

REAL ESTATE BIDDER PACKET

1966 Cottage Road, Little Suamico, WI

To Be Sold at an Online Auction

ENDING May 26, 2020



Auction Conducted By:

Massart Auctioneers Inc. RWA#3

In Cooperation with Jones Auction Service RWA#993

Ph. 920-468-1113, Fax 920-468-7137

www.massartauctioneers.com

Serving You With Excellence Since 1974!



MAssart
Auctioneers, Inc. 
2545 Finger Road, Green Bay, WI 54302
920-468-1113, www.massartauctioneers.com



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Real Estate Auctions Work Because...

- The seller chooses the date the property will sell.
- They create competition among buyers; auction prices can exceed the price of a traditional real estate transaction.
- Auctions bring interested parties to a point of decision; they must act now or lose the opportunity to purchase.
- They require potential buyers to pre-qualify for loans.
- Properties are sold with a “no contingency offer to purchase.”

If you are thinking about selling contact Massart Auctioneers Inc. to see what the auction method of marketing can do for you!

Open House Date

By Appointment

Terms and Conditions of the Real Estate Auction

- 10% Buyers Fee will be added to the high bid to make the purchase price.
- \$2,500 earnest money deposit must accompany offer to purchase.
- The balance is due at closing within 30-45 days.
- Title will pass with a merchantable title free and clear of liens and encumbrances.
- Seller will provide title insurance.
- Taxes will be prorated to the closing date.
- The successful bidder will sign a Wisconsin Offer to Purchase Agreement.
- Closing will be within 30-45 days of the auction, by July 10, 2020.
- Real estate is sold clear and free of any liens, taxes or other encumbrances.
- Your bidding at this auction is based solely upon your inspection and due diligence. Real estate is sold as is, where is, with NO written, expressed or implied warranties.
- Real estate is sold subject to seller approval.
- Seller will entertain written offers prior to auction close. The deadline to submit an offer prior to auction is May 21, 2020 at 12:00 Noon. If the seller accepts an offer prior to auction the auction will be cancelled.

Selling Real Estate at Auction

- You must be registered to bid.
- The winning bid **IS NOT CONDITIONAL** upon financing, selling your real estate or any other contingency. This is considered a cash sale! If financing of any kind is required to purchase this property, please be sure that appropriate arrangements have been made prior to this auction.
- Minimum bid increments will be decided by the auctioneer.
- You are purchasing this property in “As is, where is condition” without expressed or implied warranties or representations as to fitness or a particular use, physical or environmental condition. If you require specific testing for suitability of sanitary and/or water systems as well as presence of radon and/or lead based paint, those tests may be performed prior to the auction at your own expense.
- Please read the spec. sheet completely and carefully. If you have any questions or do not understand any of the information, **PLEASE ASK!**
- **This Sale IS Subject to the Seller Confirmation.**

Be Prepared to Buy!

ANY AND ALL ANNOUNCEMENTS MADE BY THE AUCTIONEER (In person or on the Internet) TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER STATEMENT MADE.

1966 Cottage Road
 Suamico, WI 54141
 Parcel ID: 02435090332F

Finished Beds: 2 Total Baths: 1 Total # Cars: 2

County: Oconto
MunSubArea: None
School-District:
Subdivision
Tax Net Amt: \$2430.10
Tax Yr: 2019
Tax ID: 024-35-090332F
Assessments Total:
Assessments Year:
Special Assessments:
Age Est (Pre2017):
Year Built Est: 31-50 yrs
Source-Year Built:
Assoc Fee-Annual:

Building Style: 1 Story
Garage 1 Type: Detached
Garage 1 # cars: 2 cars
Grg Dim :
Garage 2 type:
Garage 2 # cars:
Grg 2 Dim:
Deeded Access:
Restrictive Covenant(s):
Flood Plain:
Hobby Farm: No
Zero Lot Line: No
HOA Annual Fee: \$0



Description	Data	Data Source	Description	Data	Data Source
SQFT Fin Above Grade Est	-	Assessor/Public Record	Acres Est	.193	Assessor/Public Record
SQRT Fin Below Grade Est	1056	Assessor/Public Record	LOT SQFT Est	9,675	Auto-Calculated
Lot dimensions est	75x129	Est Water Frontage	75		

Room	DIM	LVL	Room	DIM	LVL	Baths	Full	Half
Kitchen	14'x13'	Main	Office	6'6"x12'6"	Main	1	1	-
Living Room	19'x13'	Main	Utility Room	4'x10'	Main			
Bedroom 1	16'x9'	Main	Garage	24'x24'	Main			
Bedroom 2	10'x15'6"	Main	Lean Shed	6x16'	Main			
Bathroom	9'x11'	Main						

Directions: HWY 41N to CTY S Right to Geano Beach to right on Cottage Rd.

RemarksPub:

Zoning: Residential

Heating Fuel Type: Lp Gas

Cooling: Central Air

Water: Shared Well

Waste: Septic Holding Tank

Exterior Finish: Vinyl

Foundation: Block

Garage: Detached

Lower Level: Crawl

Driveway: Concrete

Fireplaces:



Oconto County Web Portal - Property Summary

Property: 02435090332F

Search powered by



Report/Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	02435090332F	024 - TOWN OF LITTLE SUAMICO	1966 COTTAGE RD	JANUSZ S & GLENDA S SOWINSKI LIVING TRUST 1719 IRISH DR HARTFORD WI 53027-8874

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Summary

Property Summary

Parcel #:	02435090332F
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.200

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	1966 COTTAGE RD LITTLE SUAMICO 54141

Owners

Name	Status	Ownership Type	Interest
SOWINSKI LIVING TRUST, JANUSZ S & GLENDA S	CURRENT OWNER		
FEDERAL HOME LOAN, MORTGAGE CORPORATION	FORMER OWNER		
SOWINSKI, JANUSZ & GLENDA	FORMER OWNER		
URBANEK, DAVID L & LISA M	FORMER OWNER		
URBANEK, DAVID L. & LISA M.	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

PRT OF GOV L OT 2 (LOT 5) C S VOL 2 P 24 1 1253-709 600443

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type #	Plat
<input checked="" type="checkbox"/>	09	26 N	21 E						NOT AVAILABLE

District

Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
	OCONTO COUNTY	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
4074	OCONTO FALLS SCH DISTRICT	REGULAR SCHOOL

1300

NWTC

TECHNICAL COLLEGE

Building Information**Buildings****Assessments****Assessment Summary**

Estimated Fair Market Value: 0

Assessment Ratio: 0.0000

Legal Acres: 0.200

2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.200	53300	79500	132800
ALL CLASSES	0.200	53300	79500	132800

2019 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.200	53300	79500	132800
ALL CLASSES	0.200	53300	79500	132800

Taxes

Taxes have not been finalized for the year 2020

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
686266TR	DWA	6/15/2015					<u>\$0.00</u>	<u>0</u>
600443			1253 / 709				<u>\$0.00</u>	<u>0</u>
592128			1218 / 924				<u>\$0.00</u>	<u>0</u>

2019 Real Estate Tax Summary

04/22/2020 08:38 AM

Page 1 Of 1

Parcel #: 02435090332F
 Alt. Parcel #: 024 - TOWN OF LITTLE SUAMICO
 OCONTO COUNTY, WISCONSIN

Tax Address: JANUSZ S & GLENDA S SOWINSKI LIVING TRUST
 1719 IRISH DR
 HARTFORD WI 53027-8874
 Owner(s): O = Current Owner, C = Current Co-Owner
 O - SOWINSKI LIVING TRUST, JANUSZ S & GLENDA S

Districts: SC = School, SP = Special
 Type Dist # Description
 SC 4074 OCONTO FALLS SCH DISTRICT
 SP 1300 NWTC
 Property Address(es): * = Primary
 * 1966 COTTAGE RD

Abbreviated Description: Acres: 0.200
 (See recorded documents for a complete legal description.)
 PRT OF GOV L OT 2 (LOT 5) C S VOL 2 P 24
 1 1253-709 600443
 Parcel History:
 Date Doc # Vol/Page Type
 06/15/2015 686266TR 1253/709 DWA
 600443 1218/924
 592128 1218/924

Plat: * = Primary
 * N/A-NOT AVAILABLE
 Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:
 09-26N-21E

Tax Bill #:	222104	Net Mill Rate	0.016761301	Installments	
Land Value	53,300	Gross Tax	2,430.10	End Date	Total
Improve Value	79,500	School Credit	204.21	1 01/31/2020	1,075.60
Total Value	132,800	Total	2,225.89	2 07/31/2020	1,075.60
Ratio	0.9738	First Dollar Credit	74.69		
Fair Mrkt Value	136,300	Lottery Credit	0.00		
		Net Tax	2,151.20		

	Amt Due	Amt Paid	Balance
Net Tax	2,151.20	2,151.20	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	2,151.20	2,151.20	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
12/31/2019	13175	T	2,151.20

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

Alt. Parcel #:

024 - TOWN OF LITTLE SUAMICO
 OCONTO COUNTY, WISCONSIN

<p>Tax Address: JANUSZ S & GLENDA S SOWINSKI LIVING TRUST</p> <p>1719 IRISH DR HARTFORD WI 53027-8874</p> <p>Districts: SC = School SP = Special</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Dist #</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>SC</td> <td>4074</td> <td>OCONTO FALLS SCH DISTRICT</td> </tr> <tr> <td>SP</td> <td>1300</td> <td>NWTC</td> </tr> </tbody> </table> <p>Abbreviated Description: Acres: 0.200 (See recorded documents for a complete legal description.) PRT OF GOV L OT 2 (LOT 5) C S VOL 2 P 24 1 1253-709 600443</p>	Type	Dist #	Description	SC	4074	OCONTO FALLS SCH DISTRICT	SP	1300	NWTC	<p>Owner(s): O = Current Owner, C = Current Co-Owner O - SOWINSKI LIVING TRUST, JANUSZ S & GLENDA S</p> <hr/> <p>Property Address(es): * = Primary * 1966 COTTAGE RD</p> <hr/> <p>Parcel History:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>06/15/2015</td> <td>686266TR</td> <td></td> <td>DWA</td> </tr> <tr> <td></td> <td>600443</td> <td>1253/709</td> <td></td> </tr> <tr> <td></td> <td>592128</td> <td>1218/924</td> <td></td> </tr> </tbody> </table>	Date	Doc #	Vol/Page	Type	06/15/2015	686266TR		DWA		600443	1253/709			592128	1218/924	
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2019 SUMMARY

Bill #:
222104

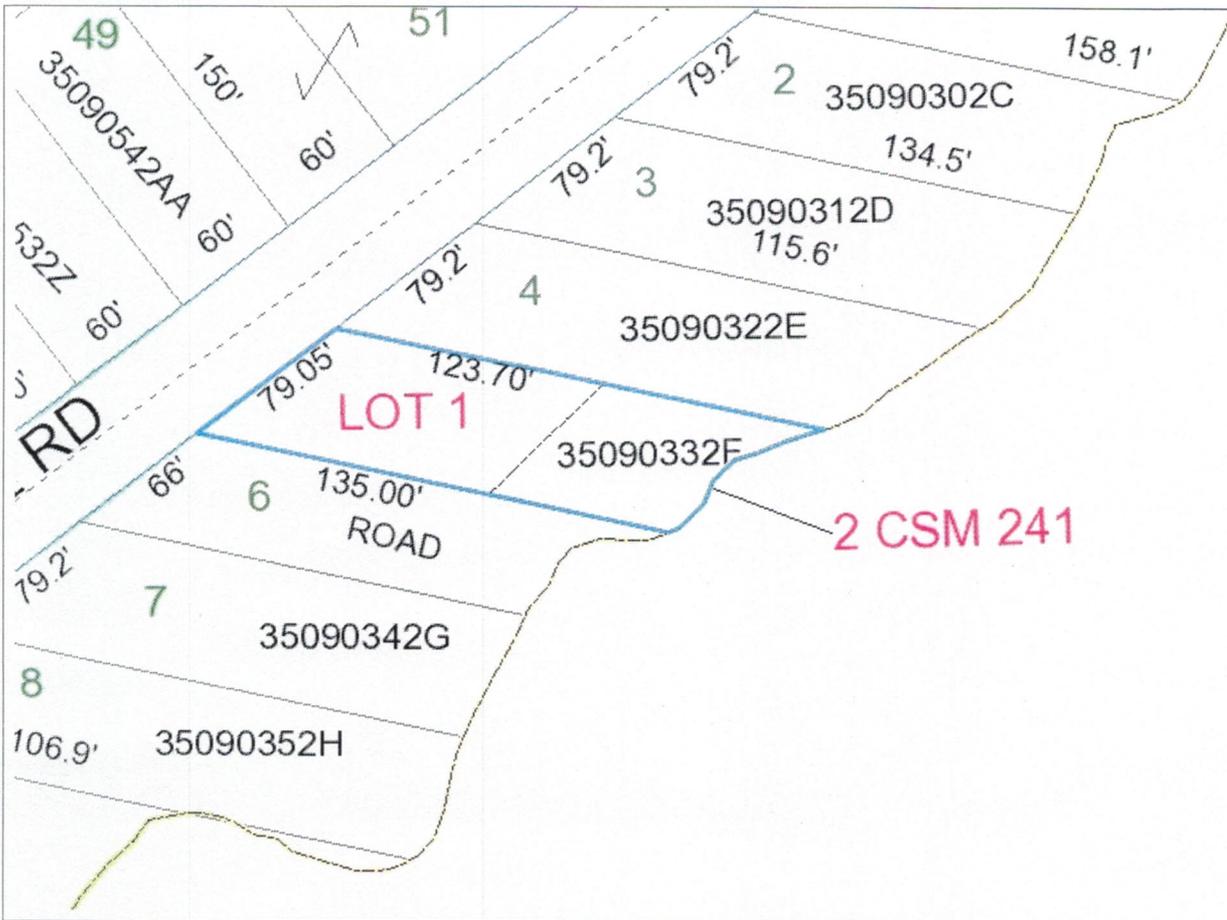
Fair Market Value:
136,300

Valuations:

Last Changed: 08/15/2019

Description	Class	Acres	Land	Improve	Total
RESIDENTIAL	G1	0.200	53,300	79,500	132,800
Totals for 2019:					
	General Property	0.200	53,300	79,500	132,800
	Woodland	0.000	0		0
Totals for 2018:					
	General Property	0.200	42,100	78,300	120,400
	Woodland	0.000	0		0

Lottery Credit: Claim Count: 0



Oconto County Land Information Systems makes every effort to produce the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Oconto County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. Oconto County parcel maps are for tax and real property listing purposes only and do NOT represent a survey. The tax parcel maps are compiled from official records, including survey plats and deeds, but only contain the information required for Oconto County business. You should always use the original recorded documents for legal or survey information.

Oconto County GIS

TextBox1



SCALE: 1" = 69'



Print Date: 4/22/2020

1966 Cottage Rd

Write a description for your map.

Legend

-  1966 Cottage Rd
-  Hermes' Geano Beach Resort

1966 Cottage Rd



1000 ft

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

1 **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
4 young children may produce permanent neurological damage, including learning disabilities, reduced
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or
9 inspection for possible lead-based paint hazards is recommended prior to purchase.
10 Disclosures and Acknowledgments made with respect to the Property at 1966 Cottage Rd Little Suamico

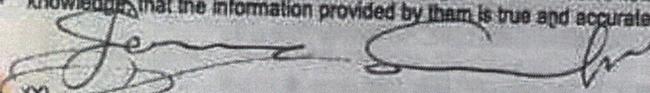
Wisconsin.

12 **SELLER DISCLOSURE AND CERTIFICATION.** Note: See Seller Obligations at lines 27 - 54 and 55 - 112.
13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except:

15 _____
16 (Explain the information known to Seller, including any additional information available about the basis for the determination
17 that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all
19 of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

20 _____
21 (Identify the LBP record(s) and report(s) (e.g. LBP abatements,
22 inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")
23 (2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their
24 knowledge, that the information provided by them is true and accurate.



4/21/2020
JANUSZ SOWINSKI 4/21/2020
Gloria Sowinski 4/21/2020

25 (X) (ALL Sellers' signatures) & Print Names Here >

Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

26 (Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A,
27 Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)
28 **DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated
29 under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this
30 section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

31 (1) **Provide LBP Pamphlet to Buyer.** The Seller shall provide the Buyer with an EPA-approved lead hazard information
32 pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA
33 #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

34 (2) **Disclosure of Known LBP to Buyer.** The Seller shall disclose to the Buyer the presence of any known lead-based
35 paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional
36 information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the
37 determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based
38 paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

39 (3) **Disclosure of Known LBP & LBP Records to Agent.** The Seller shall disclose to each agent the presence of any
40 known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available
41 records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any
42 additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis
43 for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or
44 lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

45 (4) **Provision of Available LBP Records & Reports to Buyer.** The Seller shall provide the Buyer with any records or reports
46 available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold.
47 This requirement includes records or reports regarding common areas. This requirement also includes records or reports
48 regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or
49 inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

50 (b) **Disclosure Prior to Acceptance of Offer.** If any of the disclosure activities identified in lines 30-51 occurs after the Buyer
51 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting
52 the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

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

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (referred
93 to in the singular whether one or more).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
107 provision of a report explaining the results of the investigation.

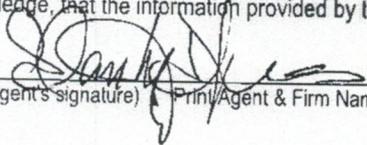
108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (referred to in the singular
110 whether one or more).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
118 knowledge, that the information provided by them is true and accurate.

119 (X)  _____ 4-17-2000
120 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ Stanley D. Jones/Damion Massart (Date) ▲

121 (X) _____
122 (Agent's signature) ▲ Print Agent & Firm Names Here ▶ (Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to
139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
146 in conformance with the requirements of all applicable law.

147 Buyer elects the LBP contingency Buyer has attached to this Addendum S.
148 Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
150 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
151 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
152 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

153 (3) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
154 knowledge, that the information provided by them is true and accurate.

155 (X) _____
156 (ALL Buyers' signatures) ▲ Print Names Here ▶ (Date) ▲
157

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Drafted by Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

REAL ESTATE CONDITION REPORT

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 1966 Cottage Rd
High Sunmier IN THE Town
(CITY) (VILLAGE) (TOWN) OF , COUNTY OF Oconto
 STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF (MONTH) (DAY) (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. 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.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. 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.

A6. 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 the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|-------------------------------------|
| B1. Are you aware of defects in the roof?
Roof defects may include items such as leakage or significant problems with gutters or eaves. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B2. Are you aware of defects in the electrical system?
Electrical defects may include items such as electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)?
Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?
Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property?
Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws?
NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?
Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B8. Are you aware of defects in any structure on the property?
Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, parillions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?
Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or other items affixed to or closely associated with the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B12. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

C. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of the presence of unsafe levels of mold? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property?
NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? YES NO N/A
- C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? YES NO N/A
- C5. Are you aware of current or previous termites, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations? YES NO N/A
- C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? YES NO N/A
- C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? YES NO N/A
- C8. Explanation of "yes" responses _____

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water? YES NO N/A
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety.
- D2. Are you aware of a joint well serving the property? YES NO N/A
- D3. Are you aware of a defect related to a joint well serving the property? YES NO N/A
- D4. Are you aware that a septic system or other private sanitary disposal system serves the property? YES NO N/A
- D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? YES NO N/A
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles.
- D6. Are you 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 Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) YES NO N/A
- D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? YES NO N/A
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.
- D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) YES NO N/A
- D9. Are you aware of defects in an "LP" tank on the property? YES NO N/A
- D10. Explanation of "yes" responses D2 joint with next door neighbor
from the north.
D2 LP tank

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E2. Are you aware that remodeling was done that may increase the property's assessed value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E3. Are you aware of pending special assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E4. Are you 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"/> |
| E5. Are you aware of any proposed construction of a public project that may affect the use of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E8. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

F. LAND USE

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| F1. Are you aware of the property being part of or subject to a subdivision homeowners' association? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F3. Are you aware of any zoning code violations with respect to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F5. Are you aware of nonconforming uses of the property?
A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F6. Are you aware of conservation easements on the property?
A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F7. Are you aware of restrictive covenants or deed restrictions on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F8. Are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/rif-useassessm.aspx or (608) 266-2486. | | | |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| F11. Is all or part of the property subject to or in violation of a farmland preservation agreement?
Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land.
Visit https://dnr.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another, such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F15. Are you aware there is not legal access to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F18. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wisconsin.gov/burial-information). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F19. Explanation of "yes" responses _____

_____ | | | |

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G4. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive siding, settling, earth movements, or upheavals; or any other defect or material condition. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G5. The owner has owned the property for <u>14</u> years. | | | |
| G6. The owner has lived in the property for <u>14</u> years. ? | | | |
| G7. Explanation of "yes" responses _____

_____ | | | |

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

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

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.

Owner	<u>James Sornli</u>	Date	<u>4/21/2020</u>
Owner	<u>[Signature]</u>	Date	<u>4/21/2020</u>
Owner	_____	Date	_____
Owner	_____	Date	_____
Owner	_____	Date	_____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

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

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

BUYER'S ACKNOWLEDGEMENT

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.

I acknowledge receipt of a copy of this statement.

Prospective buyer	_____	Date	_____
Prospective buyer	_____	Date	_____
Prospective buyer	_____	Date	_____
Prospective buyer	_____	Date	_____
Prospective buyer	_____	Date	_____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.