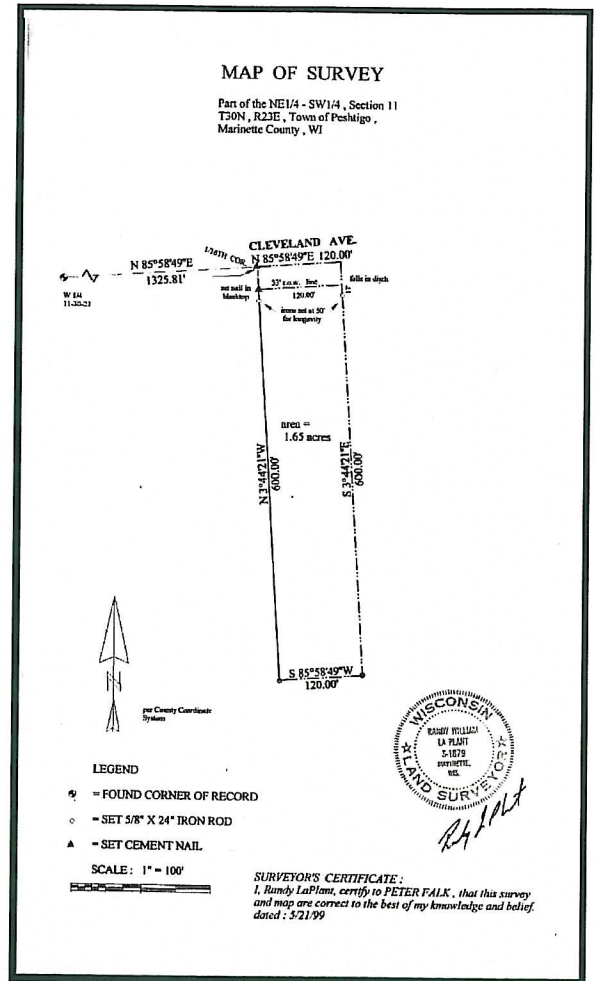


SELLER'S DUE DILIGENCE REPORT

W1597 West Cleveland Avenue Marinette, Wisconsin

1.56 Acres Industrial Property
with Large Out Buildings,
Offices and Residential Home



INTERNET ONLY REAL ESTATE AUCTION
Bid NOW Through March 26th 2018

OPEN FOR INSPECTION ON SUNDAY, MARCH 4TH FROM 1:00 UNTIL 3:00
AND BY APPOINTMENT

Superior Auction and Appraisal LLC

1107 Thirteenth Street Menominee, MI 49858

Phone: (877) 864-2942 E-mail: info@superiorauction.net

www.superiorauction.net

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INTERNET ONLY REAL ESTATE AUCTION

TERMS AND CONDITIONS

TERMS: 10% non refundable earnest money in the form of a certified check, cash or wire transfer within 24 hour of the close of auction, with the balance of purchase price due at closing. Purchaser shall be responsible for all wire transfer fees. Closing will be within 30 days. There will be a buyer's fee of 10% added to the bid price to equal the final purchase price. **Example:** Bid Price \$100,000 plus \$10,000 (10% buyer's Fee) equals purchase price of \$110,000.

This online only auction is a cash sale not contingent on or subject to financing, appraisal, survey or inspections of any kind.

AUCTION END TIMES: Superior Auction & Appraisal Online Only Auctions are timed events and all bidding will close at specified time. Superior Auction & Appraisal Online Only Auctions also have an auto extend feature. If any bids are placed in the final 10 minutes of an auction, the auction ending time will be automatically be extended 10 minutes from the time the bid was placed. **Example:** if an auction scheduled to close at 6:00 receives a bid at 5:59, the close time will automatically extend 6:09. The auto extends feature remains active until no further bids are received within a 10-minute time frame. Auction company employees and/or Auction Company may bid on auction items.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement immediately following the close of the auction, if the Seller accepts their offer. This real estate is being offered "with reserve" meaning that the Seller has the right to accept or reject any and all bids.

Superior Auction & Appraisal will supply the seller's documents to be executed and buyer will be required to fax or e-mail the signed document back to Superior Auction & Appraisal within 24 hours of the end of the auction. Bidder(s) will also sign an Agency disclosure as well as a property condition report and Lead Based paint disclosure which all buyers will waive the right for an inspection post sale. Successful bidders not executing and returning contracts with earnest money deposit within 24 hours will be considered in default. Any and all inspections that a buyer may want must be done at buyer's expense prior to auction. This includes the 10 day inspection period for lead based paint in single family homes built prior to 1978.

BRIEF OUTLINE OF WHAT TO EXPECT AFTER THE CLOSE OF THE AUCTION:

1. At close of auction, Auction Company will contact Seller(s) for confirmation of bid amounts. (This is a "Reserve Auction", meaning the seller(s) has the right to accept or reject any and all offers)
2. Auction Company will contact Bidders after the close of the auction.
3. Auction Company will email or fax signed Agreement between Seller(s) & Buyer(s) for Buyers signature on Agreement, if offers are accepted.
4. Buyer(s) must then return signed agreement to Auction Company & deposit 10% of Final Purchase Price (Bid Price + 10% Buyer's Fee as NON-REFUNDABLE earnest money, to Superior Auction & Appraisal, LLC within 24 hours of close of auction.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price from Superior Title/Bay Title & Abstract

DEED: Seller shall provide a Warranty Deed.

POSSESSION: Possession at closing. No Exceptions.

REAL ESTATE TAXES: All taxes will be prorated to day of closing using previous year's tax amount.

EASEMENTS: Subject to any and all easement of record.

ZONING: This property is subject to all state and local zoning ordinances.

ACREAGE: Parcel dimensions and acreages are based on legal descriptions.

BIDDER VERIFICATION: The identity of all bidders will be verified, bidding rights are provisional, and if complete verification is not possible, Superior Auction & Appraisal will reject the registration, and bidding activity will be terminated. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Bidders agree to keep their username and password confidential, as they are responsible for ANY and ALL activity involving their account. When using the web site you must obey any and all local state and federal laws. Violations will result in termination of web site use privileges.

AGENCY: Superior Auction & Appraisal, LLC, and its representatives are agents of the Seller.

BUYERS AGENCY: All buyers are responsible to notify auctioneers of any potential buyers agency contracts in place before registration and bidding on the auction and no later than 24 hours prior to auction close.

NEW DATA, CORRECTIONS, AND CHANGES: The Auction Company will notify all registered bidders of any changes, corrections, or additions to the property information.

DISCLAIMER & ABSENCE OF WARRANTIES: The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. All decisions of the Auction Company are final. Any dispute between auctioneers and buyers will be dealt with through arbitration in Menominee County, MI. By bidding on the property at auction, buyer agrees to all terms and conditions set forth.

Each buyer is responsible in conducting their own due diligence on the property before bidding.

**ANY ANNOUNCEMENTS MADE BY THE AUCTIONEERS ON DAY OF SALE TAKE
PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL
STATEMENTS MADE.**

LEGAL DESCRIPTION

**Part of the NE ¼ - SW 1/4, Section 11
T30N, R23E, com@NW cor, E120', S600', W120', N600', to POB, Town of
Peshtigo, Marinette County, WI**

(Full Legal description Will Be Provided By Bay Title & Abstract)

This site has 120 feet of frontage on West Cleveland Ave. and is 600 feet deep.

PARCEL NUMBER: 024-00963.000

Town of Peshtigo

County of Marinette

State of Wisconsin

2017 TAXES:

\$1568.45

**The above information was provided by the
Marinette County Land Records System and the Seller**

GENERAL INFORMATION

THIS PROPERTY FEATURES A LARGE OFFICE BUILDING, SINGLE FAMILY RESIDENCE, STORAGE BUILDINGS AND A LARGE POLE BUILDING! GREAT BUSINESS OPPORTUNITY CLOSE TO THE PINE TREE MALL AREA AND US HIGHWAY 41!

Site: 1.56 acres +/-

Zoning Description: I-1 Industrial. Town of Peshtigo allows the house to be used for residential quarters for the owner or caretaker. (Section 60-67 d4)

HOME:

Living area: 1,516 sq ft +/-

Type of Construction: Manufactured

Year Built: 1979

Number of Stories: 1

Total Bedrooms: 2

Total Bathrooms: 1

Water: Drilled Well

Sewer: Mound Septic

Heating: Natural Gas Forced Air

Furnace: Less than 10 Years old-

Carrier Comfort

Cooling: Central Air

Exterior: Hardboard Siding

Roof Surface: Asphalt & Rubber

Floors: Laminate & Linoleum

Office Building:

Area: 960 sq ft +/-

Total Bathrooms: ½ Bath

Foundation: Concrete Slab

Heating: Natural Gas

Cooling: Central Air

Exterior: Hardboard Siding

Roof Surface: Asphalt &

Rubber

**Floors: Laminate in Offices,
concrete in storage rooms**

**This information was
provided by the
Seller of the
Real Estate.**

OUTBUILDINGS:

Storage Building: Divided into four units with exterior doors, shelving & skylights

Area: 968 sq ft +/-

Foundation: ½ Concrete & ½ Dirt

Walls: Metal

Roof: ½ Shingle & ½ Single-Ply Rubber

Pole Building:

Area: 3,200 sq ft +/-

Size: 40' by 80'

Structure: Wooden Frame

Foundation: 6" Slab Concrete

Insulation: All walls have 5" insulation

Walls: Metal, 16'

Roof: Metal

Electricity: 200 amp, separate service from home and office buildings

Telephone Service: Separate Underground Phone Line

Loft Storage Area



This 40' by 80' pole building was built in 2000, and has a 14' sliding door two 12' overhead doors as well as service doors.

Several areas have built-in shelving.

This information was provided by the Seller of the Real Estate.

AMENITIES

- Property is conveniently located less than 1 mile from the City of Marinette, and close to the Pine Tree Mall Area Commercial District
- Home features a newer hot water heater, a hardwood siding exterior, wood-burning fireplace, modern kitchen with refrigerator and stove included, and a front porch deck area
- Mound System was installed in November of 2003 by Twin City Plumbing. System was inspected and had a new pump float installed in 2015 and is oversized for its necessary use.
- The 1979 manufactured home had a new roof in 2000, as well as an ice & water barrier over the entire surface.
- A 15' by 19' Bonus Room was added and features a large picture window and a separate entrance. Convenient to open up to include with the home, or leave as a Bonus Room for the business!
- The Shop Building on this property has two 12 ft overhead doors + one 14 ft sliding door.



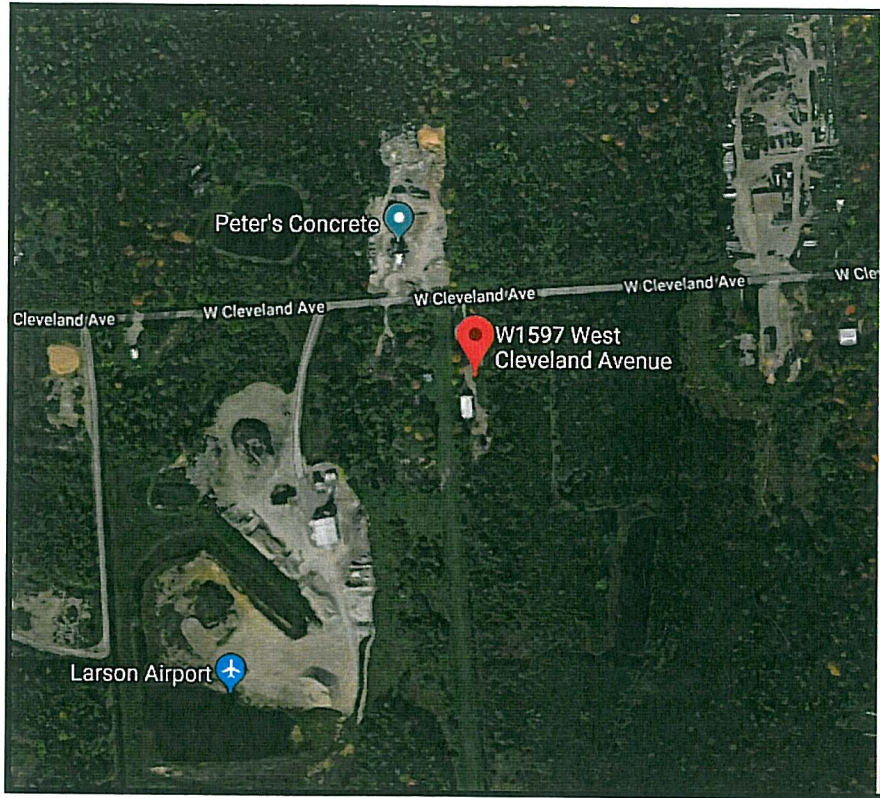
- Residential Structure and Office Building are on WPS Residential Service – WPS service for Shop Building is separate



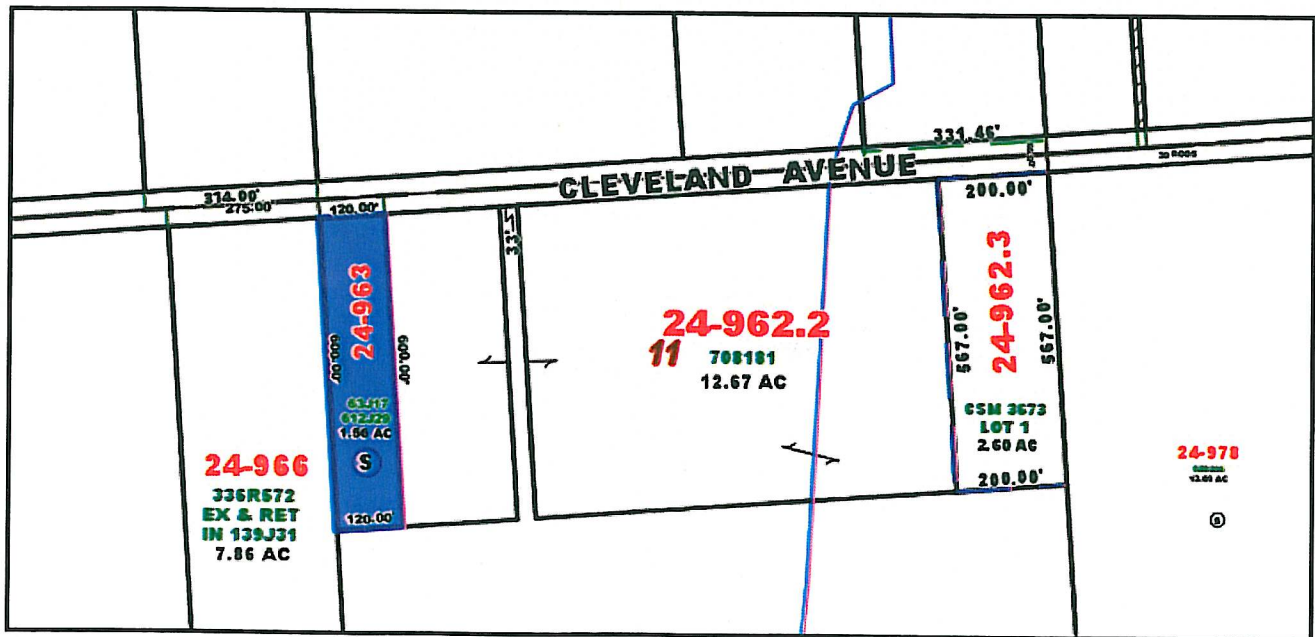
- Office Building features two large office spaces with built-in desks, utility room, half bath, two work rooms, new paint, and a structure suitable for flammables

- School District: Marinette
- Fire Service: Town of Peshtigo

AERIAL MAP



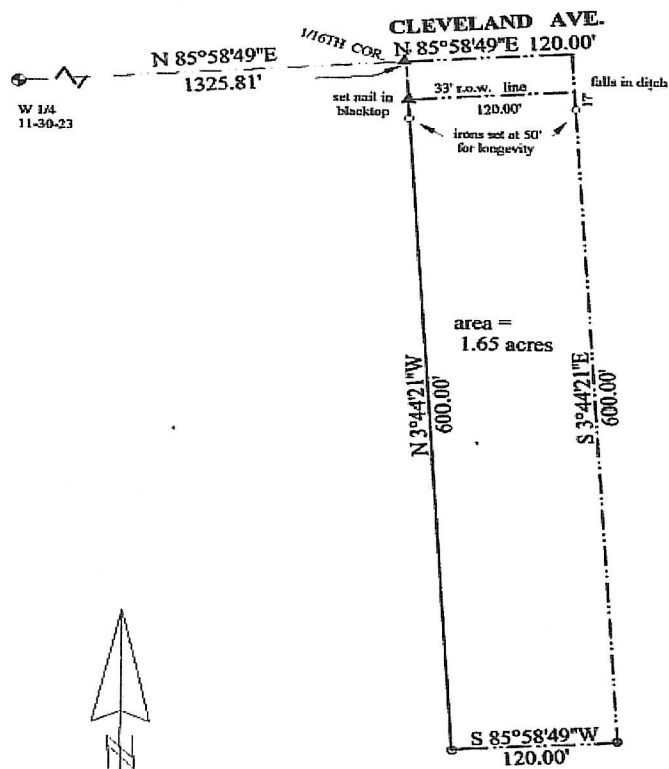
LOCATION MAP



CERTIFIED SURVEY MAP

MAP OF SURVEY

Part of the NE1/4 - SW1/4, Section 11
T30N, R23E, Town of Peshtigo,
Marinette County, WI



LEGEND

- ⊙ = FOUND CORNER OF RECORD
- = SET 5/8" X 24" IRON ROD
- ▲ = SET CEMENT NAIL

SCALE: 1" = 100'

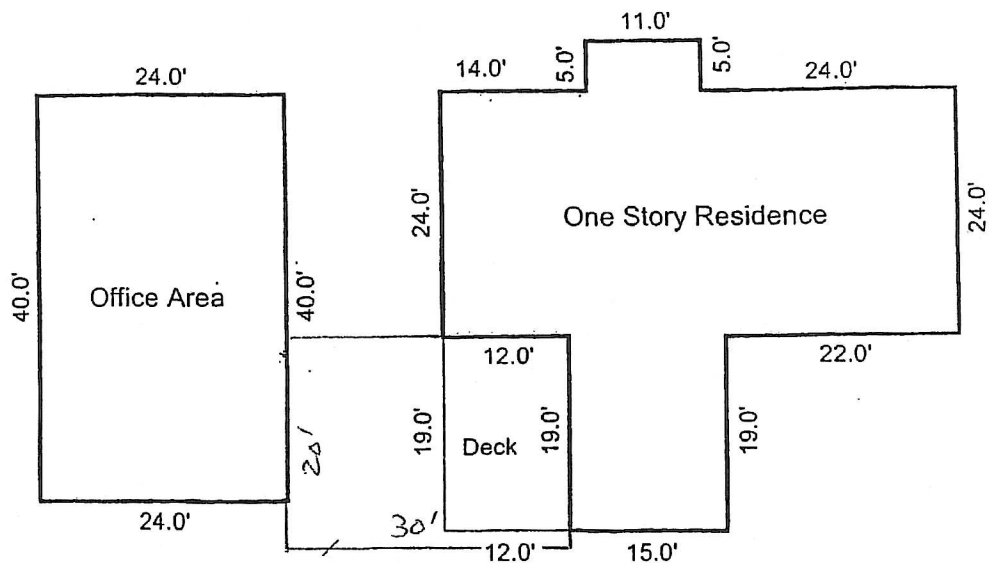


Randy LaPlant

SURVEYOR'S CERTIFICATE:

I, Randy LaPlant, certify to PETER FALK, that this survey and map are correct to the best of my knowledge and belief, dated: 5/21/99

OFFICE AND HOME DIMENSIONS



Sec. 60-67. - I-1 Industrial District.

- (a) *Purpose.* The I-1 Industrial District is intended to provide for the orderly development of light manufacturing or light industrial operations which, on the basis of actual physical and operations characteristics, would not be detrimental to the surrounding area or to the town as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably ensure compatibility with the surrounding area in this respect.
- (b) *Plans and specifications to be submitted to plan commission.* To encourage an industrial use environment that is compatible with the rural character of the town, zoning and/or building permits for permitted uses in industrial districts shall not be issued without review and approval of the plan commission. Said review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading, location, landscape plans and drainage.
- (c) *Permitted uses.*

I-1 INDUSTRIAL DISTRICT PERMITTED USES

Description	Standard Industrial Classification (SIC)
Agricultural services	07
Animal kennels	
Apparel manufacture	23
Appliance repair	7699
Automotive repair shops	753
Automotive services, except repair	754
Automotive, truck, trailer leasing	751
Blacksmith shops	7699
Building cleaning and maintenance services	734

Bus charter service	414
Business services, miscellaneous	738
Communications equipment manufacture	366
Computer and office equipment manufacture	357
Contractors: carpentry and floor work	175
Contractors: concrete work	177
Contractors: electrical	173
Contractors: masonry, stonework, tile, plastering	174
Contractors: painting and paper hanging	172
Contractors: plumbing, heating and air conditioning	171
Contractors: roofing, siding, and sheet metal work	176
Contractors: well drilling	178
Dry cleaning establishments	
Electronic components and accessories manufacture	367
Equipment rental and leasing	735
Farm machinery repair	7699
Food manufacturing facilities, except slaughtering	<u>20</u>
Footwear manufacture	314
Furniture and fixture manufacture	<u>25</u>

General building contractors, except heavy construction	<u>15</u>
Gloves and mitten manufacture	3125
Handbags and other personal leather goods	317
Household audio and video equipment	365
Laundry, cleaning and garment services	721
Locksmith shops	7699
Luggage manufacture	316
Lumber and other building supplies sales	521
Mailing, reproduction, commercial art supplies	733
Miscellaneous fabricated textile products manufacture	239
Miscellaneous light manufacturing	<u>39</u>
Miscellaneous wood manufacture	2499
Motorcycle repair shops	7699
Motor vehicle parts, used—wholesale and retail (salvage yards)	5015
Pest control services	734
Photographic equipment manufacture	386
Photography and stenographic service	733
Printing and publishing	<u>27</u>
Printing service industries, typesetting, plate making	279

Professional and scientific instrument manufacture	<u>38</u>
Repair services, miscellaneous	76
Retail nurseries, lawn and garden supply stores	526
Reupholstery and furniture repair	764
Sawmills and planing mills	242
School bus establishment	415
Septic tank cleaning services	7699
Sewer cleaning	7699
Special trade contractors, except excavations and demolition	<u>17</u>
Surgical, medical and dental supplies and manufacture	384
Taxidermists	7699
Textile mill products	22
Warehousing and storage	422
Watches and clocks manufacture	387
Welding shops	7692
Wholesale trade—nondurable goods, except chemicals	051
Wholesale trade—durable goods	050
Wood kitchen cabinets manufacture	2434

Uses relative to normal and customary industrial endeavors are permitted in the district subject to interpretation by the plan commission	
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- (d) *Permitted accessory uses.* Allowed only if a permitted use is already located on the parcel:
- (1) Garages for storage of vehicles used in conjunction with the operation of an industry.
 - (2) Off-street parking and loading areas.
 - (3) Office, storage, power supply, and other uses normally auxiliary to the principal industrial operations.
 - (4) Residential quarters for the owner or caretaker.
 - (5) Satellite dish antennas located on the roof of the principal structure or in the rear yard.
 - (6) Roof mounted solar collectors.
- (e) *Conditional uses.*
- (1) Telecommunications towers and facilities meeting the standards of section 60-220
 - (2) Ponds meeting the standards of section 60-252
- (f) *Lot size, bulk restrictions and yard requirements.*
- (1) *Lot size.*
 - a. Area: minimum of two acres.
 - b. Width: minimum of 200 feet at the highway setback.
 - (2) *Height.*
 - a. Principal building: maximum of 35 feet.
 - b. Accessory building: maximum of 35 feet.
 - (3) *Yards.*
 - a. Front yard setback: see section 60-33
 - b. Shore yard setback: minimum of 75 feet.
 - c. Principal structure side yard setback:
 1. Minimum one side: 15 feet.
 2. Minimum combined: 30 feet.
 - d. Rear yard setback: minimum of 40 feet.
 - (4) *New construction grade level.* New construction grade level of the front foundation shall be at or above the grade level of the edge of the highway.

(Code 2006, § 13-1-48)

Office

REAL ESTATE CONDITION REPORT

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT _____
(STREET ADDRESS)
_____ IN THE _____ OF _____, COUNTY
(CITY) (VILLAGE) (TOWN)
OF _____, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT
PROPERTY AS OF _____, 20_____, IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES.
(MONTH) (DAY)

IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

B.1. In this form, "am aware" means to have notice or knowledge. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

B.2. The owner discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes".

B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

STATEMENTS

	Yes	No	N/A	See Expert's Report*
C.1. I am aware of defects in the roof.	_____	<u>X</u>	_____	_____
C.2. I am aware of defects in the electrical system.	_____	<u>X</u>	_____	_____
C.3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.	_____	<u>X</u>	_____	_____
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	_____	<u>X</u>	_____	_____
C.5. I am aware of defects in the well, including unsafe well water.	_____	<u>X</u>	_____	_____
C.6. I am aware that this property is served by a joint well.	_____	<u>X</u>	_____	_____
C.7. I am aware of defects in the septic system or other sanitary disposal system.	_____	<u>X</u>	_____	_____
C.8. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes", the owner, by law, may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin 53707, whether the tanks are in use or not. Regulations of the Department of Commerce may require the unused tanks.)	_____	<u>X</u>	_____	_____
C.9. I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether or not the owner of the property either owns or leases the tank).	_____	<u>X</u>	_____	_____
C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges).	_____	<u>X</u>	_____	_____

	Yes	No	N/A	See Expert's Report*
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
C.12. I am aware of defects in the structure of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to radon, radium in water supplies, lead in paint, lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the premises.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.19. I am aware of defects in a wood burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.21. I am aware of federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.22. I have received notice of property tax increases, other than normal annual increases, or am aware of pending property reassessments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.23. I am aware that remodeling that may increase the property's assessed value was done.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.24. I am aware of proposed or pending special assessments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.24.m. I am aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, rights-of-way, easements, or another use of a part of the property by nonowners, other than recorded utility easements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.27. I am aware of other defects affecting the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL INFORMATION

	Yes	No	N/A	<i>See Expert's Report*</i>
D.1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.	_____	<u>X</u>	_____	_____
D.2. Land sold with the property has been valued under Wis. Stat. §70.32 (2r) (use-value assessment).	_____	<u>X</u>	_____	_____
D.3. I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.	_____	<u>X</u>	_____	_____
D.4. The owner has lived on the property for <u>N/A</u> years.	_____	_____	_____	_____
D.5. Explanation of "yes" responses. (See B.3.) _____				

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 608-240-5830

OWNER'S CERTIFICATION

E. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

NOTE: Wisconsin Statute 709.035 requires owners who, prior to acceptance, obtain information which would change a response on this report, to submit a new report or an amended report to the prospective buyer.

Owner *[Signature]* Date 1-17-18 Owner _____ Date _____
 Owner _____ Date _____ Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H.1. THE PROSPECTIVE BUYER ACKNOWLEDGES THAT TECHNICAL KNOWLEDGE SUCH AS THAT ACQUIRED BY PROFESSIONAL INSPECTORS MAY BE REQUIRED TO DETECT CERTAIN DEFECTS SUCH AS THE PRESENCE OF ASBESTOS, BUILDING CODE VIOLATIONS AND FLOODPLAIN STATUS.

H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____
 Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

BELOW TO BE COMPLETED AT CLOSING

Except as noted below, there have been no significant changes in the property from these conditions as existed and were stated on _____, 20____
 Explain: _____

(Seller) Upon Closing of Property: _____ Date _____ (Seller) Upon Closing of Property: _____ Date _____

If conditions have changed, Buyer to initial here _____ to acknowledge receipt of modified form.

**NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not part of the REAL ESTATE CONDITION REPORT required pursuant to Section 709.03 of the Wisconsin Statutes.*

House

REAL ESTATE CONDITION REPORT

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT _____
(STREET ADDRESS)

IN THE _____ OF _____, COUNTY
(CITY) (VILLAGE) (TOWN)

OF _____, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT
 PROPERTY AS OF _____, 20_____, IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES.
(MONTH) (DAY)

IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION
 AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

B.1. In this form, "am aware" means to have notice or knowledge. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

B.2. The owner discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes".

B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

STATEMENTS

	Yes	No	N/A	See Expert's Report*
C.1. I am aware of defects in the roof. <i>portion of back shows some deflection but there is no leaking.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2. I am aware of defects in the electrical system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.5. I am aware of defects in the well, including unsafe well water.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.6. I am aware that this property is served by a joint well.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.7. I am aware of defects in the septic system or other sanitary disposal system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.8. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes", the owner, by law, may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin 53707, whether the tanks are in use or not. Regulations of the Department of Commerce may require the unused tanks.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.9. I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether or not the owner of the property either owns or leases the tank).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A	See Expert's Report*
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	_____	_____	_____	_____ <i>unknown</i>
C.12. I am aware of defects in the structure of the property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property. <i>dishwasher does not work</i>	<input checked="" type="checkbox"/>	_____	_____	_____
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	_____	<input checked="" type="checkbox"/>	_____	_____
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to radon, radium in water supplies, lead in paint, lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the premises.	_____	<input checked="" type="checkbox"/>	_____	_____
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.	_____	<input checked="" type="checkbox"/>	_____	_____
C.17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.	_____	<input checked="" type="checkbox"/>	_____	_____
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations.	_____	<input checked="" type="checkbox"/>	_____	_____
C.19. I am aware of defects in a wood burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.	_____	<input checked="" type="checkbox"/>	_____	_____
C.21. I am aware of federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.	_____	<input checked="" type="checkbox"/>	_____	_____
C.22. I have received notice of property tax increases, other than normal annual increases, or am aware of pending property reassessments.	_____	<input checked="" type="checkbox"/>	_____	_____
C.23. I am aware that remodeling that may increase the property's assessed value was done.	_____	<input checked="" type="checkbox"/>	_____	_____
C.24. I am aware of proposed or pending special assessments.	_____	<input checked="" type="checkbox"/>	_____	_____
C.24.m. I am aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district.	_____	<input checked="" type="checkbox"/>	_____	_____
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.	_____	<input checked="" type="checkbox"/>	_____	_____
C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, rights-of-way, easements, or another use of a part of the property by nonowners, other than recorded utility easements.	_____	<input checked="" type="checkbox"/>	_____	_____
C.27. I am aware of other defects affecting the property.	_____	<input checked="" type="checkbox"/>	_____	_____

ADDITIONAL INFORMATION

	Yes	No	N/A	<i>See Expert's Report*</i>
D.1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.	_____	_____ <u>X</u> _____	_____	_____
D.2. Land sold with the property has been valued under Wis. Stat. §70.32 (2r) (use-value assessment).	_____	_____ <u>X</u> _____	_____	_____
D.3. I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.	_____	_____ <u>X</u> _____	_____	_____
D.4. The owner has lived on the property for <u>10</u> years. <i>owner lived on property from 1997 - 2007.</i>	_____	_____	_____	_____
D.5. Explanation of "yes" responses. (See B.3.) _____	_____	_____	_____	_____
<i>see C1</i>	_____	_____	_____	_____
<i>see C13</i>	_____	_____	_____	_____

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 608-240-5830

OWNER'S CERTIFICATION

E. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

NOTE: Wisconsin Statute 709.035 requires owners who, prior to acceptance, obtain information which would change a response on this report, to submit a new report or an amended report to the prospective buyer.

Owner *R. W. H.* Date *11-18* Owner _____ Date _____
 Owner _____ Date _____ Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H.1. THE PROSPECTIVE BUYER ACKNOWLEDGES THAT TECHNICAL KNOWLEDGE SUCH AS THAT ACQUIRED BY PROFESSIONAL INSPECTORS MAY BE REQUIRED TO DETECT CERTAIN DEFECTS SUCH AS THE PRESENCE OF ASBESTOS, BUILDING CODE VIOLATIONS AND FLOODPLAIN STATUS.

H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.
 Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____
 Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

BELOW TO BE COMPLETED AT CLOSING

Except as noted below, there have been no significant changes in the property from these conditions as existed and were stated on _____, 20____.
 Explain: _____

(Seller) Upon Closing of Property: _____ Date _____ (Seller) Upon Closing of Property: _____ Date _____

If conditions have changed, Buyer to initial here _____ to acknowledge receipt of modified form.

*NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not part of the REAL ESTATE CONDITION REPORT required pursuant to Section 709.03 of the Wisconsin Statutes.

REAL ESTATE CONDITION REPORT

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT W1597 Cleveland Ave IN THE Town OF Peshigo COUNTY OF Marquette, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY AS OF _____, 20_____, IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES.

IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

- B.1. In this form, "am aware" means to have notice or knowledge. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.
- B.2. The owner discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.
- B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes".
- B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

STATEMENTS

	Yes	No	N/A	See Expert's Report*
C.1. I am aware of defects in the roof. <i>(two roof leaks in metal roof of pole building)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.2. I am aware of defects in the electrical system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.5. I am aware of defects in the well, including unsafe well water.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.6. I am aware that this property is served by a joint well.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.7. I am aware of defects in the septic system or other sanitary disposal system.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C.8. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. (If "yes", the owner, by law, may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin 53707, whether the tanks are in use or not. Regulations of the Department of Commerce may require the unused tanks.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.9. I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether or not the owner of the property either owns or leases the tank).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges). <i>Some cracks in 6" thick slab</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A	
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Continued
C.12. I am aware of defects in the structure of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X?
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to radon, radium in water supplies, lead in paint, lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the premises.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.19. I am aware of defects in a wood burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.21. I am aware of federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.22. I have received notice of property tax increases, other than normal annual increases, or am aware of pending property reassessments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.23. I am aware that remodeling that may increase the property's assessed value was done.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.24. I am aware of proposed or pending special assessments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.24.m. I am aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, rights-of-way, easements, or another use of a part of the property by nonowners, other than recorded utility easements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C.27. I am aware of other defects affecting the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ADDITIONAL INFORMATION

	Yes	No	N/A	<i>See Expert's Report*</i>
D.1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.	_____	X	_____	_____
D.2. Land sold with the property has been valued under Wis. Stat. §70.32 (2r) (use-value assessment).	_____	X	_____	_____
D.3. I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.	_____	X	_____	_____
D.4. The owner has lived on the property for <u>NIA</u> years.	_____	_____	_____	_____
D.5. Explanation of "yes" responses. (See B.3.)	_____	_____	_____	_____

See C-1

See C-10

See C-14. possible encroachment of storage building (not pole building)

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 608-240-5830

OWNER'S CERTIFICATION

E. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

NOTE: Wisconsin Statute 709.035 requires owners who, prior to acceptance, obtain information which would change a response on this report, to submit a new report or an amended report to the prospective buyer.

Owner *[Signature]* Date 1-17-18 Owner _____ Date _____

Owner _____ Date _____ Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H.1. THE PROSPECTIVE BUYER ACKNOWLEDGES THAT TECHNICAL KNOWLEDGE SUCH AS THAT ACQUIRED BY PROFESSIONAL INSPECTORS MAY BE REQUIRED TO DETECT CERTAIN DEFECTS SUCH AS THE PRESENCE OF ASBESTOS, BUILDING CODE VIOLATIONS AND FLOODPLAIN STATUS.

H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

BELOW TO BE COMPLETED AT CLOSING

Except as noted below, there have been no significant changes in the property from these conditions as existed and were stated on _____, 20____.

Explain: _____

(Seller) Upon Closing of Property. _____ Date _____ (Seller) Upon Closing of Property. _____ Date _____

If conditions have changed, Buyer to initial here _____ to acknowledge receipt of modified form.

*NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not part of the REAL ESTATE CONDITION REPORT required pursuant to Section 709.03 of the Wisconsin Statutes.

Sample Disclosure Format for Target Housing Sales
 Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

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

Seller's Disclosure (initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check one below):
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- ____ (c) Purchaser has received copies of all information listed above.
 ____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
 ____ (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- ____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

<p><i>Ph M</i> _____ Seller</p> <p style="text-align: right; margin-right: 50px;"><i>2/6/18</i> _____ Date</p>	<p>_____ Seller</p> <p>_____ Date</p>
<p>_____ Agent</p> <p>_____ Date</p>	<p>_____ Agent</p> <p>_____ Date</p>
<p>_____ Purchaser</p> <p>_____ Date</p>	<p>_____ Purchaser</p> <p>_____ Date</p>

House

Sample Disclosure Format for Target Housing Sales
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

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

Seller's Disclosure (initial)

- JS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- JS (b) Records and reports available to the seller (check one below):
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- _____ (c) Purchaser has received copies of all information listed above.
- _____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- _____ (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- _____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

<u>JS</u> Seller	<u>2/4/18</u> Date	_____ Seller	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date

Pole Building / Storage Building

Sample Disclosure Format for Target Housing Sales
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

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

Seller's Disclosure (initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check one below):
 - Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check one below):
 - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

<u>Bob M</u> Seller	<u>2/6/18</u> Date	_____ Seller	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date