interest in all leases and a transfer to Buyer of all security deposits, accompanied by the original or a true copy of each lease, as well as a notice to any tenants advising the tenants of the sale and directing that future payments be made to Buyer and Buyer agrees to assume all obligations under any such lease.

Exceptions: _____

21. **Earnest Money Deposit:** An Earnest Money Deposit in the amount of \$ 1000.00 will be submitted to Coldwell Banker Schmidt Realtors (insert name of broker, title company, other), within 72 hours of the Effective Date of this Agreement, and will be applied against Purchase Price. If the Earnest Money Deposit is not received within 72 hours of the Effective Date or is returned for insufficient funds, Seller may terminate this Agreement until such time as the Earnest Money Deposit is received. If Seller terminates this Agreement under this provision, Seller waives any claim to the Earnest Money Deposit. If the sale is not closed due to a failure to satisfy a contingency for a reason other than the fault of Buyer, the Earnest Money Deposit will be refunded to Buyer. In such event, Buyer and Seller agree to sign a written disbursement agreement directing how the Earnest Money Deposit will be disbursed. If the sale is not closed as provided in this Agreement and Buyer and Seller do not agree to the disposition of the Earnest Money Deposit, then Buyer and Seller agree that the Broker holding the Earnest Money Deposit may notify Buyer and Seller, in writing, of Broker's intended disposition of the deposit. If Buyer and Seller do not object to such disposition in writing within fifteen (15) days after the date of Broker's notice, they will be deemed to have agreed to Broker's proposed disposition; if either Buyer or Seller objects and no mutually agreeable disposition can be negotiated, Broker may deposit the funds by interpleader with a court of proper jurisdiction or await further actions by Buyer or Seller. In the event of litigation involving the deposit, in whole or in part, the non-prevailing party, as determined by the court, will reimburse the other for reasonable attorneys' fees and expenses incurred in connection with the litigation, and will reimburse the Broker for any reasonable attorneys' fees and expenses incurred in connection with any interpleader action instituted. If the entity holding the Earnest Money Deposit is not the Broker, then to the extent that the terms of any escrow agreement conflict with this paragraph, then the terms and conditions of the escrow agreement will control.

22. **Professional Advice:** Broker advises Buyer and Seller to seek legal, tax, environmental and other appropriate professional advice relating to this transaction. Broker does not make any representations or warranties with respect to the advisability of, or the legal effect of this transaction. Buyer further acknowledges that REALTOR® above named in the Agreement recommends to Buyer that an attorney be retained by Buyer to pass upon the marketability of the title and to ascertain that the required details of the sale are adhered to before the transaction is consummated. Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate salesperson (whether intentionally or negligently) regarding any aspect of the Property or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by Seller.

23. **Disclosure of Information:** Buyer and Seller acknowledge and agree that the price, terms, and other details with respect to this transaction (when closed) are not confidential, will be disclosed to REALTORS® who participate in the applicable Multiple Listing Service, and may otherwise be used and/or published by Multiple Listing Service in the ordinary course of its business.

24. **Other Provisions:** See attached Escalation Clause

25. **Mergers and Integrations:** This Agreement is the final expression of the complete agreement of Buyer and Seller and there are no oral agreements existing between Buyer and Seller relating to this transaction. This Agreement may be amended only in writing signed by Buyer and Seller and attached to this Agreement.

299 A and B E Gardner, Sparta, MI 49345 07/13/2026 5pm
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<i>ZR</i>	<i>JM</i>

Buyer's Initials

Seller's Initials

26. **Fax/Electronic Distribution and Electronic Signatures:** Buyer and Seller agree that any signed copy of this Agreement and any amendments or addendums related to this transaction transmitted by facsimile or other electronic means will be competent evidence of its contents to the same effect as an original signed copy. Buyer and Seller further agree that an electronic signature is the legal equivalent of a manual or handwritten signature, and consent to use of electronic signatures. Buyer and Seller agree that any notice(s) required or permitted under this Agreement may also be transmitted by facsimile or other electronic means.

27. **Wire Fraud:** Seller and Buyer are advised that wire fraud is an increasingly common problem. If you receive any electronic communication directing you to transfer funds or provide nonpublic personal information (such as social security numbers, drivers' license numbers, wire instructions, bank account numbers, etc.), even if that electronic communication appears to be from the Broker, Title Company, or Lender, DO NOT REPLY until you have verified the authenticity of the email by direct communication with Broker, Title Company, or Lender. DO NOT use telephone numbers provided in the email. Such requests may be part of a scheme to steal funds or use your identity.

28. **Expiration:** For valuable consideration, Buyer gives Seller until 5pm (time) on 07/21/2026 (date), to deliver the written acceptance of this offer and agrees that this offer, when accepted by Seller, will constitute a binding Agreement between Buyer and Seller.

29. **Buyer's Approval and Acknowledgment:** Buyer approves the terms of this offer and acknowledges receipt of a copy of this offer.

Buyer 1 Address: X   **Buyer**
 Buyer 1 Phone: (Res.) _____ (Bus.) _____ Zack Austin
 Print name as you want it to appear on documents.
 Buyer 2 Address: X   **Buyer**
 Buyer 2 Phone: (Res.) _____ (Bus.) _____ Jordan Morse
 Print name as you want it to appear on documents.

30. **Seller's Response:** The above offer is accepted: ☐ As written. ☐ As written except:

Counteroffer, if any, expires _____, at _____ (time). Seller has the right to withdraw this counter offer and to accept other offers until Seller or Seller's Agent has received notice of Buyer's acceptance.

31. **Seller's Acceptance and Acknowledgment:** Seller accepts the terms of this Agreement and acknowledges receipt of a copy. If Seller's response occurs after Buyer's offer expires, then Seller's response is considered a counteroffer and Buyer's acceptance is required below.

X (Seller's Signature, Date, Time): Is Seller a U.S. Citizen? ☐ Yes ☐ No*

 Print name as you want it to appear on documents.

X (Seller's Signature, Date, Time): Is Seller a U.S. Citizen? ☐ Yes ☐ No*

 Print name as you want it to appear on documents.

Seller's Address: Seller's Phone (Res.) _____ (Bus) _____
 * If Seller(s) is not a U.S. Citizen, there may be tax implications and Buyer and Seller are advised to seek professional advice.

32. **Buyer's Receipt/Acceptance:** Buyer acknowledges receipt of Seller's response to Buyer's offer. In the event Seller's response constitutes a counteroffer, Buyer accepts said counteroffer. All other terms and conditions in the offer remain unchanged.

X (Buyer's Signature, Date, Time):
 X (Buyer's Signature, Date, Time):

33. **Seller's Receipt:** Seller acknowledges receipt of Buyer's acceptance of counteroffer.

X (Seller's Signature, Date, Time):
 X (Seller's Signature, Date, Time):

**ESCALATION CLAUSE ADDENDUM
WEST MICHIGAN REGIONAL PURCHASE AGREEMENT**

This Addendum is attached and made a part of the Purchase Agreement dated 07/13/2026
covering the property at 299 A and B E Gardner, Sparta, MI 49345

In the event that Seller receives one or more bona fide, good-faith, competing offers to purchase the Property at a price higher than the price contained in Buyer's offer, then Buyer will pay \$ 500 above the highest bona fide offer, less any seller-paid closing costs or concessions, up to a maximum Purchase Price of \$ 70,000. Buyer agrees if any of the competing offers include an escalation clause, then any increase in price in a competing offer will cause Buyer's offer to escalate as set forth in the preceding sentence.

If this escalation provision is invoked, Seller agrees to provide a copy of the highest offer and proof of funds or prequalification letter to Buyer to justify the escalated Purchase Price.

Buyer's Signature & Date: Zack Austin dotloop verified
07/13/26 9:14 AM EDT
7CN4-6V2I-FUWL-LICI

Buyer's Signature & Date: Jordan Morse dotloop verified
07/13/26 9:04 AM EDT
5JK9-3CJV-LWVV-ZULN

Seller's response:

☐ The offer is accepted. Pursuant to offer and the above escalation clause, if applicable, the Purchase Price is \$ _____. This information is provided for clarity and shall not be considered a counteroffer, so long as all terms of this addendum are met.

☐ The offer is not accepted, and Seller has proposed a counteroffer. The terms of this escalation clause are null and void.

Seller's Signature & Date: _____

Seller's Signature & Date: _____

To the Village of Sparta Council,

We are honored to submit our offer for the property located at 299 Gardner. More than simply purchasing a piece of real estate, we see this as an opportunity to invest in the future of the Village of Sparta—a community that has played an important role in both of our lives.

My name is Zack Austin, and I own a small local landscaping company that has allowed me to build relationships throughout the Sparta community while learning the value of hard work, customer service, and investing back into the place I call home.

Joining me in this venture is Jordan Morse, who was my high school math teacher. Over the years, our relationship has grown from teacher and student into a partnership built on mutual respect, trust, and a shared vision for creating something meaningful in Sparta. Together, we combine entrepreneurial drive with practical experience and a genuine desire to contribute to our hometown.

Our vision for 299 Gardner is centered on providing lasting value to the community. Depending on what best aligns with the Village's goals and the property's highest and best use, we intend to develop either quality, affordable housing that helps meet the needs of local residents or commercial spaces that give small businesses and entrepreneurs an opportunity to establish and grow their operations here in Sparta.

Our goal is not simply to develop a property—it is to create something that benefits the community for years to come by encouraging local investment, supporting economic growth, and enhancing the area in a responsible and thoughtful way.

We appreciate your consideration of our proposal and hope you will view our offer not only as a financial investment but as a commitment from two people who care deeply about the future of Sparta. We would be grateful for the opportunity to partner with the Village in creating a project that everyone can be proud of.

Thank you for your time and consideration.

Sincerely,

Zack Austin
Jordan Morse

MICHIGAN REGIONAL PURCHASE AGREEMENT

DATE: 07/13/2026, _____ (time) MLS # 26025775 & 26025787SELLING OFFICE: Keller Williams - Grand Rapids East REALTOR® PHONE: 6166445398LISTING OFFICE: Coldwell Banker Schmidt RealtorsLISTING AGENT: Michael Lamb, MGR REALTOR® PHONE: _____

1. **Effective Date:** This Agreement is effective on the date Seller's acceptance of Buyer's offer is delivered to Buyer or Buyer's Agent, or the date Buyer's acceptance of any counteroffer is delivered to the Seller or Seller's Agent, as the case may be, and this date will hereafter be referred to as the "Effective Date". Further, any reference to "days" in this Agreement refers to calendar days. The first calendar day begins at 12:01 a.m. on the day after the Effective Date. Any reference to "time" refers to local time where the Property is located.

2. **Agency Disclosure:** The Undersigned Buyer and Seller each acknowledge that they have read and signed the *Disclosure Regarding Real Estate Agency Relationships*. The selling licensee is acting as (choose one):

☐ Agent/Subagent of Seller ☒ Buyer's Agent ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Transaction Coordinator

Primary Selling Agent Name: Priscilla Cazier Email: priscillasellsmi@gmail.com

Alternate Selling Agent Name: _____ Email: _____

3. **Seller's Disclosure Statement:** (This paragraph applies to sales of one-to-four family residential units.)

☐ Buyer has received the *Seller's Disclosure Statement*, dated: _____
☐ Buyer has not received the *Seller's Disclosure Statement*. Buyer may terminate this Agreement, in writing, any time prior to receipt of the *Seller's Disclosure Statement*. Once Buyer has received the *Seller's Disclosure Statement*, Buyer may terminate this Agreement, in writing, within 72 hours of receipt if the disclosure was received in person, or within 120 hours if received by registered mail. Exceptions: _____

☐ Seller is exempt from the requirements of the Seller Disclosure Act.
 Seller agrees to promptly inform Buyer in writing of any changes in the content of the Seller's Disclosure Statement.

4. **Lead-Based Paint Addendum:** Transactions involving homes built prior to 1978 require a written disclosure which is hereby attached and will be an integral part of this Agreement.

5. **Property Description:** Buyer offers to buy the Property located in the ☐ City ☒ Village ☐ Township of Sparta
 County of Kent, Michigan, commonly known as (insert mailing address: street/city/state/zip code):
299 E Gardner St NW, A & B, Sparta, MI 49345

with the following legal description and tax parcel ID numbers:

North Part LOTS 2 3 & 4 BLK 16 EX W 62 FT OF LOTS 3 & 4 BLK 16 ALSO ADJ VAC 18 FT OF W RAILROAD ST * NASHS FIRST ADD

PP# _____ Part of 410523129029 ("Property")

The following paragraph applies only if the Property includes unplatted land:

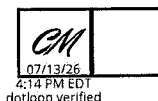
Seller agrees to grant Buyer at closing the right to make (insert number) _____ division(s) under Section 108(2), (3), and (4) of the Michigan Land Division Act. (If no number is inserted, the right to make divisions under the sections referenced above stays with any remainder of the parent parcel retained by Seller. If a number is inserted, Seller retains all available divisions in excess of the number stated, however, Seller and/or REALTOR® do not warrant that the number of divisions stated is actually available.) If this sale will create a new division, Seller's obligations under this Agreement are contingent on Seller's receipt of municipal approval on or before _____, of the proposed division to create the Property.

6. **Purchase Price:** Buyer offers to buy the Property for the sum of \$ \$63,000.
sixty-three thousand U.S. Dollars

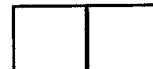
7. **Seller Concessions**, if any:

8. **Terms:** The Terms of Purchase will be as indicated by "X" below: (Other unmarked terms of purchase do not apply.)
 SOURCE OF FUNDS TO CLOSE: Buyer represents that the funds necessary to close this transaction on the terms specified below are currently available to Buyer in cash or an equally liquid equivalent.

☒ CASH. The full Purchase Price upon execution and delivery of Warranty Deed. Buyer Agrees to provide Buyer Agent/Dual Agent verification of funds within five (5) days after the Effective Date, and consents to the disclosure of such information to Seller and/or Seller's Agent. If verification of funds is not received within 5 days after the Effective Date, Seller may terminate this Agreement at any time before verification of funds is received by giving written notice to Buyer. Any appraisal required by Buyer must be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement.



Buyer's Initials



Seller's Initials

☐ **NEW MORTGAGE.** The full Purchase Price upon execution and delivery of Warranty Deed, contingent upon Buyer's ability to obtain a _____ type _____ (year) mortgage in the amount of _____ % of the Purchase Price bearing interest at a rate not to exceed _____ % per annum (rate at time of loan application), on or before the date of closing. Buyer agrees to apply for a mortgage loan, and pay all fees and costs customarily charged by Buyer's lender to process the application, within _____ days after the Effective Date, not to impair Buyers' credit after the Effective Date. ☐ Seller ☐ Buyer will agree to pay an amount not to exceed \$ _____ representing repairs required as a condition of financing.

Buyer ☐ agrees ☐ does not agree to authorize Buyer's Agent/Dual Agent to obtain information from Buyer's lender regarding Buyer's financing, and consents to the disclosure of this information to Seller and/or Seller's Agent.
Exceptions: _____

☐ **SELLER FINANCING** (choose one of the following): ☐ CONTRACT or ☐ PURCHASE MONEY MORTGAGE

In the case of Seller financing, Buyer agrees to provide Seller with a credit report within 72 hours after the Effective Date. If the credit report is unacceptable to Seller, Seller will have the right to terminate this offer within 48 hours of Seller's receipt, or if Buyer fails to provide said credit report to Seller within the time frame allotted, Seller will have the right to terminate this offer within 48 hours. Seller is advised to seek professional advice regarding the credit report.

\$ _____ upon execution and delivery of a _____ form (name or type of form and revision date), a copy of which is attached, wherein the balance of \$ _____ will be payable in monthly installments of \$ _____ or more including interest at _____ % per annum, interest to start on date of closing, and first payment to become due thirty (30) days after date of closing. The entire unpaid balance will become due and payable _____ months after closing. Any appraisal required by Buyer must be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement.

Exceptions: _____

☐ **EQUITY** (choose one of the following): ☐ Formal Assumption or ☐ Informal Assumption
Upon execution and delivery of: ☐ Warranty Deed subject to existing mortgage OR ☐ Assignment of Vendee Interest in Land Contract, Buyer to pay the difference (approximately \$ _____) between the Purchase Price above provided and the unpaid balance (approximately \$ _____) upon said mortgage or land contract, which Buyer agrees to assume and pay. Buyer agrees to reimburse Seller for accumulated funds held in escrow, if any, for payment of future taxes and insurance premiums, etc. Any appraisal required by Buyer must be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement. Exceptions: _____

☐ **OTHER:** _____

9. Appraisal: If the Property's value stated in an appraisal obtained by Buyer or Buyer's lender ("Appraisal") is less than the Purchase Price, Buyer may within three (3) days after Buyer has received the Appraisal, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above-referenced time period, then Buyer will be deemed to have accepted the Appraisal as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller will be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement. Exceptions:

10. Contingencies: Buyer's obligation to consummate this transaction (choose one):

☒ **IS NOT CONTINGENT** - is not contingent upon the sale or exchange of any other property by Buyer.

☐ **IS CONTINGENT UPON CLOSING** - is contingent upon closing of an existing sale or exchange of Buyer's property located at:

A copy of Buyer's agreement to sell or exchange that property is being delivered to Seller along with this offer. If the existing sale or exchange terminates for any reason, Buyer will immediately notify Seller, and either party may terminate this Agreement in writing, within 3 days of Buyer's notice to Seller. If either party terminates, Buyer will receive a refund of any Earnest Money Deposit.

☐ **IS CONTINGENT UPON THE SALE AND CLOSING** - is contingent upon the execution of a binding agreement and the closing of a sale or exchange of Buyer's property located at _____ on or before _____. Seller will have the right to continue to market Seller's Property until Buyer enters into a binding agreement to sell or exchange Buyer's property and delivers a copy thereof to Seller. During such marketing period, Seller may enter into a binding contract for sale to another purchaser on such price and terms as the Seller deems appropriate. In such event, this Agreement will automatically terminate, Buyer will be notified promptly, and Buyer's Earnest Money Deposit will be refunded.

Exceptions: _____

299 E Gardner St NW, A & B, Sparta, MI 49345
Subject Property Address/Description

07/13/2026
Date

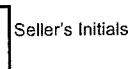
Time



Buyer's Initials



Seller's Initials



11. Fixtures & Improvements: The following is not intended to be an all-inclusive list of items included with the Property. All improvements and appurtenances are included in the Purchase Price, if now in or on the Property, unless rented, including the following: all buildings; landscaping; attached smart home devices; attached security systems; lighting fixtures and their shades and bulbs; ceiling fans; hardware for draperies and curtains; window shades and blinds; built-in kitchen appliances, including garbage disposal and drop-in ranges; wall to wall carpeting, if attached; all attached mirrors; all attached TV mounting brackets; all attached shelving; attached work benches; stationary laundry tubs; water softener; water heater; incinerator; sump pump; water pump and pressure tank; heating and air conditioning equipment (window units excluded); attached humidifiers; heating units, including add-on heating stoves and heating stoves connected by flue pipe; fireplace screens, inserts, and grates; fireplace doors, if attached; liquid heating and cooking fuel tanks; TV antenna and complete rotor equipment; satellite dish and necessary accessories and complete rotor equipment; all support equipment for inground pools; screens and storm windows and doors; awnings; installed basketball backboard, pole and goal; mailbox; flagpole(s); fencing, invisible inground fencing and all related equipment, including collars; detached storage buildings; underground sprinkling, including the pump; installed outdoor grills; all plantings and bulbs; garage door opener and control(s); and any and all items and fixtures permanently affixed to the Property; **and also includes:**

Lot A & B

but does not include:

12. Rented Items: If there are any rented improvements or fixtures (e.g. water softener, propane tank, water heater, security system, etc.) which are now in or on the Property, Seller agrees to provide Buyer a copy of any rental agreements showing terms and payment obligations within three (3) days of the Effective Date. If Seller does not provide any rental agreements within 3 days, then Seller represents that no improvements or fixtures are rented.

13. Heating and Cooking Fuels: Liquid heating and cooking fuels in tanks are included in the sale and will transfer to Buyer at time of possession unless usage is metered (in which case it is not included in the sale). Sellers are responsible for maintaining heating and cooking liquid fuels at an operational level and will not permit fuels to fall below 10% in the tank(s) at the time of possession, except that the tank(s) may be empty only if now empty. Further, Seller is precluded from removing fuel from tank(s) other than what is expended through normal use. Exceptions: _____

14. Assessments (choose one):
If the Property is subject to any assessments,

- ☒ Seller will pay the entire balance of any such assessments that are due and payable on or before the date of closing (regardless of any installment arrangements), except for any fees that are required for future connection to public utilities.
- ☐ Seller will pay all installments of such assessments that become due and payable on or before the date of closing. Buyer will assume and pay all other installments of such assessments.

Seller has an ongoing obligation through the closing to disclose to the Buyer any known pending assessments, including, but not limited to, any mandatory utility connection requirements, and/or benefit charges, and condominium special assessments, that have not been previously disclosed in writing to Buyer.

15. Property Taxes: Seller will be responsible for any taxes billed prior to those addressed below. Buyer will be responsible for all taxes billed after those addressed below.

Buyer is also 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 bills on the Property will be the same as Seller's present tax bills. Under Michigan law, real property tax obligations can change significantly when property is transferred.

☐ No proration. (Choose one):

- ☐ Buyer ☐ Seller will pay taxes billed summer _____ (year)
- ☐ Buyer ☐ Seller will pay taxes billed winter _____ (year)

☒ Calendar Year Proration (all taxes billed or to be billed in the year of the closing). Calendar year tax levies will be estimated, if necessary, using the taxable value and the millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying for January 1 through the day before closing.

☐ Fiscal Year Proration – Taxes will be prorated as though they are paid in (choose one): ☐ advance. ☐ arrears.
Fiscal Year will be assumed to cover a 12-month period from date billed, and taxes will be prorated to the date of closing. Fiscal year tax levies will be estimated, if necessary, using the taxable value and millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying through the day before closing.

Exceptions: _____

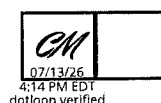
16. Well/Septic: Within ten (10) days after the Effective Date, (choose one) ☐ Seller or ☐ Buyer will arrange for, at their own expense, an inspection of the primary well used for human consumption (including a water quality test for coliform bacteria and nitrates) and septic systems in use on the Property. The inspection will be performed by a qualified inspector in a manner that meets county (or other local governmental authority, if applicable) protocol.

If any report discloses a condition unsatisfactory to Buyer or doesn't meet county standards that are a condition of sale, Buyer may, within three (3) days after Buyer has received the report, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this

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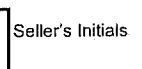
Time



Buyer's Initials



Seller's Initials



Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the well/septic as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

Exceptions: _____

17. Inspections & Investigations:

Inspections: Buyer, or someone selected by Buyer, has the right to inspect the buildings, premises, components and systems, at Buyer's expense. Any damage, misuse, abuse, or neglect of any portion of the Property or premises as a result of inspections will be Buyer's responsibility and expense.

Investigations: It is Buyer's responsibility to investigate (i) whether the Property complies with applicable codes and local ordinances and whether the Property is zoned for Buyer's intended use; (ii) whether Buyer can obtain a homeowner's insurance policy for the Property at price and terms acceptable to Buyer; (iii) whether or not the Property is in a flood zone, and (iv) rented items disclosed by Seller per the Rented Items paragraph and whether such rented items are acceptable to Buyer.

All inspections and investigations will be completed within _____ days after the Effective Date. If the results of Buyer's inspections and investigations are not acceptable to Buyer, Buyer may, within the above referenced period, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Property as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

☒ Buyer has waived all rights under this Inspections & Investigations paragraph.

Exceptions: _____

18. Title Insurance: Seller agrees to convey marketable title to the Property subject to conditions, limitations, reservation of oil, gas and other mineral rights, existing zoning ordinances, and building and use restrictions and easements of record. An **expanded coverage** ALTA Homeowner's Policy of Title Insurance in the amount of the Purchase Price will be ordered by Seller within **five (5) days** after the Effective Date and furnished to Buyer at Seller's expense, and a commitment to issue a policy insuring marketable title vested in Buyer, including supporting documents and a real estate tax status report, will be made available to Buyer promptly upon receipt. If Buyer so chooses, or if an expanded policy is not applicable, then a **standard** ALTA Owners' Policy of Title Insurance will be provided. If Buyer objects to any conditions, Buyer may, within three (3) days after Buyer has received the Title Commitment, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Title Commitment as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

Exceptions: _____

19. Property Survey: Broker advises that Buyer should have a survey performed to satisfy Buyer as to the boundaries of the Property and the location of improvements thereon.

☐ Buyer or ☐ Seller (choose one) will within ten (10) days of the Effective Date, order, at their expense, a boundary survey with iron corner stakes showing the location of the boundaries, improvements and easements in connection with the Property. Upon receipt of the survey, if Buyer objects to any conditions, in Buyer's sole discretion, which would interfere with Buyer's intended use of the Property, the marketability of the title, or zoning non-compliance, Buyer may, within three (3) days after Buyer has received the Survey, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Property Survey as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement and will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

☒ No survey. Buyer has waived all rights under this paragraph.

When closing occurs, Buyer will be deemed to have accepted the boundaries of the Property and the location of such improvements thereon.

Exceptions: _____ Seller to provide survey if ones available.

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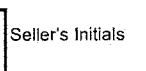
Time



Buyer's Initials



Seller's Initials



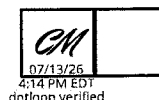
20. **Municipal Compliances:** Seller will arrange and pay for current certificates of occupancy, sidewalk compliance, and smoke detector ordinances, if applicable.
21. **Home Protection Plan:** Buyer and Seller have been informed that home protection plans may be available. Such plans may provide additional protection and benefit to the parties.
Exceptions: _____
22. **Prorations:** Rent; association dues/fees, if any; insurance, if assigned; interest on any existing land contract, mortgage or lien assumed by Buyer; will all be adjusted to the date of closing. For the purposes of calculating prorations, it is presumed that Seller owns the Property through the day before closing.
23. **Closing:** If agreeable to Buyer and Seller, the sale will be closed as soon as closing documents are ready, but not later than 07/29/2026. An additional period of fifteen (15) days will be allowed for closing to accommodate the correction of title defects or survey problems which can be readily corrected, or for delays in obtaining any lender required inspections/repairs. During this additional period, the closing will be held within 5 days after all parties have been notified that all necessary documents have been prepared. Buyer and Seller will each pay their title company closing fee(s), if applicable, **except in the case of VA financing where Seller will pay the entire closing fee.** Exceptions: _____
24. **Pre-Closing Walk-Through:** Buyer (choose one) ☒ reserves ☐ waives the right to conduct a final walk-through of the Property within three (3) days of the scheduled closing date. The purpose of the walk-through is to determine that the Property is in a substantially similar condition as of the Effective Date, any contractually agreed upon items have been fulfilled, and that any included personal property is still located at the Property. Buyer will immediately report to Seller any objections to these conditions and Buyer's requested corrective action.
25. **Possession:** Seller will maintain the Property in its present condition until the completion of the closing of the sale. Possession to be delivered to Buyer, subject to rights of present tenants, if any.
☒ At the completion of the closing of the sale.
☐ At _____ a.m. ☐ p.m. on the _____ day after completion of the closing of the sale, during which time Seller will have the privilege to occupy the Property and hereby agrees to pay Buyer \$_____ as an occupancy fee for this period payable at closing, WITHOUT PRORATION. Payment will be made in the form of cash or certified funds.
- For purposes of determining possession, the transaction will be considered closed once all necessary documents have been signed and received by escrow agent and funds have been received by the escrow agent.
- If Seller fails to deliver possession to Buyer on the agreed date, Seller will become a tenant at sufferance and will pay to Buyer as liquidated damages \$_____ per day plus all of the Buyer's actual reasonable attorney's fees incurred in removing the Seller from the Property.
- If Seller occupies the Property after closing, Seller will pay all utilities during such occupancy. Seller will also be responsible for snow removal and/or landscape maintenance. Buyer will maintain the structure and mechanical systems at the Property. However, any repairs or replacements necessitated by Seller's misuse, abuse, or neglect of any portion of the Property will be Seller's responsibility and expense.
- On the agreed delivery date, Seller will deliver the Property free of trash and debris and in broom-clean condition, will remove all personal property (unless otherwise stated in this or an additional written agreement), will make arrangements for final payment on all utilities, and will deliver all keys to Buyer.
- ☐ Buyer and Seller will sign the *Michigan Regional Temporary Occupancy Agreement* on or before the date of closing.
Exceptions: _____

26. **Earnest Money Deposit:** An Earnest Money Deposit in the amount of \$5,000. will be submitted to _____ (insert name of broker, title company, other) within 72 hours of the Effective Date of this Agreement, and will be applied against the Purchase Price. If the Earnest Money Deposit is not received within 72 hours of the Effective Date or is returned for insufficient funds, Seller may terminate this Agreement until such time as the Earnest Money Deposit is received. If Seller terminates this Agreement under this provision, Seller waives any claim to the Earnest Money Deposit. If the sale is not closed due to a failure to satisfy a contingency for a reason other than the fault of Buyer, the Buyer is entitled to a refund of the Earnest Money Deposit. In such event, Buyer and Seller agree to sign a written disbursement agreement directing how the Earnest Money Deposit will be disbursed. If the sale is not closed as provided in this Agreement and Buyer and Seller do not agree to the disposition of the Earnest Money Deposit, then Buyer and Seller agree that the Broker holding the Earnest Money Deposit may notify Buyer and Seller, in writing, of Broker's intended disposition of the Earnest Money Deposit. If Buyer and Seller do not object to such disposition in writing within fifteen (15) days after the date of Broker's notice, they will be deemed to have agreed to Broker's proposed disposition; if either Buyer or Seller object and no mutually agreeable disposition can be negotiated, Broker may deposit the funds by interpleader with a court of proper jurisdiction or await further actions.

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Date Time



Buyer's Initials



Seller's Initials

by Buyer and Seller. In the event of litigation involving the deposit, in whole or in part, either the Seller or the Buyer that is not the prevailing party, as determined by the court, will reimburse the other for reasonable attorneys' fees and expenses incurred in connection with the litigation, and will reimburse the Broker for any reasonable attorneys' fees and expenses incurred in connection with any interpleader action instituted. If the entity holding the Earnest Money Deposit is not the Broker, then to the extent that the terms of any escrow agreement conflict with this paragraph, then the terms and conditions of the escrow agreement will control.

27. **Professional Advice:** Broker hereby advises Buyer and Seller to seek legal, tax, environmental and other appropriate professional advice relating to this transaction. Broker does not make any representations or warranties with respect to the advisability of, or the legal effect of this transaction. Buyer further acknowledges that REALTOR® above named in the Agreement hereby recommends to Buyer that an attorney be retained by Buyer to pass upon the marketability of the title and to ascertain that the required details of the sale are adhered to before the transaction is consummated. Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate licensee (whether intentionally or negligently) regarding any aspect of the Property or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by Seller.

28. **Disclosure of Information:** Buyer and Seller acknowledge and agree that the Purchase Price, terms, and other details with respect to this transaction (when closed) are not confidential, will be disclosed to REALTORS® who participate in the applicable Multiple Listing Service, and may otherwise be used and/or published by that Multiple Listing Service in the ordinary course of its business.

29. **Other Provisions:**

30. **Mergers and Integrations:** This Agreement is the final expression of the complete agreement of Buyer and Seller, and there are no oral agreements existing between Buyer and Seller relating to this transaction. This Agreement may be amended only in writing signed by Buyer and Seller and attached to this Agreement.

31. **Fax/Electronic Distribution and Electronic Signatures:** Buyer and Seller agree that any signed copy of this Agreement, and any amendments or addendums related to this transaction, transmitted by facsimile or other electronic means will be competent evidence of its contents to the same effect as an original signed copy. Buyer and Seller further agree that an electronic signature is the legal equivalent of a manual or handwritten signature, and consent to use of electronic signatures. Buyer and Seller agree that any notice(s) required or permitted under this Agreement may also be transmitted by facsimile or other electronic means.

32. **Wire Fraud:** Seller and Buyer are advised that wire fraud is an increasingly common problem. If you receive any electronic communication directing you to transfer funds or provide nonpublic personal information (such as social security numbers, drivers' license numbers, wire instructions, bank account numbers, etc.), **even if electronic communication appears to be from the Broker, Title Company, or Lender, DO NOT** reply until you have verified the authenticity of the email by direct communication with Broker, Title Company, or Lender. **DO NOT** use telephone numbers provided in the email. Such requests may be part of a scheme to steal funds or use your identity.

33. **Expiration:** For valuable consideration, Buyer gives Seller until _____ (time) on 07/28/2026 (date), to deliver the written acceptance of this offer and agrees that this offer, when accepted by Seller, will constitute a binding Agreement between Buyer and Seller.

34. **Buyer's Approval and Acknowledgment:** Buyer approves the terms of this offer and acknowledges receipt of a copy of this offer.

Buyer 1 Address		X		Buyer
Buyer 1 Phone: (Res.) _____ (Bus.) _____			Chad Momber	
			Print name as you want it to appear on documents.	
Buyer 2 Address		X		Buyer
Buyer 2 Phone: (Res.) _____ (Bus.) _____				
			Print name as you want it to appear on documents.	

35. **Seller's Response:** The above offer is accepted: ☐ As written. ☐ As written except:

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Date

Time

Counteroffer, if any, expires _____, at _____ (time). Seller has the right to withdraw this counteroffer and to accept other offers until Seller or Seller's Agent has received notice of Buyer's acceptance.

36. **Seller's Acceptance and Acknowledgment:** Seller accepts the terms of this Agreement and acknowledges receipt of a copy. If Seller's response occurs after Buyer's offer expires, then Seller's response is considered a counteroffer and Buyer's acceptance is required below.

X (Seller's Signature, Date, Time):

Print name as you want it to appear on documents.

Is Seller a U.S. Citizen or Resident Alien? ☐ Yes ☐ No*

X (Seller's Signature, Date, Time):

Print name as you want it to appear on documents.

Is Seller a U.S. Citizen or Resident Alien? ☐ Yes ☐ No*

Seller's Address:

Seller's Phone (Res.):

 (Bus)

* If Seller(s) is not a U.S. Citizen or Resident Alien, there may be tax implications and Buyer and Seller are advised to seek professional advice.

37. **Buyer's Receipt/Acceptance:** Buyer acknowledges receipt of Seller's response to Buyer's offer. In the event Seller's response constitutes a counteroffer, Buyer accepts said counteroffer. All other terms and conditions in the offer remain unchanged.

X (Buyer's Signature, Date, Time):

X (Buyer's Signature, Date, Time):

38. **Seller's Receipt:** Seller acknowledges receipt of Buyer's acceptance of counteroffer.

X (Seller's Signature, Date, Time):

X (Seller's Signature, Date, Time):

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Date

Time

MICHIGAN REGIONAL VACANT LAND PURCHASE AGREEMENT

1

DATE: 06/18/2026, 3:00 pm (time) MLS # 26025775

SELLING OFFICE: Edison Brokers + Co. BROKER LIC.#: 6505426805 REALTOR® PHONE: (616) 588-5244

LISTING OFFICE: Coldwell Banker Schmidt Realtors LISTING AGENT: Michael Lamb, MGR REALTOR® PHONE: 616-498-5368

1. **Effective Date:** This Agreement is effective upon the delivery of Seller's acceptance of Buyer's offer to Buyer or Buyer's Agent, or upon the delivery of Buyer's acceptance of any counteroffer to Seller or Seller's Agent, as the case may be, and this date will hereafter be referred to as the "Effective Date". Further, any reference to "days" in this Agreement refers to calendar days. The first calendar day begins at 12:01 a.m. on the day after the Effective Date. Any reference to "time" refers to local time where the property is located.

2. **Agency Disclosure:** The Undersigned Buyer and Seller each acknowledge that they have read and signed the Disclosure Regarding Real Estate Agency Relationships. The selling licensee is acting as (check one):

☐ Agent/Subagent of Seller ☒ Buyer's Agent ☐ Dual Agent (with written, informed consent of both Buyer and Seller)
☐ Transaction Coordinator

Primary Selling Agent Name: Teagan Wertz Email: twertz@habitatkent.org Lic.#: 6501465083

Alternate Selling Agent Name: _____ Email: _____ Lic.#: _____

3. **Disclosure Statement:** Seller ☒ **WILL** ☐ **WILL NOT** complete the attached Seller's Disclosure Statement for Vacant Land within three (3) days after the Effective Date. The parties agree that a Disclosure Statement for Vacant Land is not mandated by Michigan law. Nevertheless, if indicated above, Seller will complete the form voluntarily based on Seller's personal knowledge of the Property (as defined below). The Disclosure Statement is not a warranty of any kind by Seller or by any agent representing Seller in this transaction. Further, it is NOT a substitute for any inspections Buyer is advised to obtain under the Inspections Paragraph contained herein. If the Disclosure Statement is unacceptable to Buyer, for any reason, Buyer will have the right to terminate this Agreement and receive any applicable Earnest Money Deposit by giving Seller written notice within four (4) days after Buyer's receipt of the Disclosure Statement, otherwise the right to terminate will be deemed to have been waived.

4. **Property Description:** Buyer offers to buy property located in the ☐ City ☒ Village ☐ Township of Sparta

County of Kent, Michigan, commonly known as (insert mailing address: (street/city/zip code):
299 E Gardner St NW, Sparta, MI 49345, with the

following legal description and parcel ID numbers: LOTS 2 3 & 4 BLK 16 EX W 62 FT OF LOTS 3 & 4 BLK 16 ALSO ADJ VAC 18 FT OF W
RAILROAD ST * NASHS FIRST ADD PP# 41-05-23-129-029 ("Property").

The following paragraph applies only if the Property includes unplatted land:

Seller agrees to grant Buyer at closing the right to make (insert number) _____ division(s) under Section 108(2), (3), and (4) of the Michigan Land Division Act. (If no number is inserted, the right to make divisions under the sections referenced above stays with any remainder of the parent parcel retained by Seller. If a number is inserted, Seller retains all available divisions in excess of the number stated; however, Seller and/or REALTOR® do not warrant that the number of divisions stated is actually available.) If this sale will create a new division, Seller's obligations under this Agreement are contingent on Seller's receipt of municipal approval on or before _____, of the proposed division to create the Property.

5. **Purchase Price:** Buyer offers to buy the property for the sum of \$ 30000.00
thirty thousand U.S. Dollars

6. **Seller Concessions**, if any: _____

7. **Terms:** The Terms of Purchase will be as indicated by "X" below: (Other unmarked terms of purchase do not apply.)

SOURCE OF FUNDS TO CLOSE: Buyer represents that the funds necessary to close this transaction on the terms specified below are currently available to Buyer in cash or an equally liquid equivalent.

☒ **CASH:** The full Purchase Price upon execution and delivery of Warranty Deed. Buyer Agrees to provide Buyer Agent/Dual Agent verification of funds within five (5) days after the Effective Date, and consents to the disclosure of such information to Seller and/or Seller's Agent. If verification of funds is not received within 5 days after the Effective Date, Seller may terminate this Agreement at any time before verification of funds is received by giving written notice to Buyer. Any appraisal required by Buyer will be arranged and paid for by Buyer within ten (10) days after the Effective Date of this Agreement.

☐ **NEW MORTGAGE:** The full Purchase Price upon execution and delivery of Warranty Deed, contingent upon Buyer's ability to obtain a _____ type _____ (year) mortgage in the amount of _____ % of the sale price bearing interest at a rate not to exceed _____ % per annum (rate at time of loan application), on or before the date the sale is to be closed. Buyer agrees to apply for a mortgage loan, and pay all fees and costs customarily charged by Buyer's lender to process the application,

Seller's Initials

Buyer's Initials
 06/19/26
 7:28 AM EDT
 dotloop verified

within _____ days after the Effective Date, not to impair Buyer's credit after the date hereof, and to accept such loan if offered. Buyer ☐ agrees ☐ does not agree to authorize Buyer's Agent/Dual Agent to obtain information from Buyer's lender regarding Buyer's financing, and consents to the disclosure of this information to Seller and/or Seller's Agent.

☐ SELLER FINANCING (check one of the following): ☐ LAND CONTRACT or ☐ PURCHASE MONEY MORTGAGE

In the case of Seller financing, Buyer agrees to provide Seller with a credit report within 72 hours after the Effective Date. If the credit report is unacceptable to Seller, then Seller will have the right to terminate this offer within 48 hours of Seller's receipt, or if Buyer fails to provide said credit report to Seller within the time frame allotted, then Seller will have the right to terminate this offer within 48 hours. Seller is advised to seek professional advice regarding the credit report.

\$ _____ upon execution and delivery of a _____ form (name or type of form and revision date), a copy of which is attached, wherein the balance of \$ _____ will be payable in monthly installments of \$ _____ or more including interest at _____ % per annum, interest to start on date of closing, and first payment to become due thirty (30) days after date of closing. The entire unpaid balance will become due and payable _____ months after closing.

☐ EQUITY (check one of the following): ☐ Formal Assumption or ☐ Informal Assumption

Upon execution and delivery of ☐ Warranty Deed subject to existing mortgage OR ☐ Assignment of Vendee Interest in Land Contract, Buyer to pay the difference (approximately \$ _____) between the Purchase Price above provided and the unpaid balance (approximately \$ _____) upon said mortgage or land contract, which Buyer agrees to assume and pay. Buyer agrees to reimburse Seller for accumulated funds held in escrow, if any, for payment of future taxes and insurance premiums, etc.

Exceptions: _____

☐ OTHER: _____

8. **Appraisal:** If the Property's value stated in an appraisal obtained by Buyer or Buyer's lender ("Appraisal") is less than the Purchase Price, Buyer may within three (3) days after Buyer has received the Appraisal, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Appraisal as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller will be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

9. **Contingencies:** Buyer's obligation to consummate this transaction (check one):

☒ **IS NOT CONTINGENT** - is not contingent upon the sale or exchange of any other property by Buyer.

☐ **IS CONTINGENT UPON CLOSING** - is contingent upon closing of an existing sale or exchange of Buyer's property located at: _____ . A copy of Buyer's agreement to sell or exchange that property is being delivered to Seller along with this offer. If the existing sale or exchange terminates for any reason, Buyer will immediately notify Seller, and either party may terminate this Agreement, in writing, within three (3) days of Buyer's notice to Seller. If either party terminates, Buyer will receive a refund of any applicable Earnest Money Deposit.

☐ **IS CONTINGENT UPON THE SALE AND CLOSING** - is contingent upon the execution of a binding agreement and the closing of a sale or exchange of Buyer's property located at _____ on or before _____. Seller will have the right to continue to market Seller's property until Buyer enters into a binding agreement to sell or exchange Buyer's property and delivers a copy thereof to Seller. During such marketing period, Seller may enter into a binding contract for sale to another purchaser on such price and terms as Seller appropriate. In such event, this Agreement will automatically terminate, Buyer will be notified promptly, and Buyer's Earnest Money Deposit will be refunded.

Exceptions: _____

10. **Fixtures and Improvements:** All improvements and appurtenances are included in the Purchase Price; and any and all items and fixtures permanently affixed to the Property.

Exceptions: _____

11. **Assessments (choose one):**

If the Property is subject to any assessments

☒ Seller to pay entire balance of any assessments related to the Property (regardless of any installment arrangements), except for any fees that are required for future connection to public utilities. OR

☐ Seller will pay all installments of such assessments that become due and payable on or before day of closing. Buyer will assume and pay all other installments of such assessments.

Seller has an ongoing obligation through the Closing to disclose to the Buyer any known pending assessments, including, but not limited to, any mandatory utility connection requirements, and/or benefit charges, and condominium special assessments, that have not been previously disclosed in writing to Buyer.

12. **Property Taxes:** Seller will be responsible for any taxes billed prior to those addressed below. Buyer will be responsible for all taxes billed after those addressed below.

299 E Gardner St NW, Sparta, MI 49345 06/18/2026 3:00 pm
Subject Property Address/Description Date Time
Page 2 of 5 ©Copyright, Michigan Regional Forms Committee Revised 1/26

 06/19/26	

Buyer's Initials

Seller's Initials

☐ No proration. (Choose one):

☐ Buyer ☐ Seller will pay taxes billed summer _____ (year);

☐ Buyer ☐ Seller will pay taxes billed winter _____ (year);

☒ Calendar Year Proration (all taxes billed or to be billed in the year of the closing). Calendar year tax levies will be estimated, if necessary, using the taxable value and the millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying for January 1 through the day before closing.

☐ Fiscal Year Proration - Taxes will be prorated as though they are paid in (choose one): ☐ advance. ☐ arrears.

Fiscal Year will be assumed to cover a 12-month period from date billed, and taxes will be prorated to the date of closing. Fiscal year tax levies will be estimated, if necessary, using the taxable value and millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying through the day before closing.

Buyer is also advised that the state equalized value of the Property, principal residence exemption information and other real property tax information is available the appropriate local assessor's office. Buyer acknowledges and agrees that property taxes for the Property may be higher than the amount of current property taxes. Under Michigan law, real property tax obligations can change significantly when property is transferred.

13. **Sidewalk Inspection:** If Property is in a municipality that requires a sidewalk inspection, Seller will order the inspection and pay for any repairs deemed necessary by the municipality, so that the Property will be in compliance with any applicable sidewalk ordinance as of the closing date.

14. **Inspections:** By signing this Agreement, Buyer is representing that Buyer is aware that professional services are commercially available at a fee by expert(s) selected by Buyer.

☐ NO INSPECTIONS. Buyer elects to waive any and all inspections and agrees to accept the Property in "as-is" condition.

☒ INSPECTIONS. Buyer has elected to arrange and pay for the following services/investigations, which will include, but not be limited to: ☒ soil suitability for intended use ☐ zoning classification ☒ availability of utilities ☒ availability of building or driveway permits ☐ existence of wetlands ☐ tax classification ☒ contents of applicable restrictive covenants and building codes ☒ general suitability for Buyer's intended use ☐ any existing well/septic ☐ flood zone ☐ Other (specify): _____

Buyer will have the right to terminate this Agreement and receive any applicable Earnest Money Deposit if the due diligence results are not acceptable to Buyer by giving Seller written notice within 60 calendar days after the Effective Date of this Agreement, otherwise the right to terminate will be deemed to have been waived.

During this period, Buyer, Buyer's agents and representatives will have reasonable access to the Property to conduct such investigations as Buyer deems appropriate. Buyer agrees to indemnify and hold Seller harmless from any liability or claim arising from or in any way connected with any such inspections, including all costs and reasonable attorney's fees. To the extent the Property is damaged due to any of Buyer's investigations, Buyer agrees to restore the Property to its original condition.

By closing this transaction, Buyer agrees to accept the Property in "as-is" condition and "with all faults."

Exceptions: _____

15. **Title Insurance:** Seller agrees to convey marketable title to the Property subject to conditions, limitations, reservation of oil, gas and other mineral rights, existing zoning ordinances, and building and use restrictions and easements of record. An expanded coverage ALTA Homeowner's Policy of Title Insurance in the amount of the Purchase Price will be ordered by Seller within **five (5) days** after the Effective Date and furnished to Buyer at Seller's expense, and a commitment to issue a policy insuring marketable title vested in Buyer, including supporting documents and a real estate tax status report, will be made available to Buyer promptly upon receipt. If Buyer so chooses, or if an expanded policy is not applicable, then a standard ALTA Owners' Policy of Title Insurance will be provided. If Buyer objects to any conditions, Buyer may, within three (3) days after Buyer has received the Title Commitment, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Title Commitment as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement, in which case Buyer will receive a refund of any Earnest Money Deposit. If Buyer fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement. Exceptions: All parties to use Sun Title, LLC. for title and closing services.

16. **Property Survey:** Broker advises that Buyer should have a survey performed to satisfy Buyer as to the boundaries of the property and the location of improvements thereon.

☒ Buyer or ☐ Seller (check one) will within ten (10) days of the Effective Date order, at their expense, a boundary survey with iron corner stakes showing the location of the boundaries, improvements and easements in connection with the Property. Upon receipt of the survey, if Buyer objects to any conditions, in Buyer's sole discretion, which would interfere with Buyer's intended use of the Property, the marketability of the title, or zoning non-compliance, Buyer may, within three (3) days after Buyer has received the Survey, by written notice to Seller, either terminate this Agreement and receive a refund of Buyer's Earnest Money Deposit, or make a written proposal to Seller to correct those unsatisfactory conditions, which proposal must be in the form of an addendum and must be signed by Buyer in order for it to be effective. If Buyer fails to terminate this Agreement or present an addendum within the above referenced time period, then Buyer will be deemed to have accepted the Property Survey as-is. Seller may negotiate with Buyer, do nothing, or by written notice to Buyer, accept Buyer's addendum. If Seller fails to respond or to arrive at a mutually agreeable resolution within three (3) days after Seller's receipt of Buyer's addendum, then Seller shall be deemed to have rejected Buyer's addendum. Buyer will then have three (3) days to provide written notice of termination of this Agreement and will receive a refund of any Earnest Money Deposit. If Buyer

Buyer's Initials

Seller's Initials

fails to terminate this Agreement within the three (3) day period, Buyer will proceed to closing according to the terms and conditions of this Agreement.

☐ No Survey. Buyer has waived all rights under this paragraph.

When closing occurs, Buyer will be deemed to have accepted the boundaries of the property and the location of such improvements thereon.

Exceptions: _____

17. **Prorations:** Rents, leases or interest on any existing land contract, mortgage or lien assumed by Buyer and other items normally prorated in real estate transactions, will be adjusted to the date of closing. All rental security deposits will be paid to Buyer at closing. Crop shares or land rents will be prorated on a calendar year basis unless otherwise agreed to above. Growing crops or land prepared for crops will not be ruined without permission or compensation to owner of crops.

18. **Loss/Damage to Property:** If between the Effective Date of this Agreement and the closing date, all or any part of the Property is damaged by fire or natural elements or other causes beyond Seller's control which cannot be repaired prior to the closing date, or any part of the Property is taken pursuant to any power of eminent domain, Seller will immediately notify Buyer of such occurrence, and either Seller or Buyer may terminate this Agreement by written notice to the other within fifteen (15) days after the date of the notice, and Buyer will receive a refund of Buyer's Earnest Money Deposit. If neither party elects to terminate this Agreement, then the parties will proceed to close, in which case there will be no reduction in the Purchase Price and at closing Seller will assign to Buyer whatever rights Seller may have with respect to any insurance proceeds or eminent domain award.

19. **Closing:** If agreeable to Buyer and Seller, the sale will be closed as soon as closing documents are ready, but not later than 09/30/2026. An additional period of fifteen (15) days will be allowed for closing to accommodate the correction of title defects or survey problems which can be readily corrected. During this additional period, the closing will be held within 5 days after all parties have been notified that all necessary documents have been prepared. Buyer and Seller will each pay their share of any title company closing fee, if applicable, except in the case of VA financing where Seller will pay the entire closing fee.

Exceptions: _____

20. **Possession:** Seller will tender to Buyer possession of the Property upon completion of the closing, subject to all existing leases and rights of tenants in possession. For purposes of determining possession, the transaction will be considered closed once all necessary documents have been signed and funds have been received by the escrow agent. Seller will deliver a written assignment by Seller of Seller's interest in all leases and a transfer to Buyer of all security deposits, accompanied by the original or a true copy of each lease, as well as a notice to any tenants advising the tenants of the sale and directing that future payments be made to Buyer and Buyer agrees to assume all obligations under any such lease.

Exceptions: _____

21. **Earnest Money Deposit:** An Earnest Money Deposit in the amount of \$ 0 will be submitted to N/A (insert name of broker, title company, other), within 72 hours of the Effective Date of this Agreement, and will be applied against Purchase Price. If the Earnest Money Deposit is not received within 72 hours of the Effective Date or is returned for insufficient funds, Seller may terminate this Agreement until such time as the Earnest Money Deposit is received. If Seller terminates this Agreement under this provision, Seller waives any claim to the Earnest Money Deposit. If the sale is not closed due to a failure to satisfy a contingency for a reason other than the fault of Buyer, the Earnest Money Deposit will be refunded to Buyer. In such event, Buyer and Seller agree to sign a written disbursement agreement directing how the Earnest Money Deposit will be disbursed. If the sale is not closed as provided in this Agreement and Buyer and Seller do not agree to the disposition of the Earnest Money Deposit, then Buyer and Seller agree that the Broker holding the Earnest Money Deposit may notify Buyer and Seller, in writing, of Broker's intended disposition of the deposit. If Buyer and Seller do not object to such disposition in writing within fifteen (15) days after the date of Broker's notice, they will be deemed to have agreed to Broker's proposed disposition; if either Buyer or Seller objects and no mutually agreeable disposition can be negotiated, Broker may deposit the funds by interpleader with a court of proper jurisdiction or await further actions by Buyer or Seller. In the event of litigation involving the deposit, in whole or in part, the non-prevailing party, as determined by the court, will reimburse the other for reasonable attorneys' fees and expenses incurred in connection with the litigation, and will reimburse the Broker for any reasonable attorneys' fees and expenses incurred in connection with any interpleader action instituted. If the entity holding the Earnest Money Deposit is not the Broker, then to the extent that the terms of any escrow agreement conflict with this paragraph, then the terms and conditions of the escrow agreement will control.

22. **Professional Advice:** Broker advises Buyer and Seller to seek legal, tax, environmental and other appropriate professional advice relating to this transaction. Broker does not make any representations or warranties with respect to the advisability of, or the legal effect of this transaction. Buyer further acknowledges that REALTOR® above named in the Agreement recommends to Buyer that an attorney be retained by Buyer to pass upon the marketability of the title and to ascertain that the required details of the sale are adhered to before the transaction is consummated. Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate salesperson (whether intentionally or negligently) regarding any aspect of the Property or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by Seller.

23. **Disclosure of Information:** Buyer and Seller acknowledge and agree that the price, terms, and other details with respect to this transaction (when closed) are not confidential, will be disclosed to REALTORS® who participate in the applicable Multiple Listing Service, and may otherwise be used and/or published by Multiple Listing Service in the ordinary course of its business.

24. **Other Provisions:** Offer is for full parcel as currently exists, encompassing both Parcels A & B as listed on MLS.

25. **Mergers and Integrations:** This Agreement is the final expression of the complete agreement of Buyer and Seller and there are no oral agreements existing between Buyer and Seller relating to this transaction. This Agreement may be amended only in writing signed by Buyer and Seller and attached to this Agreement.

26. **Fax/Electronic Distribution and Electronic Signatures:** Buyer and Seller agree that any signed copy of this Agreement and any amendments or addendums related to this transaction transmitted by facsimile or other electronic means will be competent evidence of its contents to the same effect as an original signed copy. Buyer and Seller further agree that an electronic signature is the legal equivalent of a manual or handwritten signature, and consent to use of electronic signatures. Buyer and Seller agree that any notice(s) required or permitted under this Agreement may also be transmitted by facsimile or other electronic means.

27. **Wire Fraud:** Seller and Buyer are advised that wire fraud is an increasingly common problem. If you receive any electronic communication directing you to transfer funds or provide nonpublic personal information (such as social security numbers, drivers' license numbers, wire instructions, bank account numbers, etc.), even if that electronic communication appears to be from the Broker, Title Company, or Lender, DO NOT REPLY until you have verified the authenticity of the email by direct communication with Broker, Title Company, or Lender. DO NOT use telephone numbers provided in the email. Such requests may be part of a scheme to steal funds or use your identity.

28. **Expiration:** For valuable consideration, Buyer gives Seller until 5:00 pm (time) on 07/24/2026 (date), to deliver the written acceptance of this offer and agrees that this offer, when accepted by Seller, will constitute a binding Agreement between Buyer and Seller.

29. **Buyer's Approval and Acknowledgment:** Buyer approves the terms of this offer and acknowledges receipt of a copy of this offer.

Buyer 1 Address 1739 Elizabeth Ave NW, Grand Rapids, MI 49504 X Andrew Claucherty dotloop verified 06/18/2026 7:28 AM EDT VQ0WLPWF-1B4IA9A3 **Buyer**
 Buyer 1 Phone: (Res.) _____ (Bus.) (616) 588-5233 Andrew Claucherty | Habitat for Humanity of Kent County
Print name as you want it to appear on documents.
 Buyer 2 Address _____ X _____ **Buyer**
 Buyer 2 Phone: (Res.) _____ (Bus.) _____
Print name as you want it to appear on documents.

30. **Seller's Response:** The above offer is accepted: ☐ As written. ☐ As written except:

Counteroffer, if any, expires _____, at _____ (time). Seller has the right to withdraw this counter offer and to accept other offers until Seller or Seller's Agent has received notice of Buyer's acceptance.

31. **Seller's Acceptance and Acknowledgment:** Seller accepts the terms of this Agreement and acknowledges receipt of a copy. If Seller's response occurs after Buyer's offer expires, then Seller's response is considered a counteroffer and Buyer's acceptance is required below.

X (Seller's Signature, Date, Time): _____
Print name as you want it to appear on documents. Is Seller a U.S. Citizen? ☐ Yes ☐ No*

X (Seller's Signature, Date, Time): _____
Print name as you want it to appear on documents. Is Seller a U.S. Citizen? ☐ Yes ☐ No*

Seller's Address: _____ Seller's Phone (Res.) _____ (Bus) _____
 * If Seller(s) is not a U.S. Citizen, there may be tax implications and Buyer and Seller are advised to seek professional advice.

32. **Buyer's Receipt/Acceptance:** Buyer acknowledges receipt of Seller's response to Buyer's offer. In the event Seller's response constitutes a counteroffer, Buyer accepts said counteroffer. All other terms and conditions in the offer remain unchanged.

X (Buyer's Signature, Date, Time): _____
 X (Buyer's Signature, Date, Time): _____

33. **Seller's Receipt:** Seller acknowledges receipt of Buyer's acceptance of counteroffer.

X (Seller's Signature, Date, Time): _____
 X (Seller's Signature, Date, Time): _____







ACTION MEMO

Staff Communication

DATE: July 20, 2026
TO: Village Council Members
FROM: James A. Lower Village Manager
RE: Ord. 26-02: An Ordinance to Amend the Zoning Map

SUMMARY OF REQUEST:

The Planning Commission has recommended rezoning 195 Washington Street and 299 E. Gardner Street from RM Residential Medium Density to B Business.

Based on the anticipated action of the Village Council, staff recommends different treatment for the two parcels.

The rezoning of 195 Washington Street should proceed. The Council is anticipated to approve the sale of the former ambulance garage property to Chad Momber for redevelopment as a dog daycare facility. Because this is a commercial use, rezoning the parcel to B Business is appropriate and consistent with the proposed redevelopment of the site.

Staff anticipates that the Council will approve the proposal submitted by Sable Homes for 299 E. Gardner Street. Sable Homes intends to construct residential dwelling units on the property. Because the proposed development is residential in nature, rezoning the parcel to B Business is no longer necessary and staff recommends removing 299 E. Gardner Street from the ordinance and retaining its current RM Residential Medium Density zoning classification. If a different decision in terms of the sale of 299 E. Gardner is made during the meeting, we can move forward with rezoning both.

STAFF RECOMMENDATION:

Motion to amend Ordinance 26-02 by removing 299 E. Gardner Street from the proposed rezoning and adopt the ordinance as amended, rezoning only 195 Washington Street from RM Residential Medium Density to B Business.

VILLAGE COUNCIL
VILLAGE OF SPARTA
KENT COUNTY, MICHIGAN

At a regular meeting of the Village Council of the Village of Sparta, held at the Village Complex, located at 276 W. Division Street, Sparta, Michigan 49345 on Monday June 15, 2026, at 6:30PM the following Ordinance was offered by Council Member _____ and seconded by Council Member _____.

ORDINANCE NO. 26-02

AN ORDINANCE TO AMEND THE VILLAGE OF SPARTA
ZONING ORDINANCE AND ZONING MAP, CHAPTER 82,
ARTICLE III, DIVISION 2, SECTION 82-152 OF THE VILLAGE
OF SPARTA CODE OF ORDINANCES

THE VILLAGE OF SPARTA (the “Village”) ORDAINS:

Section 1. Amendment. That Chapter 82, Article III, Division 2, Section 82-152 of the Village of Sparta Code of Ordinances is amended as follows:

The Zoning Ordinance and Zoning Map of the Village of Sparta, Kent County, Michigan, the map being incorporated by reference in the Zoning Ordinance for the Village of Sparta pursuant to Section 82-152, are hereby amended so that the parcels of lands shall be rezoned as follows:

1. From RM to B: LOT 9 * HEATH'S ADD (Commonly known as 195 Washington Street)
2. From RM to B: LOTS 2 3 & 4 BLK 16 EX W 62 FT OF LOTS 3 & 4 BLK 16 ALSO ADJ VAC 18 FT OF W RAILROAD ST * NASHS FIRST ADD (Commonly known as 299 E. Gardner Street NW)

Section 2. Effective Date. This amendment to the Village of Sparta Zoning Ordinance and Zoning Map shall become effective upon the expiration of seven (7) days after the ordinance/ordinance amendment or Notice of Adoption appears in the newspaper as provided by law.

The vote to approve this rezoning ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSTAIN/ABSENT:

ORDINANCE DECLAIRED ADOPED

I, Kristen Phelps, the Clerk of the Village of Sparta, attests that the foregoing is a true and accurate copy of an ordinance adopted by the Village Council of the Village of Sparta at a regularly scheduled meeting held on _____, which meeting was held in accordance with State Law.

Kristen Phelps, Village Clerk

Introduced: June 1, 2026

Public Hearing: June 1, 2026

Adopted:

Published:

Effective:

Attachment 1 Map





ACTION MEMO

Staff Communication

DATE: July 20, 2026
TO: Members of the Village Council
FROM: James A. Lower, Village Manager
RE: Waste Water Treatment Plant Furniture

SUMMARY OF REQUEST:

Background

As part of the Wastewater Treatment Plant project, staff has worked with Custer to develop a furniture package for the administrative offices, laboratory, and break areas within the new facility. The proposal includes office furnishings, seating, workstations, common area furniture, delivery, and installation services.

Custer was previously selected through a competitive process to furnish the new Village Complex. Since that purchase, staff has been very pleased with both the products and services provided by the company. The furniture has proven to be high quality, durable, and functional for staff needs. Additionally, Custer has provided excellent customer service and warranty support.

Staff believes it is in the Village's best interest to continue utilizing Custer for our furniture needs at this time. Given the timing of the Wastewater Treatment Plant project and our recent successful experience with Custer, staff does not believe rebidding these furnishings would provide a meaningful benefit.

Using the same vendor provides several advantages, including:

- Consistency in furniture systems and finishes across Village facilities;
- Continued access to proven products that have performed well in daily operations;
- Strong warranty coverage and responsive post-installation support;
- Reduced administrative costs and staff time associated with conducting another procurement process; and
- Confidence in the quality and longevity of the products being purchased.

The attached proposal also includes design, project management, delivery, and installation services, allowing for a turnkey solution and ensuring the furniture package is properly integrated into the new facility.

Fiscal Impact

The total proposal amount is **\$37,791.71**, which includes furniture, installation services, warehouse and handling fees. Funding for this purchase is included within the overall Wastewater Treatment Plant project budget.

Recommendation

Staff recommends approval of the proposal from Custer, Inc. for the furnishing of the new Wastewater Treatment Plant facility in the amount of **\$37,791.71**

**GRAND RAPIDS**

217 Cesar E Chavez SW, Suite 200
Grand Rapids, MI 49503
Phone: 616.458.6322
Fax: 616.458.1117

FORT WAYNE

104 W Superior, Suite A
Fort Wayne, IN 46802
Phone: 260.423.3482

TRAVERSE CITY

10850 E Traverse Highway, Suite 400
Traverse City, MI 49684
Phone: 231.360.9694

KALAMAZOO

155 West Michigan Ave, Suite 1501
Kalamazoo, MI 49007
Phone: 269.342.3919

Quotation: 254365**Quote Date:** 07/02/26**Project** 260522**Customer:** S1007**Terms:** NET DUE WITH INVOICE**Custer Salesperson:** MICAH DINGMAN**Quote To:**

Kristen Phelps
Village of Sparta
156 E Division St
Sparta MI 49345

Ship To:

Village of Sparta
156 E Division St
Sparta MI 49345

Phone: +1 (616) 887-8251

kphelps@spartami.org

Village of Sparta Wastewater P

The prices quoted in this bid are based on current governmental laws and regulations.

In the event of any changes in laws, regulations, tariffs, taxes, or other governmental mandates that increase the cost of goods, materials, or services, the seller reserves the right to adjust pricing accordingly.

Any such price adjustments will be communicated in writing and supported by relevant documentation.

Quote valid for 30 days, subject to change thereafter due to current Supply Chain conditions. This is a special order restocking fees could apply if cancelled/returned. Credit cards will incur 3% processing fee if combined invoices total over \$10,000

Description	Quantity	Unit Price	Extended Price
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LAB

1	46216179 - Leap; Chair, Upholstered, Adjustable seat depth Plastic Finish: POLYPROPYLENE 6205 - BLACK Upholstery Finish: ERA 5ER9 - ONYX Caster: SOFT CASTERS Arm: H/W/P/D ARMS Lumbar: Lumbar Seat Height: 5" PNEU SEAT HEIGHT RANGE Headrest: OMIT HEADREST Soil Retardant: NO SOIL RETARDANT TREATMENT Packaging: Not Applicable STEELCASE Tag For LAB LEAP	1	935.21	935.21
2	CRDSHL - Desk- Shell Size Option: Modular Depth: 30.00000 Width: 48.00000	1	451.07	451.07

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Phone: 231.360.9694

KALAMAZOO

155 West Michigan Ave, Suite 1501
Kalamazoo, MI 49007
Phone: 269.342.3919

Description		Quantity	Unit Price	Extended Price
2	Thickness - Worksurface: 1.12500 Top Surface Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Edge Finish: Plastic - PG1 6710 - STORM NOCE Case Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Support - Right: Full Depth End Panel Support - Left: Full Depth End Panel Modesty Panel: Quarter Height Grommet Location: No Grommet STEELCASE Tag For LAB 30/48/FD/FD			
Sub Total				1,386.28
TAX EXEMPT - GOVERNMENT				0.00
Total				1,386.28
OFFICE A610				
3	AWQE45 - Brace-Worksurface, 45W STEELCASE Tag For OFFICE A610 BR/45	1	32.81	32.81
4	EEWBL - Bridge Laminate Worksurface Depth: 24.00000 Width: 48.00000 Top Surface Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Grain Direction: Short Grain Scallop: No Scallop Edge Profile: 3MM Plastic Edge Edge Finish: Plastic - PG1 6710 - STORM NOCE Grommet: No Grommet STEELCASE Tag For OFFICE A610 24/48	1	221.29	221.29
5	E6C2460DE - Credenza-1 1/2 high, Leg base, 30W Box/File, 30W Open, 24D x 60W x 27 1/2H BASIC: 2HSN STORM NOCE (HPL) FRONT: 2HSN STORM NOCE (HPL) LEGS: 4803 NEAR BLACK METALLIC	1	2,461.35	2,461.35

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Phone: 231.360.9694

KALAMAZOO

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Phone: 269.342.3919

Description	Quantity	Unit Price	Extended Price
5 LOCK: 9250 EMBER CHROME KEYS: SK PLUG PULL OPT: *OPT:PULL OPTION PULL LAM: PULLS FOR LAM FRT NILEPULL: NILE PULL PULL: PULL STD PNT: *PULL:STANDARD PAINT 0835: BLACK BACK OPT: *OPT:BACK OPTIONS UNFNEXBK: STD:UNFINISHED EXTERIOR BACK SHELF OPT: *OPT:SHELF OPTION 3/4 SHLF: STD:3/4 INCH SHELF WGHT PKG: *OPT:COUNTERWEIGHT PKG NO WGHT: NO COUNTERWT PKG TECH TRO: *OPT:TECHNOLOGY TROUGH OPTION NO TECH: NO TECHNOLOGY TROUGH OFFICE SET: *OPT:OFFICE SET NONE: STD:NO OFFICE SET STEELCASE Tag For OFFICE A610 24/60/27-DE-L			
6 EEWDL - Desk Laminate Worksurface Front: Straight Depth: 30.00000 Width: 78.00000 Top Surface Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Grain Direction: Long Grain Edge Profile: 3MM Plastic Edge Edge Finish: Plastic - PG1 6710 - STORM NOCE Grommet: Round Grommet Round Grommet Finish: Smooth Paint PG2 0835 - BLACK Grommet Location: Left Grommet Depth: Overhang STEELCASE Tag For OFFICE A610 30/78	1	445.10	445.10

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Description		Quantity	Unit Price	Extended Price
7	LOCKFR - FIELD INSTALLED LOCK PLUGS & KEYS, FR Lock Finish: Ember Chrome 9250 - EMBER CHROME Key: KEY SPECIFIC 4-307 STEELCASE Tag For OFFICE A610	4	Actual	Actual
8	EEWSMHL - Hanging Modesty Laminate Panel Width: 54.00000 Height: 12.00000 Panel Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Bracket Finish: Smooth Paint PG2 0835 - BLACK Grain Direction: Vertical Scallop: No Scallop STEELCASE Tag For OFFICE A610 MP/54	1	253.26	253.26
9	EEWSEPJPL - J-Shape Plinth Base Laminate End Panel for Use with Desk Worksurface Handedness: Left Hand Depth: 30.00000 Width: 15.00000 Height: 27.55910 Panel Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Filler - Front: No Filler Grain Direction: Vertical STEELCASE Tag For OFFICE A610 EP/30	1	510.73	510.73
10	E6GL30127 - Leg-Gate, 30D x 1 1/2W x 27 5/8H BASIC: 4803 NEAR BLACK METALLIC STEELCASE Tag For OFFICE A610 GL/30	1	406.72	406.72
11	490412U - Move; Chair, Upholstered back, Arms, Glides Frame Finish: PAINT 0835 - BLACK Shell Finish: PLASTIC 6205 - BLACK Upholstery Finish: SOFTNEXT 5H34 - MIDNIGHT Glide: HARD GLIDES	1	315.33	315.33

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Description		Quantity	Unit Price	Extended Price
11	Soil Retardant: NO SOIL RETARDANT TREATMENT STEELCASE Tag For OFFICE A610 MOVE			
12	DSPINTRO - POWERSTRIP INTRO Power Configuration: 2 Power, 1 USB A, 1 USB C 20W Power Finish: Plastic - PG1 6527 - MERLE Power Mount: C-Clamp Utility Power: 1 Utility, 1 Female Plug, Tray Power Cord: 6' Standard Cord Plug: STANDARD NEMA 5-15 3-PRONG PVC: With PVC STEELCASE Tag For OFFICE A610 PS/2P1AC20	1	240.49	240.49
13	E6TWL242465G - Tower, Leg base, Door hinged left hand, 1 cabinet left hand, Box / file, 24D x 24W x 65 5/8H BASIC: 2HSN STORM NOCE (HPL) FRONT: 2HSN STORM NOCE (HPL) LEGS: 4803 NEAR BLACK METALLIC LOCK: 9250 EMBER CHROME KEYS: SK PLUG DOOR OPT: *OPT:DOOR OPTION NO GLS: NO GLS DOOR PULL OPT: *OPT:PULL OPTION PULL LAM: PULLS FOR LAM FRT NILEPULL: NILE PULL PULL: PULL STD PNT: *PULL:STANDARD PAINT 0835: BLACK DWR OPT: *OPT:DRAWER OPTION SOFT CLS: SOFT CLOSE SHELF OPT: *OPT:SHELF OPTION 3/4 SHLF: STD:3/4 INCH SHELF LEG: *OPT:LEG USAGE OPTIONS SHARED: SHARED LEGS (2 LEGS) OFFICE SET: *OPT:OFFICE SET	1	2,278.39	2,278.39

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Description		Quantity	Unit Price	Extended Price
13	NONE: STD:NO OFFICE SET STEELCASE Tag For OFFICE A610 ST/24D/65-2L			
14	DSTRAYLG - Tray-Cable Management, Smart straps, 30W STEELCASE Tag For OFFICE A610 TS	1	66.30	66.30
15	AWQF - Bracket-Flush mount STEELCASE Tag For OFFICE A610	2	18.09	36.18
16	E6C2430D - Credenza-1 1/2 high, Leg base, 30W Box/File, 24D x 30W x 27 1/2H BASIC: 2HSN STORM NOCE (HPL) FRONT: 2HSN STORM NOCE (HPL) LEGS: 4803 NEAR BLACK METALLIC LOCK: 9250 EMBER CHROME KEYS: SK PLUG PULL OPT: *OPT:PULL OPTION PULL LAM: PULLS FOR LAM FRT NILEPULL: NILE PULL PULL: PULL STD PNT: *PULL:STANDARD PAINT 0835: BLACK BACK OPT: *OPT:BACK OPTIONS LAM EXBK: LAMINATE EXTERIOR BACK WGHT PKG: *OPT:COUNTERWEIGHT PKG WEIGHT: COUNTERWEIGHT PKG TECH TRO: *OPT:TECHNOLOGY TROUGH OPTION NO TECH: NO TECHNOLOGY TROUGH STEELCASE Tag For Office 610	1	1,715.63	1,715.63
17	442A50 - Gesture; Chair, Headrest, Adjustable seat depth Upholstery Color Scheme: Non-Contrasting Back Finish: Era 5ER9 - ONYX Sewn Upholstery Type: Sewn Seat Finish: Era 5ER9 - ONYX	1	1,251.64	1,251.64

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Description		Quantity	Unit Price	Extended Price
17	Headrest Finish: Era 5ER9 - ONYX Color Scheme: BlackBlack Arms Finish: Plastic - PG1 6205 - BLACK Base Finish: Plastic - PG1 6205 - BLACK Frame Finish: Plastic - PG1 6205 - BLACK Shell Finish: Plastic - PG1 6205 - BLACK Arm Type: 360 Arm Arm Cap: Standard Position Lumbar Option: Lumbar Cylinder Type: Standard Range Base Type: Plastic Base Caster or Glide Type: Hard Casters Packaging: Not Applicable Soil Retardant Option: No Soil Retardant STEELCASE Tag For Office 610			
18	EESCTL - Laminate Common Top for Use with Elective Elements Depth: 24.25000 Width: 90.25000 Top Surface Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Profile A: 3MM Plastic Edge Profile B: 3MM Plastic Edge Profile C: 3MM Plastic Edge Profile D: 3MM Plastic Edge Edge Finish: Plastic - PG1 6710 - STORM NOCE Grain Direction Top: Long Grain STEELCASE Tag For Office 610	1	705.09	705.09
Sub Total				10,940.31
TAX EXEMPT - GOVERNMENT				0.00
Total				10,940.31
OFFICE A611				
19	E6C2430D - Credenza-1 1/2 high, Leg base, 30W Box/File, 24D x 30W x 27 1/2H BASIC: 2HSN STORM NOCE (HPL) FRONT: 2HSN STORM NOCE (HPL)	1	1,715.63	1,715.63

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Description	Quantity	Unit Price	Extended Price
19 LEGS: 4803 NEAR BLACK METALLIC LOCK: 9250 EMBER CHROME KEYS: SK PLUG PULL OPT: *OPT:PULL OPTION PULL LAM: PULLS FOR LAM FRT NILEPULL: NILE PULL PULL: PULL STD PNT: *PULL:STANDARD PAINT 0835: BLACK BACK OPT: *OPT:BACK OPTIONS LAM EXBK: LAMINATE EXTERIOR BACK WGHT PKG: *OPT:COUNTERWEIGHT PKG WEIGHT: COUNTERWEIGHT PKG TECH TRO: *OPT:TECHNOLOGY TROUGH OPTION NO TECH: NO TECHNOLOGY TROUGH STEELCASE Tag For Office 610			
20 EESCTL - Laminate Common Top for Use with Elective Elements Depth: 24.25000 Width: 90.25000 Top Surface Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Profile A: 3MM Plastic Edge Profile B: 3MM Plastic Edge Profile C: 3MM Plastic Edge Profile D: 3MM Plastic Edge Edge Finish: Plastic - PG1 6710 - STORM NOCE Grain Direction Top: Long Grain STEELCASE Tag For Office 611	1	705.09	705.09
21 E6C2460DE - Credenza-1 1/2 high, Leg base, 30W Box/File, 30W Open, 24D x 60W x 27 1/2H BASIC: 2HSN STORM NOCE (HPL) FRONT: 2HSN STORM NOCE (HPL) LEGS: 4803 NEAR BLACK METALLIC LOCK: 9250 EMBER CHROME KEYS: SK PLUG	1	2,461.35	2,461.35

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Description	Quantity	Unit Price	Extended Price
21 PULL OPT: *OPT:PULL OPTION PULL LAM: PULLS FOR LAM FRT NILEPULL: NILE PULL PULL: PULL STD PNT: *PULL:STANDARD PAINT 0835: BLACK BACK OPT: *OPT:BACK OPTIONS UNFNEXBK: STD:UNFINISHED EXTERIOR BACK SHELF OPT: *OPT:SHELF OPTION 3/4 SHLF: STD:3/4 INCH SHELF WGHT PKG: *OPT:COUNTERWEIGHT PKG NO WGHT: NO COUNTERWT PKG TECH TRO: *OPT:TECHNOLOGY TROUGH OPTION NO TECH: NO TECHNOLOGY TROUGH OFFICE SET: *OPT:OFFICE SET NONE: STD:NO OFFICE SET STEELCASE Tag For OFFICE A611 24/60/27-DE-L			
22 EEWDL - Desk Laminate Worksurface Front: Straight Depth: 30.00000 Width: 78.00000 Top Surface Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Grain Direction: Long Grain Edge Profile: 3MM Plastic Edge Edge Finish: Plastic - PG1 6710 - STORM NOCE Grommet: Round Grommet Round Grommet Finish: Smooth Paint PG2 0835 - BLACK Grommet Location: Left Grommet Depth: Overhang STEELCASE Tag For OFFICE A611 30/78	1	445.10	445.10
23 EEWSMHL - Hanging Modesty Laminate Panel Width: 54.00000 Height: 12.00000	1	253.26	253.26

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Description		Quantity	Unit Price	Extended Price
23	Panel Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Bracket Finish: Smooth Paint PG2 0835 - BLACK Grain Direction: Vertical Scallop: No Scallop STEELCASE Tag For OFFICE A611 MP/54			
24	EEWSEPJPL - J-Shape Plinth Base Laminate End Panel for Use with Desk Worksurface Handedness: Left Hand Depth: 30.00000 Width: 15.00000 Height: 27.55910 Panel Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Filler - Front: No Filler Grain Direction: Vertical STEELCASE Tag For OFFICE A611 EP/30	1	510.73	510.73
25	46216179 - Leap; Chair, Upholstered, Adjustable seat depth Plastic Finish: POLYPROPYLENE 6205 - BLACK Upholstery Finish: ERA 5ER9 - ONYX Caster: HARD CASTERS Arm: H/W/P/D ARMS Lumbar: Lumbar Seat Height: 5" PNEU SEAT HEIGHT RANGE Headrest: OMIT HEADREST Soil Retardant: NO SOIL RETARDANT TREATMENT Packaging: Not Applicable STEELCASE Tag For OFFICE A611 LEAP	1	920.44	920.44
26	E6GL30127 - Leg-Gate, 30D x 1 1/2W x 27 5/8H BASIC: 4803 NEAR BLACK METALLIC STEELCASE Tag For OFFICE A611 GL/30	1	406.72	406.72
27	490412U - Move; Chair, Upholstered back, Arms, Glides	1	315.33	315.33

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Description	Quantity	Unit Price	Extended Price
27 Frame Finish: PAINT 0835 - BLACK Shell Finish: PLASTIC 6205 - BLACK Upholstery Finish: SOFTNEXT 5H34 - MIDNIGHT Glide: HARD GLIDES Soil Retardant: NO SOIL RETARDANT TREATMENT STEELCASE Tag For OFFICE A611 MOVE			
28 DSPINTRO - POWERSTRIP INTRO Power Configuration: 2 Power, 1 USB A, 1 USB C 20W Power Finish: Plastic - PG1 6527 - MERLE Power Mount: C-Clamp Utility Power: 1 Utility, 1 Female Plug, Tray Power Cord: 6' Standard Cord Plug: STANDARD NEMA 5-15 3-PRONG PVC: With PVC STEELCASE Tag For OFFICE A611 PS/2P1AC20	1	240.49	240.49
29 E6TWL242465G - Tower, Leg base, Door hinged left hand, 1 cabinet left hand, Box / file, 24D x 24W x 65 5/8H BASIC: 2HSN STORM NOCE (HPL) FRONT: 2HSN STORM NOCE (HPL) LEGS: 4803 NEAR BLACK METALLIC LOCK: 9250 EMBER CHROME KEYS: SK PLUG DOOR OPT: *OPT:DOOR OPTION NO GLS: NO GLS DOOR PULL OPT: *OPT:PULL OPTION PULL LAM: PULLS FOR LAM FRT NILEPULL: NILE PULL PULL: PULL STD PNT: *PULL:STANDARD PAINT 0835: BLACK DWR OPT: *OPT:DRAWER OPTION SOFT CLS: SOFT CLOSE SHELF OPT: *OPT:SHELF OPTION	1	2,278.39	2,278.39

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Description		Quantity	Unit Price	Extended Price
29	3/4 SHLF: STD:3/4 INCH SHELF LEG: *OPT:LEG USAGE OPTIONS SHARED: SHARED LEGS (2 LEGS) OFFICE SET: *OPT:OFFICE SET NONE: STD:NO OFFICE SET STEELCASE Tag For OFFICE A611 ST/24D/65-2L			
30	LOCKFR - FIELD INSTALLED LOCK PLUGS & KEYS, FR Lock Finish: Ember Chrome 9250 - EMBER CHROME Key: KEY SPECIFIC 4-306 STEELCASE Tag For OFFICE A611	4	Actual	Actual
31	DSTRAYLG - Tray-Cable Management, Smart straps, 30W STEELCASE Tag For OFFICE A611 TS	1	66.30	66.30
32	AWQE45 - Brace-Worksurface, 45W STEELCASE Tag For OFFICE A611 BR/45	1	32.81	32.81
33	AWQF - Bracket-Flush mount STEELCASE Tag For OFFICE A611	2	18.09	36.18
34	EEWBL - Bridge Laminate Worksurface Depth: 24.00000 Width: 48.00000 Top Surface Finish: Woodgrain HPL 2HSN - STORM NOCE (HPL) Grain Direction: Short Grain Scallop: No Scallop Edge Profile: 3MM Plastic Edge Edge Finish: Plastic - PG1 6710 - STORM NOCE Grommet: No Grommet STEELCASE Tag For OFFICE A611 24/48	1	221.29	221.29

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Description		Quantity	Unit Price	Extended Price
Sub Total				10,609.11
TAX EXEMPT - GOVERNMENT				0.00
Total				10,609.11
OPEN OFFICE BREAK AREA				
35	TS4WSQ - 28 1/2" H Working Height Square Table Size: Modular Width: 30.00000 Top Finish: Solid HPL 2884 - MILK Base Type: Column Base Finish: Smooth Metallic 4799 - PLATINUM METALLIC STEELCASE Tag For OPEN OFFICE BREAK AREA 30/30/28.5	2	447.00	894.00
36	TS4WSQ - 28 1/2" H Working Height Square Table Size: Modular Width: 36.00000 Top Finish: Solid HPL 2884 - MILK Base Type: Column Base Finish: Smooth Metallic 4799 - PLATINUM METALLIC STEELCASE Tag For OPEN OFFICE BREAK AREA 36/36/28.5	1	571.64	571.64
37	46216179 - Leap; Chair, Upholstered, Adjustable seat depth Plastic Finish: POLYPROPYLENE 6205 - BLACK Upholstery Finish: ERA 5ER9 - ONYX Caster: SOFT CASTERS Arm: H/W/P/D ARMS Lumbar: Lumbar Seat Height: 5" PNEU SEAT HEIGHT RANGE Headrest: OMIT HEADREST Soil Retardant: NO SOIL RETARDANT TREATMENT Packaging: Not Applicable STEELCASE Tag For OPEN OFFICE BREAK AREA LEAP	3	935.21	2,805.63
38	490410 - Move; Chair, Plastic back, No arms, Glides Frame Finish: METALLIC PAINT 4799 - PLATINUM METALLIC	5	268.72	1,343.60



Quotation: 254365

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Description		Quantity	Unit Price	Extended Price
38	Shell Finish: PLASTIC 6336 - JAZZ Upholstery Finish: STAND IN 5624 - ECLIPSE Glide: SOFT GLIDES Soil Retardant: NO SOIL RETARDANT TREATMENT STEELCASE Tag For OPEN OFFICE BREAK AREA MOVE			
39	HS4FS83 - Regard; Base-Frame assembly, Single sided, 27 1/2D x 82 1/2W Basic Finish: METALLIC PAINT 4799 - PLATINUM METALLIC STEELCASE Tag For OPEN OFFICE BREAK AREA 28/83	1	940.22	940.22
40	HS4H28 - Regard; Cushion-Seat, 20D x 27 1/2W Seat Finish: STAND IN 5624 - ECLIPSE Moisture Barrier: NO MOISTURE BARRIER STEELCASE Tag For OPEN OFFICE BREAK AREA SC20/28	3	285.67	857.01
Sub Total				7,412.10
TAX EXEMPT - GOVERNMENT				0.00
Total				7,412.10
41	CUSTER SERVICES FOR DESIGN, PROJECT MANAGEMENT, DELIVERY & INSTALLATION OF THE ABOVE PRODUCT AT CLIENT FACILITY. TO BE DONE DURING NORMAL BUSINESS HOURS. (LOT)	1	6,230.00	6,230.00
Quotation Totals				
Sub Total				36,577.80
Warehouse Handling Fee				910.43
Recycle/Refuse Fee				303.48
TAX EXEMPT - GOVERNMENT				0.00
MICHIGAN – NON TAXABLE				0.00
Grand Total				37,791.71

End of Quotation

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Job site will be clean and clear of all obstructions prior to installation. Buyer will provide adequate facilities and space for unloading, staging, moving, handling and storing product at job site. Buyer will furnish electrical current, heating, lighting, and elevator service at job site without charge to Seller. If the job site is not available on the mutually agreed upon customer required date, charges will be assessed to the Buyer for additional handling or redirecting of product at standard hourly rates or actual charges if performed by a third party. Any special packaging, handling, or storage at other than Seller's warehouse that is required, but that had not been provided in the quotation, will be invoiced to Buyer.

Name

Title

Signature

Date



ACTION MEMO

Staff Communication

DATE: July 20, 2026
TO: Village President Whalen and Members of Council
FROM: James A. Lower, Village Manager
RE: Revised City of Sparta Boundary Map Discussion

SUMMARY OF REQUEST:

Since the Council's meeting in January, staff and the Village Attorney have been working with the Michigan Department of Licensing and Regulatory Affairs (LARA) and the State Boundary Commission to finalize the proposed boundaries for the City of Sparta.

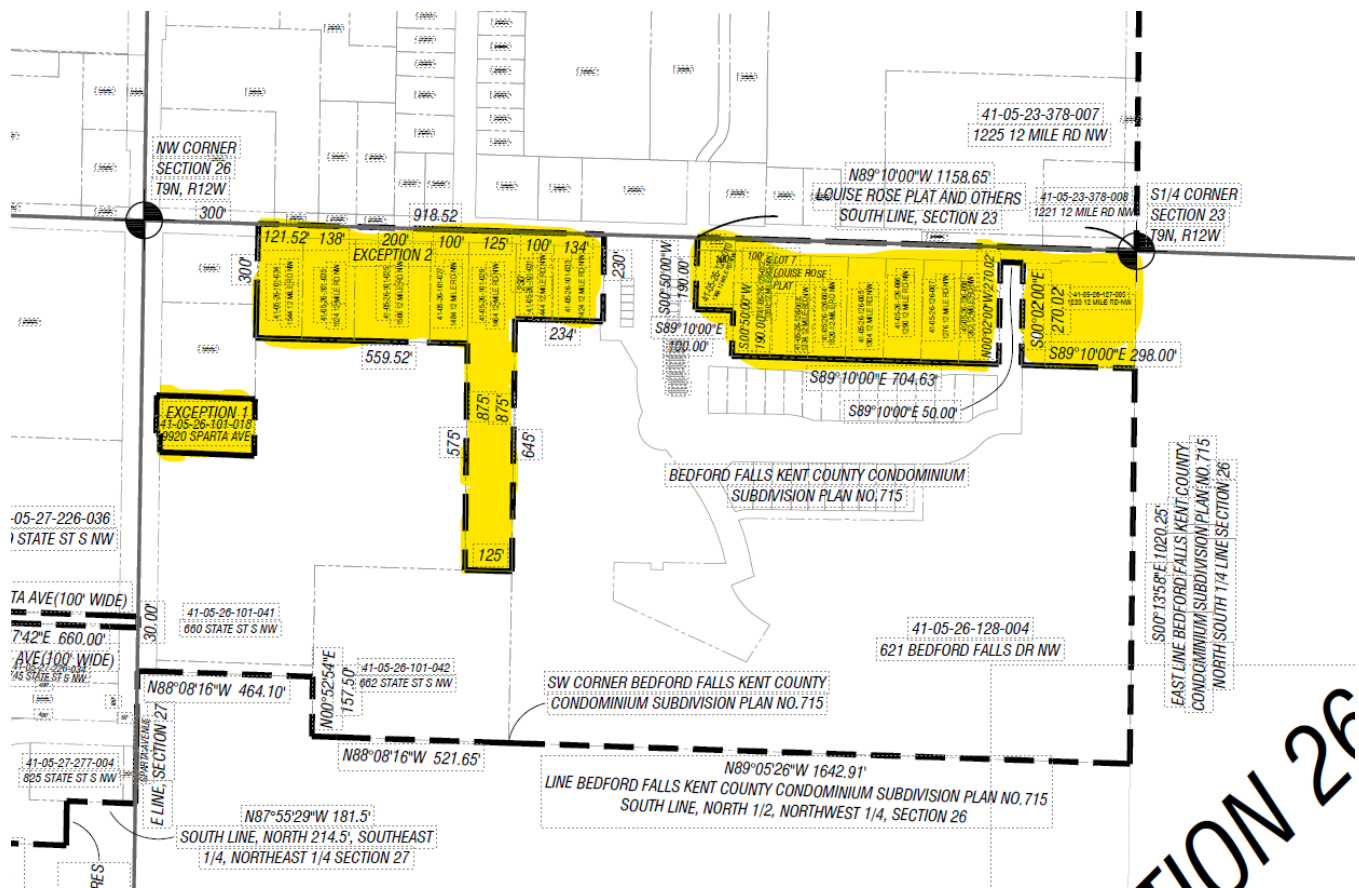
Throughout this process, it has remained the preference of both the Village Council and the Cityhood Committee to maintain the existing village boundaries with little or no modification. Earlier this year, LARA required several minor adjustments related to road rights-of-way, which were previously presented to and approved by the Council.

Following additional review, LARA has now directed the Village to revise the proposed map to eliminate islands of township property that would otherwise remain surrounded by the proposed city boundaries. The possibility of addressing these islands was discussed during the Cityhood Committee process, and staff has advocated for retaining the existing boundaries wherever possible. However, the State Boundary Commission has indicated that the current configuration is unlikely to be approved.

From a practical standpoint, retaining these islands would also create situations where township properties would only be accessible via city-maintained roads. This would continue many of the service and funding inequities that cityhood is intended to address and could create future administrative and financial complications.

Given LARA's direction and the practical considerations involved, staff believes revising the boundaries to eliminate these islands is the most reasonable course of action and will help ensure a smoother review process moving forward.

The following properties in yellow are included in the revised map:



SECTION 22

EAST - WEST 1/4 LINE, SECTION 22

41-05-22-300-005
379 NELSON ST NW

WEST LINE EAST 245.0', E 1/2
E 1/2, SW 1/4, SECTION 22

WEST LINE EAST 267.90', E 1/2 E
1/2, SW 1/4, SECTION 22

41-05-22-300-006
419 NELSON ST NW

22.9' 110'

230'

340'

672'

SOUTH LINE NORTH 340',
E 1/2, E 1/2, SW 1/4,
SECTION 22

WEST LINE, E 1/4, SW 1/4, SECTION 22

41-05-22-476-048
475 W SPARTAN DR NW

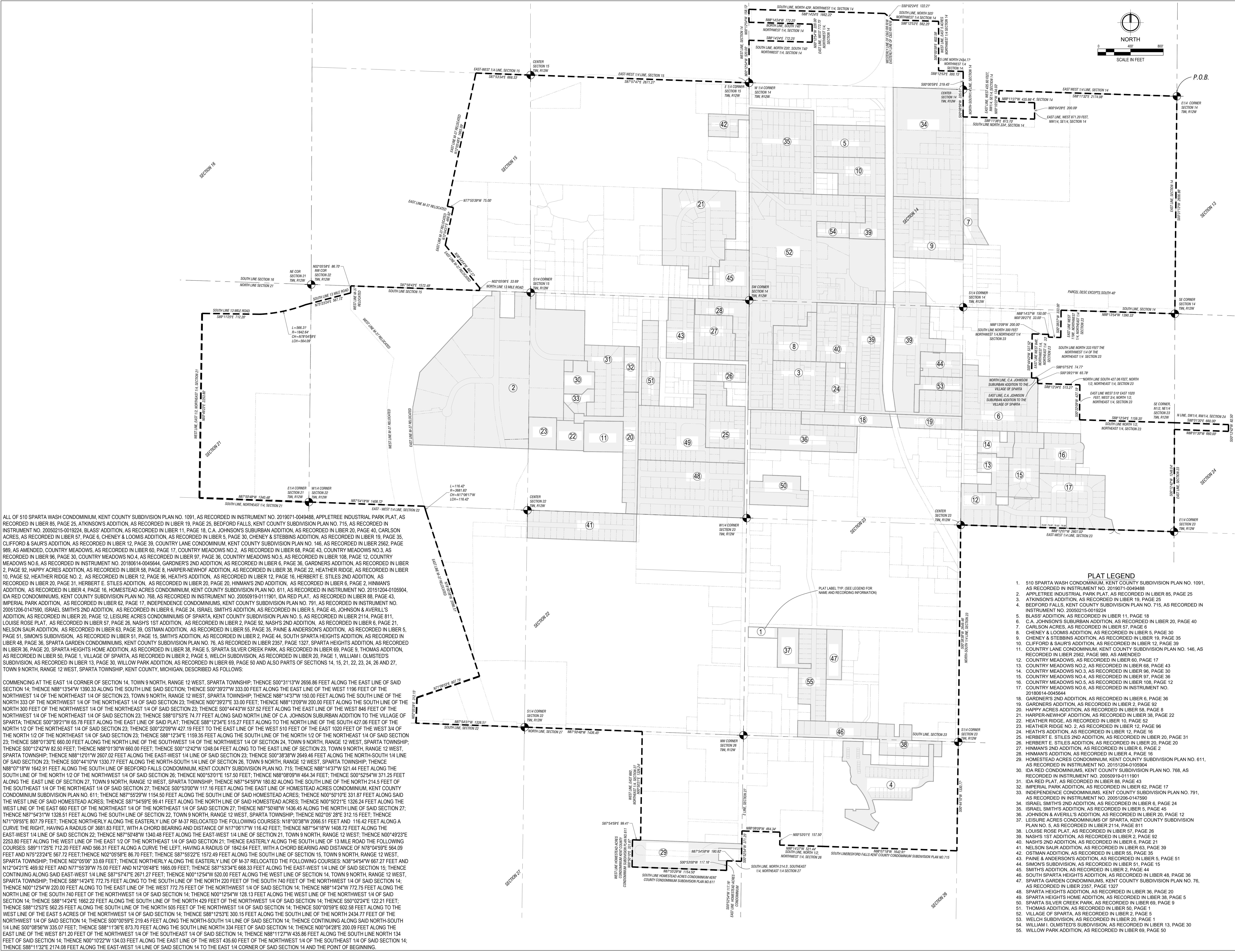
EAST LINE M-37 RELOCATED

SECTION 22

STAFF RECOMMENDATION:

Staff recommends that the Village Council provide consensus to proceed with the revised boundary map, including the elimination of township islands, and authorize staff and legal counsel to finalize the map for the petition phase of the cityhood process.

The overall map with the islands eliminated is included on the next page. As you can see, it does look much cleaner and more straightforward, which is what the boundary commission wants.





Sparta Municipal Airport Monthly Report – June 2026

To: Sparta Village Council
From: Michael Krzciok, Airport Manager
Date: July 15, 2026
Re: Sparta Municipal Airport – June 2026 Monthly Report

Summary

June brought more typical summer weather conditions, although overall flying conditions were not as favorable as those experienced during June 2025. The month experienced six more rainy days than the same period last year, along with more frequent windy conditions that created challenges for flight training, recreational and transient flying activities.

Despite the less favorable weather, airport activity remained strong as the summer flying season gained momentum. Fuel sales continued to perform well, and aircraft operations remained healthy throughout the month.

Combined Avgas and Jet A fuel sales totaled **7,876 gallons** during June 2026. While slightly below the exceptionally strong June 2025 total, fuel sales remained significantly above historical averages and continue to demonstrate the positive impact of the airport's Jet A fueling infrastructure investment.

Airport development and infrastructure improvements also continued to progress during June. Construction activities remained active at the Sparta Aviation Flight School expansion project, significant progress was made on the Taxiway Connector Project, and the airport received encouraging news regarding state grant assistance for the Jet Fuel Farm project cost overrun.

Fuel Sales

Combined Avgas and Jet A fuel sales remained strong during June despite less favorable weather conditions compared to last year.

Month	Year	Transactions	Gallons Avgas & Mogas	Gallons Jet Fuel	TOTAL
June	2026	330	6380	1466	7876
June	2025	409	8016	N/A	8016
June	2024	348	7042	N/A	7042
June	2023	320	6048	N/A	6048

June	2022	350	6532	N/A	6532
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Hangar Development

Development activities continued to progress throughout June.

Construction of the **Sparta Aviation Flight School expansion project** remains on schedule. The new addition will provide dedicated office space, classroom facilities, and restroom amenities, supporting the continued growth of flight training activities at Sparta Municipal Airport. This private investment represents a significant enhancement to airport services and educational opportunities.

Preparations also continue for the flight school's new aircraft hangar, with construction activities anticipated to continue throughout the summer and fall building season.

Strategic Development & Funding Opportunities

The airport received positive news during June regarding the previously submitted request for assistance associated with the Jet Fuel Farm project cost overrun.

MDOT Aeronautics has recommended approval of approximately **\$106,000 in additional grant funding** to assist with the unexpected project costs incurred during construction of the Jet Fuel Farm project. Formal approval of the grant award is anticipated at the **July meeting of the Michigan Aeronautics Commission (MAC)**.

This additional funding will significantly reduce the financial impact on airport operating reserves and demonstrates the continued partnership between Sparta Municipal Airport, MDOT Aeronautics, and the FAA in supporting aviation infrastructure improvements.

The airport also continues to work with MDOT Aeronautics, consultants, contractors, and stakeholders regarding future development opportunities that would support additional hangar development, future pavement maintenance/rehabilitation, and long-term economic growth.

These efforts continue to reflect the airport's proactive approach toward maintaining and expanding aviation services while operating as a self-supporting community asset without reliance on local tax dollars.

Capital Projects Update

Several airport infrastructure projects made significant progress during June.

Construction of the **Taxiway Connector Project** officially began during the month and is currently progressing **ahead of schedule**. Major paving activities are anticipated to be substantially completed around **July 21**, weather permitting.

The project includes the construction of two new taxiway connectors and the removal of the existing midfield connector in accordance with current FAA airport design standards. Once completed, these improvements will enhance airfield safety and improve operational efficiency for a wide range of aircraft utilizing the airport.

Installation of new taxiway lighting associated with the project is scheduled to occur in **September 2026**.

The **Northeast Taxi Lane Project** also remains on schedule following the award of the construction contract to Dean's Excavating. This project is scheduled to begin in early to mid-September and will improve access to existing and future hangar development areas on the northeast side of the airport and further position Sparta Municipal Airport for continued growth.

Together, these projects represent a significant investment in airport infrastructure and demonstrate continued progress toward implementing the airport's long-term development goals.

Sparta Aviation Hangar Addition



New east side taxiway connector



New west side taxiway connector



Sparta DDA Directors Report

Town Square update / Stage under construction

Sparta Town Square construction project is completed for the RAP and CDBG grant award portion of the project, and we are finishing up the punch list. Items that will be addressed after the contract is completely closed is the addition of the stage (previously purchased) but will now be installed, the fabrication and installation of the gas fire pit, and the finish the substrate of the plaza area (currently crushed concrete). The substrate will be changed to a final product and leveled out to be able to install the ice skating rink during the winter. The Village has created the bathroom policy and operating hours. The ribbon cutting, held during Sparta Town & Country Days, included the Sparta Middle and High School choirs to help with the event.

6/15/26



This year the Sparta Concerts in the Park committee split the concert series into the two venues, the new Sparta Town Square and the traditional Rogers Park venue. We are still navigating the new venue logistics but receiving some good feedback and making tweaks in our event set up weekly.

The Chamber is now hosting a printed Monthly calendar of community events that will include any events happening from a chamber member business, if its open to the public. The calendars are updated on our website and added to our Sparta Today Newspaper.

Another newspaper edition was published, coordinating 20 pages of content from throughout the community. This 5 times per year publication has been coordinated by the Sparta TODAY / Sparta Chamber office since summer 2008.

The Sparta Chamber continues to host monthly coffee networking events at moving locations with outstanding attendance. Our events have become "standing room only", with around 40 people attending. The chamber board decided to continue the coffee monthly events in 2027.

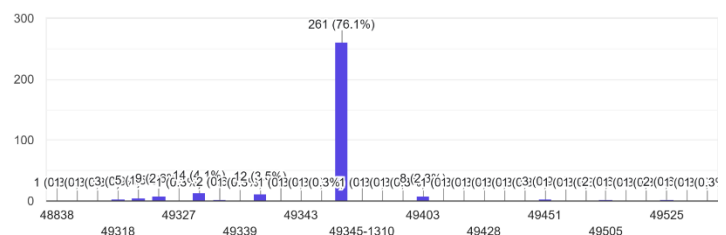


The DDA survey has received 350 responses to date, and we are hoping to keep the survey open until we reach 500 surveys. Feedback has been good, we have mostly zip codes from 49345 (graph shown below) responses, and we will use the data to further the DDA TIF and Development Plan.

The Chamber is selling tickets for an RTV raffle that will be drawn in September. The profits will go toward organizational costs and a portion will go toward Sparta FFA.



What is your zip code?
343 responses





ACTION MEMO

Staff Communication

DATE: July 10, 2026
TO: Village President Whalen and Members of Council
FROM: William Hunter, Director of Public Works
RE: DPW Monthly Update

Staff Work Activity Summary

During this reporting period, Department of Public Works staff logged a total of 1,736 hours and 25 minutes maintaining and improving Village infrastructure. Staff time is summarized below by major operational area to provide transparency into where department resources were utilized.

Operational Area	Manhours
Sewer System Operations	497 hrs. 31 min.
Water System Operations	336 hrs. 09 min.
Parks & Public Spaces	192 hrs. 14 min.
Administration, Planning & Special Events	206 hrs. 22 min.
Streets, Stormwater & Traffic Maintenance	160 hrs. 55 min.
Downtown (DDA) Maintenance	107 hrs. 01 min.
Equipment & Fleet Maintenance	28 hrs. 23 min.

These work accounts represent the routine maintenance, regulatory compliance, infrastructure improvements, special event support, and administrative responsibilities performed by DPW staff throughout the reporting period.

Water System Operations & Regulatory Compliance

The Water Department continued routine treatment, monitoring, distribution system maintenance, and regulatory compliance activities throughout the reporting period.

Water Treatment Plant Operations

The June Monthly Operating Report (MOR) was submitted to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) in accordance with the Safe Drinking Water Act.

Water Production

- Total Finished Water Produced: 17.323 million gallons
- Average Daily Production: 0.577 million gallons per day
- Maximum Daily Production: 0.702 million gallons per day

Chemical Usage

- Pre-Chlorine Applied: 144.474 pounds
- Post-Chlorine Applied: 98.8 pounds
- Hydrofluorosilicic Acid Applied: 342.40 pounds
- Salt Used for Water Softening: 25,078 pounds

Water Quality

Routine bacteriological monitoring remained in full compliance.

- Required Routine Samples: 5
- Samples Collected: 5
- Positive Coliform Samples: 0

All routine distribution samples were absent for total coliform bacteria, demonstrating continued compliance with State drinking water regulations.

Water System Highlights

- Submitted the revised Lead and Copper Rule Sampling Plan to EGLE in accordance with the Safe Drinking Water Act.
- Mailed the second round of Lead and Copper Rule sampling notices to affected properties.
- Completed the annual review and update of the Distribution Pressure Loss Response Procedures, Boil Water Notice Procedures, Emergency Response Plan (ERP), and Water Treatment Plant Standard Operating Procedures (SOPs), and distributed the revisions to DPW staff.
- Continued investigating elevated chlorine concentrations in the iron removal system waste stream. Staff consulted with the system manufacturer regarding possible causes; however, no definitive resolution has been identified, and the investigation remains ongoing.

Sewer System Operations

- Updated the Mission Control lift station monitoring software to record gallons pumped by each individual pump. This enhancement provides daily pumping reports for each lift station and will improve future troubleshooting, maintenance planning, and asset management.
- Contacted the Village Complex contractor regarding sewer odors in the front lobby. A plumbing contractor identified an improperly connected plumbing vent and completed the necessary repairs.

Streets, Stormwater & Infrastructure

- Ordered replacement pedestrian crosswalk signs due to repeated damage from vehicle strikes.
- Installed new parking bumpers at the Village Complex.
- Contacted the Kent County Drain Commission regarding the status of drainage improvements at the end of Ecklin Street.
- Completed an evaluation of reported concrete damage at 201 Marketplace following a claim that Village operations damaged the property.

Parks & Facilities

- Began researching replacement parts for the Little Tikes playground equipment at Sparta Park to replace a damaged step.
- Conducted an assessment of a willow tree and provided recommendations to the Village Manager.

Administration, Planning & Capital Projects

- Prepared Requests for Proposals (RFPs) for:
 - Ecklin Street utility improvements
 - Parking lot sealing
 - Martindale Boardwalk Bridge repairs
- Prepared a Statement of Qualifications (SOQ) for future engineering services.
- Completed the EPA Risk and Resilience Assessment/Emergency Response Plan (RRA/ERP) certification.
- Distributed the annual update to DPW staff regarding the Village's Post-Accident Drug Screening Procedures.

Summary

The Department of Public Works continues to balance daily utility operations, infrastructure maintenance, regulatory compliance, capital improvement planning, and public service responsibilities. During this reporting period, staff remained focused on maintaining safe and reliable public infrastructure while advancing long-term capital projects, improving operational efficiency, and ensuring continued compliance with State and Federal regulations.



ACTION MEMO

Staff Communication

DATE: July 15, 2026
TO: Village President Whalen and Members of Council
Jim Lower, Village Manager
William Hunter, Director of Public Works
FROM: Conrad Bowman, Wastewater Superintendent
RE: Wastewater Treatment Plant - Update

Summary:

The following report is an overview of operations at the Village of Sparta WWTP

June 2026 Flow Data

Wastewater Treatment Plant flow:

- 16.475 Million gallons treated for the month
- 0.608 Million gallons maximum daily flow
- 0.549 Million gallons per day average flow

Algoma Township flow:

- 1,130,282 gallons treated for the month
- 43,264 gallons maximum daily flow
- 37,676 gallons per day average flow

Significant Events/Emergency Callouts:

There were no violations for the month of June.

- We are continuing to write SOPs, perform preventive maintenance, and do housekeeping.
- We are continuing to update our laboratory QA/QC program. This has involved re-writing outdated approved methods and SOP's, running duplicates, spikes, reference samples, and inter-lab splits.
- We are continuing to update our laboratory chemical inventory and SDS program.
- Staff have been cross-training at the water plant and DPW garage.
- Continued cataloging our assets for an asset management program that will improve maintenance schedules.
- We are continuing to collect composite samples and run lab on Old Orchard.
- Working with Fleis and Vandenbrink and contractors on plant construction and scheduling.
- Investigating dye discharges coming into the plant from around the collection system.
- Working with Old Orchard and investigating higher BOD discharges the past month.
- Working on Part 41 Sewer Permit with EGLE and the engineers for Bedford Falls South expansion.
- Waste Recovery was out on 6/11 to televise some problem sanitary sewers around the Village.
- Influent pump #2 had a belt failure on 6/17. We were able to get it replaced and the pump back up and running.
- Submitted Biosolids Residuals Management Plan Revision to EGLE on 6/22.
- The sump pit in the pipe gallery has been cleared to allow for decanting of Digester 4 when new blowers are put online.
- Dubois-Cooper was out on 7/1 to help diagnose some issues with our aging barscreen.
- Ferric Chloride delivery on 7/2.
- Trace Labs on site for quarterly low level mercury and hexavalent chromium testing.
- Submitted June DMR to EGLE on 7/6.
- Part 41 Sewer Permit for Bedford South was approved on 7/8.
- Submitted Part 41 Startup Notification to EGLE for Bedford South on 7/9.
- Rebuilt our headworks grit pump on 7/9 due to wearing parts affecting suction.
- Continuing to jet our primary clarifier sludge line as needed.
- Diagnosing and adjusting our new disinfection and dechlorination plan due to detention time and flow changes.
- Continuing to diagnose filamentous bacteria problems causing poor settling.
- Continuing to work through and maintain plugging TRVs and gate valves throughout the plant.

Construction Updates

- Windemuller is pulling out and demoing existing electrical and running new conduit around the plant.
- Process Control Building underground utilities should be done the week of 7/13.
- FHC is demoing existing piping and fixtures in new Thickener Building, installing available valves on Oxidation Ditch 1, installing blowers in Digester Control Building, and running new digester aeration piping.
- New blower startup for Digesters 1 and 4 should be taking place the week of 7/13.
- Dean's is working with Biotech on an Oxidation Ditch #1 cleanout plan.
- Process Control Building foundation, UV structure slab, and equipment pads have been laid out and poured.
- Existing digester blowers have begun to be demolished in preparation for new floor drains and thickener system.



Sparta Police Department

Andrew M. Milanowski

Chief of Police

260 W. Division - Sparta MI 49345 - Office (616) 887-8716 - Fax (616) 887-7681

MONTHLY REPORT June 2026

Crime Report Information:

The "incident Description Count Report" for June 2026 is attached.

Incidents of interest

Officer Jones had a retail fraud suspect flee on foot. The suspect was tracked down and subsequently bitten by the MSP tracking K9. She was apprehended and treated for her injuries.

We had a UTube crew that lured suspects into thinking they are meeting with underage children for sexual purposes in town. They encountered one subject here in Sparta. The suspect was arrested and lodged with the probable cause that existed. The prosecutor has declined to issue charges on the subject until they receive evidence from the producers of the show. They have contacted, but so far have not responded to requests for their information needed. Therefore, the subject may never be charged.

Traffic

The "Ticket Offense Report" for June 2026 is attached.

Parking Citations for June

Two (2)

Department Issues

It has been quiet this past month with nothing interesting to note. Other than Sgt. Price has been working with all Village departments on installing cameras and saving large sums of money each month on contacts with cellular companies.

Incident Description Count Report

Report Criteria:

Start Date	End Date	Status
06/01/2026	06/30/2026	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>2 CRAR CRASH</i>					Count: 1
26-001432	06/10/2026	2 CRAR CRASH		JONES, CALEB	Turned Over
<i>ABANDONED VEHICLE ON ROADWAY >48HRS</i>					Count: 1
26-001391	06/05/2026	ABANDONED VEHICLE ON ROADWAY >48HRS		PRICE, DAVE	Closed
<i>AGGRESSIVE NEIGHBOR</i>					Count: 1
26-001439	06/11/2026	AGGRESSIVE NEIGHBOR		JONES, CALEB	Closed
<i>ALARM</i>					Count: 2
26-001551	06/24/2026	ALARM		KUSMIERSKI, TRAVIS	Closed
26-001559	06/25/2026	ALARM		WYNBEEK, LEAH	Closed
<i>ALARM UNFOUNDED</i>					Count: 1
26-001467	06/14/2026	ALARM UNFOUNDED		BULTSMA, ZACHARY NEAL	Closed
<i>ASSAULT REPORT ONLY</i>					Count: 1
26-001483	06/15/2026	ASSAULT REPORT ONLY		WYNBEEK, LEAH	Closed
<i>ASSIST</i>					Count: 5
26-001424	06/09/2026	ASSIST		MORGAN, CARISSA ELLEN	Closed
26-001431	06/10/2026	ASSIST		BULTSMA, ZACHARY NEAL	Closed
26-001453	06/12/2026	ASSIST		BULTSMA, ZACHARY NEAL	Closed
26-001565	06/26/2026	ASSIST		BULTSMA, ZACHARY NEAL	Closed
26-001566	06/26/2026	ASSIST		BULTSMA, ZACHARY NEAL	Closed
<i>ASSIST / TRESSPASS</i>					Count: 1
26-001384	06/03/2026	ASSIST / TRESSPASS		MORGAN, CARISSA ELLEN	Closed
<i>ASSIST A CITIZEN</i>					Count: 1
26-001436	06/11/2026	ASSIST A CITIZEN		WYNBEEK, LEAH	Closed
<i>ASSIST COUNTY</i>					Count: 1
26-001435	06/10/2026	ASSIST COUNTY		WYNBEEK, LEAH	Closed
<i>ASSIST COUNTY DOMESTIC</i>					Count: 1
26-001485	06/16/2026	ASSIST COUNTY DOMESTIC		WYNBEEK, LEAH	Closed
<i>ASSIST KCSO</i>					Count: 2
26-001456	06/13/2026	ASSIST KCSO		BULTSMA, ZACHARY NEAL	Closed
26-001535	06/22/2026	ASSIST KCSO		SIETSEMA, ETHAN	Closed
<i>ASSIST KCSO W. MISSING</i>					Count: 1
26-001556	06/25/2026	ASSIST KCSO W. MISSING		JONES, CALEB	Closed

Incident Description Count Report

Report Criteria:

Start Date	End Date	Status
06/01/2026	06/30/2026	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>ASSIST KENT COUNTY</i>					Count: 1
26-001379	06/02/2026	ASSIST KENT COUNTY		WYNBEEK, LEAH	Closed
<i>ASSIST MEDICAL</i>					Count: 2
26-001387	06/04/2026	ASSIST MEDICAL		SOULES, CALEB HOWARD	Open
26-001533	06/22/2026	ASSIST MEDICAL		JONES, CALEB	Turned Over
<i>ASSIST MSP, CRASH 4000BLK ALPINE</i>					Count: 1
26-001393	06/05/2026	ASSIST MSP, CRASH 4000BLK ALPINE		PRICE, DAVE	Closed
<i>BARKING DOG</i>					Count: 1
26-001473	06/14/2026	BARKING DOG		KUSMIERSKI, TRAVIS	Closed
<i>BROADCAST OF A WRONG WAY DRIVER</i>					Count: 1
26-001412	06/07/2026	BROADCAST OF A WRONG WAY DRIVER		WYNBEEK, LEAH	Closed
<i>BROADCASTED DRIVER</i>					Count: 1
26-001578	06/29/2026	BROADCASTED DRIVER		JONES, CALEB	Closed
<i>CCH FOR FIRE DEPARTMENT EMPLOYEMENT</i>					Count: 1
26-000083	06/01/2026	CCH FOR FIRE DEPARTMENT EMPLOYEMENT		PRICE, DAVE	Open
<i>CHECK FRAUD</i>					Count: 1
26-001547	06/24/2026	CHECK FRAUD		JONES, CALEB	Open
<i>CIVIL - SAME AS SP261486</i>					Count: 1
26-001489	06/16/2026	CIVIL - SAME AS SP261486		JONES, CALEB	Closed
<i>CIVIL PROP DAMAGE</i>					Count: 1
26-001469	06/14/2026	CIVIL PROP DAMAGE		MORGAN, CARISSA ELLEN	Closed
<i>CIVIL PROPERTY MATTER</i>					Count: 1
26-001481	06/16/2026	CIVIL PROPERTY MATTER		PRICE, DAVE	Closed
<i>CPS LEN / UNFOUNDED</i>					Count: 1
26-001421	06/08/2026	CPS LEN / UNFOUNDED		PRICE, DAVE	Unfounded
<i>CRIMINAL HISTORY CHECKS - LTP</i>					Count: 4
26-000086	06/05/2026	CRIMINAL HISTORY CHECKS - LTP		ALT, BROOKE L	Closed
26-000088	06/12/2026	CRIMINAL HISTORY CHECKS - LTP		ALT, BROOKE L	Closed
26-000091	06/19/2026	CRIMINAL HISTORY CHECKS - LTP		ALT, BROOKE L	Closed
26-000094	06/26/2026	CRIMINAL HISTORY CHECKS - LTP		ALT, BROOKE L	Closed
<i>DISORDERLY</i>					Count: 1
26-001515	06/19/2026	DISORDERLY		KUSMIERSKI, TRAVIS	Closed
<i>DISORDERLY DISREGARDE</i>					Count: 1
26-001554	06/25/2026	DISORDERLY DISREGARDE		JONES, CALEB	Closed

Incident Description Count Report

Report Criteria:

Start Date	End Date	Status
06/01/2026	06/30/2026	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>DISORDERLY JUVENILES</i>					Count: 1
26-001528	06/22/2026	DISORDERLY JUVENILES		BULTSMA, ZACHARY NEAL	Closed
<i>DISPUTE WITH EMPLOYEE</i>					Count: 1
26-001405	06/06/2026	DISPUTE WITH EMPLOYEE		KUSMIERSKI, TRAVIS	Closed
<i>DOA</i>					Count: 1
26-001574	06/28/2026	DOA		KUSMIERSKI, TRAVIS	Closed
<i>DOG LEFT IN VEHICLE</i>					Count: 1
26-001383	06/03/2026	DOG LEFT IN VEHICLE		SOULES, CALEB HOWARD	Closed
<i>DOMESTIC</i>					Count: 2
26-001402	06/06/2026	DOMESTIC		WYNBEEK, LEAH	Closed
26-001414	06/07/2026	DOMESTIC		WYNBEEK, LEAH	Closed
<i>DOMESTIC ASSAULT</i>					Count: 2
26-001417	06/07/2026	DOMESTIC ASSAULT		WYNBEEK, LEAH	Closed
26-001514	06/19/2026	DOMESTIC ASSAULT		KUSMIERSKI, TRAVIS	Cleared by Arrest
<i>DRIVE OFF</i>					Count: 1
26-001404	06/06/2026	DRIVE OFF		JONES, CALEB	Closed
<i>DWLS</i>					Count: 3
26-001386	06/04/2026	DWLS		SOULES, CALEB HOWARD	Closed
26-001490	06/16/2026	DWLS		JONES, CALEB	Turned Over
26-001510	06/19/2026	DWLS		JONES, CALEB	Closed
<i>ELDER ABUSE / FRAUD</i>					Count: 1
26-001491	06/16/2026	ELDER ABUSE / FRAUD		WYNBEEK, LEAH	Open
<i>EMBEZZLEMENT</i>					Count: 1
26-001564	06/26/2026	EMBEZZLEMENT		BULTSMA, ZACHARY NEAL	Open
<i>FALL DETECTION ALERT</i>					Count: 1
26-001487	06/16/2026	FALL DETECTION ALERT		JONES, CALEB	Closed
<i>FALSE REPORT OF A FIGHT</i>					Count: 1
26-001518	06/20/2026	FALSE REPORT OF A FIGHT		KUSMIERSKI, TRAVIS	Closed
<i>FELONIOUS ASSAULT WITH WEAPON</i>					Count: 1
26-001466	06/14/2026	FELONIOUS ASSAULT WITH WEAPON		BULTSMA, ZACHARY NEAL	Closed
<i>FIREWORKS</i>					Count: 1
26-001570	06/27/2026	FIREWORKS		SIETSEMA, ETHAN	Closed

Incident Description Count Report

Report Criteria:

Start Date	End Date	Status
06/01/2026	06/30/2026	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>FOUND / RETURNED FISHING LICENSE</i>					Count: 1
26-001538	06/23/2026	FOUND / RETURNED FISHING LICENSE		KUSMIERSKI, TRAVIS	Closed
<i>FOUND BONES (CAT)</i>					Count: 1
26-001541	06/23/2026	FOUND BONES (CAT)		KUSMIERSKI, TRAVIS	Closed
<i>FOUND IPHONE</i>					Count: 1
26-001442	06/11/2026	FOUND IPHONE		WYNBEEK, LEAH	Closed
<i>FOUND PLATE</i>					Count: 1
26-001378	06/02/2026	FOUND PLATE		JONES, CALEB	Closed
<i>FOUND PROPERTY</i>					Count: 1
26-001376	06/01/2026	FOUND PROPERTY		WYNBEEK, LEAH	Closed
<i>FOUND WALLET</i>					Count: 1
26-001419	06/08/2026	FOUND WALLET		SOULES, CALEB HOWARD	Closed
<i>FRAUD</i>					Count: 1
26-001422	06/08/2026	FRAUD		MORGAN, CARISSA ELLEN	Closed
<i>GAS DRIVE OFF</i>					Count: 1
26-001426	06/09/2026	GAS DRIVE OFF		SOULES, CALEB HOWARD	Closed
<i>HARASSING PHONE CALLS</i>					Count: 1
26-001470	06/14/2026	HARASSING PHONE CALLS		MORGAN, CARISSA ELLEN	Closed
<i>HARASSMENT</i>					Count: 1
26-001471	06/14/2026	HARASSMENT		MORGAN, CARISSA ELLEN	Closed
<i>HIT AND RUN CRASH</i>					Count: 1
26-001555	06/25/2026	HIT AND RUN CRASH		JONES, CALEB	Closed
<i>INTOX FEMALE IN WOODS</i>					Count: 1
26-001513	06/19/2026	INTOX FEMALE IN WOODS		KUSMIERSKI, TRAVIS	Closed
<i>ISSUES WITH EX-BOYFRIEND</i>					Count: 1
26-001395	06/05/2026	ISSUES WITH EX-BOYFRIEND		KUSMIERSKI, TRAVIS	Closed
<i>LOCAL RECORDS CHECK</i>					Count: 7
26-000084	06/02/2026	LOCAL RECORDS CHECK		ALT, BROOKE L	Closed
26-000085	06/03/2026	LOCAL RECORDS CHECK		ALT, BROOKE L	Closed
26-000087	06/09/2026	LOCAL RECORDS CHECK		ALT, BROOKE L	Closed
26-000089	06/15/2026	LOCAL RECORDS CHECK		ALT, BROOKE L	Re-opened
26-000090	06/19/2026	LOCAL RECORDS CHECK		ALT, BROOKE L	Closed
26-000092	06/25/2026	LOCAL RECORDS CHECK		ALT, BROOKE L	Closed

Incident Description Count Report

Report Criteria:

Start Date	End Date	Status
06/01/2026	06/30/2026	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>LOCAL RECORDS CHECK</i>					Count: 7
26-000093	06/26/2026	LOCAL RECORDS CHECK		ALT, BROOKE L	Closed
<i>LOITERING</i>					Count: 1
26-001523	06/21/2026	LOITERING		BULTSMA, ZACHARY NEAL	Closed
<i>LOITERING COMPLAINT</i>					Count: 2
26-001377	06/02/2026	LOITERING COMPLAINT		WYNBEEK, LEAH	Closed
26-001516	06/20/2026	LOITERING COMPLAINT		KUSMIERSKI, TRAVIS	Closed
<i>LOOSE DOG</i>					Count: 1
26-001526	06/22/2026	LOOSE DOG		BULTSMA, ZACHARY NEAL	Closed
<i>LOST AND FOUND</i>					Count: 1
26-001569	06/27/2026	LOST AND FOUND		SIETSEMA, ETHAN	Closed
<i>LOST AND FOUND PROPERTY</i>					Count: 1
26-001571	06/27/2026	LOST AND FOUND PROPERTY		SIETSEMA, ETHAN	Closed
<i>LOST THEN FOUND WALLET</i>					Count: 1
26-001519	06/20/2026	LOST THEN FOUND WALLET		MORGAN, CARISSA ELLEN	Closed
<i>MDOP</i>					Count: 2
26-001532	06/22/2026	MDOP		JONES, CALEB	Open
26-001543	06/24/2026	MDOP		JONES, CALEB	Closed
<i>MED ECHO</i>					Count: 1
26-001457	06/13/2026	MED ECHO		BULTSMA, ZACHARY NEAL	Closed
<i>MISSING JUVENILE - LOCATED</i>					Count: 1
26-001550	06/24/2026	MISSING JUVENILE - LOCATED		KUSMIERSKI, TRAVIS	Closed
<i>MISUSE OF PHONE</i>					Count: 1
26-001394	06/05/2026	MISUSE OF PHONE		JONES, CALEB	Closed
<i>MOTORIST ASSIST</i>					Count: 2
26-001545	06/24/2026	MOTORIST ASSIST		JONES, CALEB	Closed
26-001553	06/25/2026	MOTORIST ASSIST		JONES, CALEB	Closed
<i>NEIGHBOR ISSUES</i>					Count: 1
26-001440	06/11/2026	NEIGHBOR ISSUES		JONES, CALEB	Closed
<i>NOISE COMPLAINT</i>					Count: 7
26-001409	06/06/2026	NOISE COMPLAINT		KUSMIERSKI, TRAVIS	Closed
26-001410	06/06/2026	NOISE COMPLAINT		KUSMIERSKI, TRAVIS	Closed
26-001411	06/07/2026	NOISE COMPLAINT		WYNBEEK, LEAH	Closed

Incident Description Count Report

Report Criteria:

Start Date	End Date	Status
06/01/2026	06/30/2026	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>NOISE COMPLAINT</i>					Count: 7
26-001454	06/12/2026	NOISE COMPLAINT		BULTSMA, ZACHARY NEAL	Closed
26-001455	06/12/2026	NOISE COMPLAINT		BULTSMA, ZACHARY NEAL	Closed
26-001465	06/14/2026	NOISE COMPLAINT		BULTSMA, ZACHARY NEAL	Closed
26-001517	06/20/2026	NOISE COMPLAINT		BULTSMA, ZACHARY NEAL	Closed
<i>OCCUPIED VEHICLE</i>					Count: 2
26-001512	06/19/2026	OCCUPIED VEHICLE		KUSMIERSKI, TRAVIS	Closed
26-001563	06/26/2026	OCCUPIED VEHICLE		BULTSMA, ZACHARY NEAL	Closed
<i>P.I ACCIDENT</i>					Count: 1
26-001446	06/12/2026	P.I ACCIDENT		MORGAN, CARISSA ELLEN	Closed
<i>P.I CRASH / ASSIST MSP</i>					Count: 1
26-001392	06/06/2026	P.I CRASH / ASSIST MSP		JONES, CALEB	Turned Over
<i>PARKING COMPLAINT</i>					Count: 2
26-001509	06/19/2026	PARKING COMPLAINT		JONES, CALEB	Closed
26-001575	06/28/2026	PARKING COMPLAINT		SIETSEMA, ETHAN	Closed
<i>PARKING VIOLATION - FIRE LANE</i>					Count: 1
26-001581	06/29/2026	PARKING VIOLATION - FIRE LANE		KUSMIERSKI, TRAVIS	Closed
<i>PDA / VERBAL DISPUTE</i>					Count: 1
26-001549	06/24/2026	PDA / VERBAL DISPUTE		KUSMIERSKI, TRAVIS	Closed
<i>PERSON YELLING/BANGING ON WINDOW</i>					Count: 1
26-001503	06/18/2026	PERSON YELLING/BANGING ON WINDOW		KUSMIERSKI, TRAVIS	Closed
<i>PHONE CRASH ALERT / FOUND PHONE</i>					Count: 1
26-001534	06/22/2026	PHONE CRASH ALERT / FOUND PHONE		JONES, CALEB	Closed
<i>PI ACCIDENT - TRUCK VS MOPED</i>					Count: 1
26-001401	06/05/2026	PI ACCIDENT - TRUCK VS MOPED		KUSMIERSKI, TRAVIS	Closed
<i>PPO VIOLATION</i>					Count: 1
26-001560	06/25/2026	PPO VIOLATION		WYNBEEK, LEAH	Closed
<i>RECKLESS DRIVING COMPLAINT</i>					Count: 1
26-001382	06/03/2026	RECKLESS DRIVING COMPLAINT		SOULES, CALEB HOWARD	Closed

Incident Description Count Report

Report Criteria:

Start Date	End Date	Status
06/01/2026	06/30/2026	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>SOLICITING MINOR FOR IMMORAL PURPOSES</i>					Count: 1
26-001572	06/28/2026	SOLICITING MINOR FOR IMMORAL PURPOSES		KUSMIERSKI, TRAVIS	Open
<i>STOLEN IPAD</i>					Count: 1
26-001546	06/24/2026	STOLEN IPAD		JONES, CALEB	Closed
<i>STOLEN PACKAGE</i>					Count: 1
26-001537	06/23/2026	STOLEN PACKAGE		MORGAN, CARISSA ELLEN	Closed
<i>STOLEN TRAILER</i>					Count: 1
26-001494	06/17/2026	STOLEN TRAILER		BULTSMA, ZACHARY NEAL	Open
<i>SUICIDAL ATTEMPT</i>					Count: 1
26-001458	06/13/2026	SUICIDAL ATTEMPT		BULTSMA, ZACHARY NEAL	Closed
<i>SUICIDAL INDIVIDUAL</i>					Count: 1
26-001492	06/16/2026	SUICIDAL INDIVIDUAL		WYNBEEK, LEAH	Closed
<i>SUICIDAL JUVENILE</i>					Count: 1
26-001568	06/27/2026	SUICIDAL JUVENILE		BULTSMA, ZACHARY NEAL	Closed
<i>SUICIDAL SUBJECT</i>					Count: 3
26-001476	06/15/2026	SUICIDAL SUBJECT		SIETSEMA, ETHAN	Closed
26-001573	06/28/2026	SUICIDAL SUBJECT		BULTSMA, ZACHARY NEAL	Closed
26-001583	06/30/2026	SUICIDAL SUBJECT		WYNBEEK, LEAH	Closed
<i>SUSPICIOUS / DOMESTIC</i>					Count: 1
26-001561	06/26/2026	SUSPICIOUS / DOMESTIC		WYNBEEK, LEAH	Closed
<i>SUSPICIOUS NOISE</i>					Count: 1
26-001529	06/22/2026	SUSPICIOUS NOISE		BULTSMA, ZACHARY NEAL	Closed
<i>SUSPICIOUS PERSON</i>					Count: 1
26-001451	06/12/2026	SUSPICIOUS PERSON		BULTSMA, ZACHARY NEAL	Closed
<i>SUSPICIOUS SITUATION</i>					Count: 1
26-001539	06/23/2026	SUSPICIOUS SITUATION		SIETSEMA, ETHAN	Closed
<i>SUSPICIOUS TV</i>					Count: 1
26-001385	06/04/2026	SUSPICIOUS TV		SOULES, CALEB HOWARD	Open
<i>SUSPICIOUS VEHICLE</i>					Count: 1
26-001488	06/16/2026	SUSPICIOUS VEHICLE		JONES, CALEB	Closed
<i>TRAILER INSPECTION</i>					Count: 1
26-001373	06/01/2026	TRAILER INSPECTION		JONES, CALEB	Closed

Incident Description Count Report

Report Criteria:

Start Date	End Date	Status
06/01/2026	06/30/2026	ALL

Incident	Rprt Date	Description	Area	Officer	Status
<i>TRESPASS</i>					Count: 1
26-001430	06/10/2026	TRESPASS		BULTSMA, ZACHARY NEAL	Closed
<i>TRESPASS REQUEST</i>					Count: 1
26-001396	06/05/2026	TRESPASS REQUEST		KUSMIERSKI, TRAVIS	Closed
<i>UNFOUNDED ALARM</i>					Count: 2
26-001531	06/22/2026	UNFOUNDED ALARM		JONES, CALEB	Closed
26-001579	06/29/2026	UNFOUNDED ALARM		JONES, CALEB	Closed
<i>UNWANTED TEXT MESSAGES</i>					Count: 1
26-001586	06/30/2026	UNWANTED TEXT MESSAGES		WYNBEEK, LEAH	Closed
<i>VEHICLE FIRE</i>					Count: 1
26-001403	06/06/2026	VEHICLE FIRE		KUSMIERSKI, TRAVIS	Closed
<i>VIN / TR-54</i>					Count: 1
26-001544	06/24/2026	VIN / TR-54		JONES, CALEB	Closed
<i>VIN VERIFICATION</i>					Count: 1
26-001508	06/19/2026	VIN VERIFICATION		JONES, CALEB	Closed
<i>WARRANT ATTEMPT</i>					Count: 1
26-001427	06/09/2026	WARRANT ATTEMPT		SOULES, CALEB HOWARD	Closed
<i>WELFARE</i>					Count: 1
26-001521	06/20/2026	WELFARE		BULTSMA, ZACHARY NEAL	Closed
<i>WELFARE CHECK</i>					Count: 6
26-001428	06/09/2026	WELFARE CHECK		SOULES, CALEB HOWARD	Closed
26-001472	06/14/2026	WELFARE CHECK		KUSMIERSKI, TRAVIS	Closed
26-001500	06/18/2026	WELFARE CHECK		KUSMIERSKI, TRAVIS	Closed
26-001520	06/20/2026	WELFARE CHECK		BULTSMA, ZACHARY NEAL	Closed
26-001567	06/26/2026	WELFARE CHECK		MORGAN, CARISSA ELLEN	Closed
26-001580	06/29/2026	WELFARE CHECK		KUSMIERSKI, TRAVIS	Closed
<i>WORKPLACE ACCIDENT</i>					Count: 1
26-001577	06/29/2026	WORKPLACE ACCIDENT		SIETSEMA, ETHAN	Closed

Total: 145

Ticket Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense
06/01/2026	06/30/2026	.653A1A	Y

Ticket	Issued Date	Ticket Type	Location	Officer	
1814 -- Parking in Prohibited Zones					Count: 1
11423	06/29/2026	Parking	34 IDA RED	KUSMIERSKI,TRAVIS	
257.233 -- Fail to Transfer Plate					Count: 1
S1042	06/05/2026	Civil Infraction	W DIVISION/CHARY LN	KUSMIERSKI,TRAVIS	
257.255 -- Expired Registration Plate					Count: 2
S1078	06/05/2026	Warning	W DIVISION/ELMWOOD	WYNBEEK,LEAH	
S1145	06/12/2026	Warning	W DIVISION/IDA RED	MORGAN,CARISSA,ELLEN	
257.602B -- Distracted Driving					Count: 2
S1133	06/10/2026	Warning	E DIVISION/UNION	PRICE,DAVE	
S1135	06/18/2026	Warning	S STATE/NASH	KUSMIERSKI,TRAVIS	
257.612 -- Disregarded Stop and Go Light					Count: 4
S1083	06/07/2026	Warning	S STATE ST / E DIVISION ST NW	JONES,CALEB	
S1082	06/07/2026	Civil Infraction	S STATE/W DIVISION	WYNBEEK,LEAH	
S1084	06/07/2026	Civil Infraction	E DIVISION/S STATE	WYNBEEK,LEAH	
S1149	06/12/2026	Warning	E DIVISION/N UNION	BULTSMA,ZACHARY,NEAL	
257.614 -- Disregarded Red Flashing Stop and Go Light					Count: 2
S1153	06/17/2026	Civil Infraction	SPARTA AVE / 12 MILE	SIETSEMA,ETHAN	
S1069	06/19/2026	Warning	S STATE ST / E DIVISION ST	SIETSEMA,ETHAN	
257.628 -- Exceeded Posted Speed					Count: 9
S1132	06/01/2026	Warning	W DIVISION/ APPLEWOOD DR	JONES,CALEB	
S1077	06/05/2026	Civil Infraction	M37/O CONNOR	SIETSEMA,ETHAN	
S1080	06/06/2026	Civil Infraction	W DIVISION/PLEASANT	WYNBEEK,LEAH	
S1081	06/07/2026	Civil Infraction	M37/ 13 MILE	WYNBEEK,LEAH	
S1085	06/11/2026	Civil Infraction	S STATE/SILVER CREEK	WYNBEEK,LEAH	
S1144	06/11/2026	Civil Infraction	12 MILE /M37	WYNBEEK,LEAH	
S1148	06/12/2026	Civil Infraction	W DIVISION/IDA RED	BULTSMA,ZACHARY,NEAL	
S1150	06/13/2026	Warning	E DIVISION ST /PROSPECT ST NW	MORGAN,CARISSA,ELLEN	
S1134	06/14/2026	Warning	E DIVISION ST /PROSPECT ST NW	MORGAN,CARISSA,ELLEN	
257.642 -- Improper lane usage					Count: 1
S1068	06/18/2026	Civil Infraction	E DIVISION/UNION	MORGAN,CARISSA,ELLEN	
257.643 -- Following to closely					Count: 1
S1144	06/11/2026	Civil Infraction	12 MILE /M37	WYNBEEK,LEAH	
257.649 -- Fail to Yield					Count: 1
S1146	06/12/2026	Civil Infraction	S STATE/LEISURE ACRES	MORGAN,CARISSA,ELLEN	
257.686 -- Defective Tail lights					Count: 1
S1043	06/15/2026	Civil Infraction	W DIVISION/PLEASANT	KUSMIERSKI,TRAVIS	
257.709 -- Obstructed Vision					Count: 1
S1152	06/16/2026	Civil Infraction	W DIVISION ST / APPLEWOOD DR	JONES,CALEB	
257.715 -- Defective Equipment (general)					Count: 1
S1136	06/19/2026	Warning	E DIVISION/RIVER	KUSMIERSKI,TRAVIS	

Ticket Offense Report

Report Criteria:

Start Date	End Date	Start Offense	End Offense
06/01/2026	06/30/2026	.653A1A	Y

Ticket	Issued Date	Ticket Type	Location	Officer	Count:
257.904 -- Drove While License Suspended/Denied/Revoked					2
S1076	06/04/2026	Appearance	12 MILE / MARTINDALE	SOULES,CALEB,HOWARD	
S1152	06/16/2026	Civil Infraction	W DIVISION ST / APPLEWOOD DR	JONES,CALEB	
Total:					29