

LAKESHORE CONNECTION REAL ESTATE LLC

FURNITURE, FIXTURES & EQUIPMENT INVENTORY

8725 Water Street, Montague, Michigan 49437  
Seller inventory completed 07/27/2026

This inventory contains only the items the Seller marked as remaining with the property, together with the quantities and descriptions supplied by the Seller. Items not listed below are not represented on this inventory as included. Final inclusions and exclusions remain subject to the fully executed Purchase Agreement and any written addenda.

1. COMMERCIAL KITCHEN EQUIPMENT

| INCLUDED                            | ITEM                                                            | QUANTITY / DESCRIPTION |
|-------------------------------------|-----------------------------------------------------------------|------------------------|
| <input checked="" type="checkbox"/> | Commercial range or stove                                       | 1                      |
| <input checked="" type="checkbox"/> | Conventional ovens                                              | 2                      |
| <input checked="" type="checkbox"/> | Pizza preparation table or station                              | 1                      |
| <input checked="" type="checkbox"/> | Flat-top grill                                                  | 1                      |
| <input checked="" type="checkbox"/> | Charbroiler                                                     | 1                      |
| <input checked="" type="checkbox"/> | Deep fryer                                                      | 1                      |
| <input checked="" type="checkbox"/> | Ovention Matchbox 1718 pizza oven (specialty cooking equipment) | 1                      |
| <input checked="" type="checkbox"/> | Commercial exhaust or vented hood                               | 1                      |
| <input checked="" type="checkbox"/> | Makeup-air or ventilation system                                | 1                      |
| <input checked="" type="checkbox"/> | Fire-suppression system                                         | 1                      |
| <input checked="" type="checkbox"/> | Upright refrigerators                                           | 3                      |
| <input checked="" type="checkbox"/> | Upright freezer                                                 | 1                      |
| <input checked="" type="checkbox"/> | Refrigerated preparation tables                                 | 2                      |
| <input checked="" type="checkbox"/> | Beverage or display refrigerator                                | 1                      |
| <input checked="" type="checkbox"/> | Commercial dishwasher                                           | 1                      |
| <input checked="" type="checkbox"/> | Three-compartment sink                                          | 1                      |
| <input checked="" type="checkbox"/> | Handwashing sinks                                               | 3                      |
| <input checked="" type="checkbox"/> | Food-preparation sink                                           | 1                      |
| <input checked="" type="checkbox"/> | Stainless-steel preparation table                               | 1                      |
| <input checked="" type="checkbox"/> | Kitchen shelving units                                          | 3                      |
| <input checked="" type="checkbox"/> | Storage rack                                                    | 1                      |
| <input checked="" type="checkbox"/> | Food warmers                                                    | 2                      |
| <input checked="" type="checkbox"/> | Steam table                                                     | 1                      |
| <input checked="" type="checkbox"/> | Commercial mixer                                                | 1                      |
| <input checked="" type="checkbox"/> | Food slicer                                                     | 1                      |
| <input checked="" type="checkbox"/> | Food processor                                                  | 1                      |
| <input checked="" type="checkbox"/> | Microwave oven                                                  | 1                      |

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**2. KITCHEN SMALLWARES**

| INCLUDED                            | ITEM                    | QUANTITY / DESCRIPTION |
|-------------------------------------|-------------------------|------------------------|
| <input checked="" type="checkbox"/> | Pots and pans           | Included               |
| <input checked="" type="checkbox"/> | Cooking utensils        | Included               |
| <input checked="" type="checkbox"/> | Knives                  | Included               |
| <input checked="" type="checkbox"/> | Cookware                | Included               |
| <input checked="" type="checkbox"/> | Baking equipment        | Included               |
| <input checked="" type="checkbox"/> | Food-storage containers | Included               |
| <input checked="" type="checkbox"/> | Preparation tools       | Included               |

**3. BUILT-IN BAR & WINE-SERVICE EQUIPMENT**

| INCLUDED                            | ITEM                      | QUANTITY / DESCRIPTION |
|-------------------------------------|---------------------------|------------------------|
| <input checked="" type="checkbox"/> | Built-in bar              | Included               |
| <input checked="" type="checkbox"/> | Bar stools                | 10                     |
| <input checked="" type="checkbox"/> | Bar sink                  | 1                      |
| <input checked="" type="checkbox"/> | Ice machine               | 1                      |
| <input checked="" type="checkbox"/> | Beverage cooler           | 1                      |
| <input checked="" type="checkbox"/> | Beer-dispensing equipment | 1                      |
| <input checked="" type="checkbox"/> | Wine-dispensing equipment | 1                      |
| <input checked="" type="checkbox"/> | Wine racks                | 3                      |
| <input checked="" type="checkbox"/> | Bottle display            | 1                      |
| <input checked="" type="checkbox"/> | Glass rack                | Approx. 1              |
| <input checked="" type="checkbox"/> | Serving trays             | 3                      |

**4. RESTAURANT FURNITURE & FIXTURES**

| INCLUDED                            | ITEM                      | QUANTITY / DESCRIPTION            |
|-------------------------------------|---------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | Dining tables             | 8                                 |
| <input checked="" type="checkbox"/> | Dining chairs             | 40                                |
| <input checked="" type="checkbox"/> | Server station            | 1                                 |
| <input checked="" type="checkbox"/> | Decorative light fixtures | Included - quantity not specified |
| <input checked="" type="checkbox"/> | Artwork or wall decor     | Included - quantity not specified |

**5. FINISHED EVENT-SPACE FURNISHINGS**

| INCLUDED                            | ITEM                     | QUANTITY / DESCRIPTION |
|-------------------------------------|--------------------------|------------------------|
| <input checked="" type="checkbox"/> | Event tables             | 4                      |
| <input checked="" type="checkbox"/> | Event chairs             | 24                     |
| <input checked="" type="checkbox"/> | Wall pictures or artwork | 4                      |

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## 6. POINT-OF-SALE, TECHNOLOGY &amp; SECURITY EQUIPMENT

| INCLUDED                            | ITEM                      | QUANTITY / DESCRIPTION   |
|-------------------------------------|---------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Point-of-sale terminals   | 3                        |
| <input checked="" type="checkbox"/> | Cash drawer               | 1                        |
| <input checked="" type="checkbox"/> | Receipt printers          | 2                        |
| <input checked="" type="checkbox"/> | Kitchen printer           | 1                        |
| <input checked="" type="checkbox"/> | Kitchen display screens   | 3                        |
| <input checked="" type="checkbox"/> | Speakers                  | 2                        |
| <input checked="" type="checkbox"/> | Security cameras          | 12                       |
| <input checked="" type="checkbox"/> | Office desk               | 1                        |
| <input checked="" type="checkbox"/> | Office chair              | 1                        |
| <input checked="" type="checkbox"/> | Filing cabinet            | 1                        |
| <input checked="" type="checkbox"/> | Safe                      | 1                        |
| <input checked="" type="checkbox"/> | Sound system              | Sonos wireless system    |
| <input checked="" type="checkbox"/> | Wi-Fi / networking system | Spectrum wireless system |

## 7. STORAGE &amp; MAINTENANCE ITEMS

| INCLUDED                            | ITEM                  | QUANTITY / DESCRIPTION |
|-------------------------------------|-----------------------|------------------------|
| <input checked="" type="checkbox"/> | Storage shelving unit | 1                      |
| <input checked="" type="checkbox"/> | Vacuum cleaner        | 1                      |
| <input checked="" type="checkbox"/> | Ladders               | 2                      |

## SELLER ACKNOWLEDGMENT

Seller acknowledges that the items listed in this inventory are intended to be included with the sale of the real estate at 8725 Water Street, Montague, Michigan, subject to the terms of the fully executed Purchase Agreement and any written addenda.

Seller: 8725 Water Street LLC

By:

*Dale Flanery*dotloop verified  
08/21/26 4:12 PM EDT  
XYM5-HLD6-M6GS-VHGF

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

Printed Name / Title: \_\_\_\_\_

Prepared from Seller's completed Furniture, Fixtures and Equipment Questionnaire dated 07/27/2026. This inventory is intended for listing and transaction use and is not a representation of condition or a substitute for buyer due diligence.