## REAL ESTATE CONDITION REPORT

## Coldwell Banker Larson Realty Page 1 of 2

			DISCLAIMER				
A.	THIS CONDITION REPORT	CONCERNS THE RE	AL PROPERTY LOCATED AT N10481 Popp1	e Cree	ak Rd.	Phill	ips.WI
(STREET	ADDRESS) IN THE	Town	(CITY) (VILLAGE) (TOWN) OF Worcester			C	OUNTY OF
	Price	STATE OF W	ISCONSIN. THIS REPORT IS A DISCLOSURE OF	THE CON	UDITION O	E THAT	PROPERT
IN COMP	LIANCE WITH SECTION 70	9.02 OF THE WISCON	ISIN STATUTES AS OF June (MONTH)	07	(DAY).	2012	(YEAR), F
IS NOT A	WARRANTY OF ANY KIND	BY THE OWNER OR	ANY AGENTS REPRESENTING ANY PRINCIPAL I	NTHIST	RANSACT	TION AND	IS NOT
SUBSTIT	UTE FOR ANY INSPECTION	NS OR WARRANTIES	THAT THE PRINCIPALS MAY WISH TO OBTAIN.	SECOND !	56400000000		STEEL STATE
		(	OWNER'S INFORMATION				
B. 1.	In this form "am aware" me		knowledge. In this form, "defect" means a condition	that was	uld have a	e election	
effect on	the value of the property; the	at would significantly in	pair the health or safety of future occupants of the p expected normal life of the premises.	roperty;	or that if no	a significa ot repaire	d, removed
B. 2.			the knowledge that, even though this is not a warran	ally management	constitute form	and a second of	and come that
	on in deciding whether and o	on what terms to purch	ase the property. The owner hereby authorizes any	agent re-	precenting	any nen	cinal in this
transaction	on to provide a copy of this st e property.	atement, and to disclos	se any information in the statement, to any person in contract to any	onnectio	n with any	actual or	anticipate
B. 3.	The owner represents that t	the best of his or her	knowledge the responses to the following statemen	te have h	oon accur	ately note	of me "wee"
"no" or "r	ot applicable" to the property	being sold. If the owner	or responds to any statement with "yes", the owner statement is "yes".	all provid	te, in the a	dditional	information
B. 4.	If the transfer is of a cond	dominium unit the pro	operty to which this form applies is the condomini	im unit	the comm	on elem	onte of the
condomin	nium and any limited common	elements that may be	used only by the owner of the condominium unit beir	a transfe	rred.	on eleme	mas or un
				g a arrara	1110000-		See
		PROPE	RTY CONDITION STATEMENTS*				Expert's
				Yes	No	N/A	Report
C.1.	I am aware of defects in the	roof			V		
C.2.	I am aware of defects in the			_	7	$\overline{}$	
C.3.			tem (including the water heater, water softener and		7		
	swimming pool) that is inclu-	ded in the sale.	an University and State Control of the Control of t		7		
C.4.		the heating and air	conditioning system (including the air filters and	_	Y		
0.5	humidifiers).				1		
C.5. C.6.	I am aware of defects in the			_	V		
C.7.	I am aware that this property I am aware of defects in the			-			
C.8.	I am aware of underground of	or aboveground fuel sto	rage 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, Wisco	onsin, 53707, whether	the tanks are in use or not. Regulations of the				
	department of commerce m	ay require the closure	or removal of unused tanks).				
C.9.	I am aware of an "LP" tar	ik on the property. (If	"yes", specify in the additional information space	~	_		$\frac{1}{2}$
C.10.	whether or not the owner of				0		
0.10.	hasement defects might incl	basement or roundable	n (including cracks, seepage and bulges). Other to, flooding, extreme dampness or wet walls,	-		_	
	unsafe concentrations of mo	old, or defects in drain t	ilina or sumo numos				
C.11,	I am aware that the property	is located in a floodpla	in, wetland or shoreland zoning area.		_/_	12	
C.12.	I am aware of defects in the	structure of the proper	ty.		_/_	=	
C.13.		nechanical equipment	included in the sale either as fixtures or personal				
C.14.	property.	an tak mad anada ada d			1/		
0.14.	driveway).	or for line disputes, e	ncroachments or encumbrances (including a joint	-		$\overline{}$	
C.15.		used by unsafe concer	ntrations of, or unsafe conditions relating to, radon,		V		
	radium in water supplies, hig	h voltage electric (10	0 KV or greater) or steel natural gas transmission		-		
	lines located on but not dire	actly serving the prope	rty, lead in paint, lead in soil, lead in water supplies or				
	plumbing system or other p	otentially hazardous o	r toxic substances on the premises. Such defects				
	might also be caused by	unsafe levels of mo	ld. NOTE: specific federal lead paint disclosure				
C.16.	requirements must be comp	lied with in the sale of i	nost residential properties built before 1978, s-containing materials on the premises.		- X		
C.17.	I am aware of a defect cause	ed by unsafe concentr:	itions of, unsafe conditions relating to, or the storage		-2/		
43333	of, hazardous or toxic substa						
C.18,	I am aware of current of	r previous animal,	nsect, termite, powder-post beetle or carpenter			10	
	ant infestations.				1		
C.19.	I am aware of defects in a v	woodburning stove or f	ireplace or of defects caused by a fire in a stove or			-	
	fireplace or elsewhere on the	property or a violation	of applicable state or local smoke detector laws;				
C.20.	NOTE: State law requires of	perating smoke detecto	rs on all levels of all residential properties.		V		
U.ZU.	that additions to this property	vening affecting the proj	perty's structure or mechanical systems was done or period of ownership without the required permits.	_		-	-
C.21.	I am aware of federal sta	te or local regulations	requiring repairs, alterations or corrections of an		~		
College Street, or	THE RESERVE OF THE PARTY OF THE	and the same of the same of the	The second secon				

Mark Puls

existing condition.

C.22. I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment.  C.23. I am aware that remodeling that may increase the property's assessed value was done.  C.24. I am aware of proposed or pending special assessments.  C.24. I am aware of proposed or pending special assessments.  C.25. 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.  C.26. I am aware of the proposed construction of a public project that may affect the use of the property.  C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, any land division involving the property for which required state or local permits had not been obtained, rights-of-way, easements or another use of a part of the property by nonowners, other than recorded utility easements.  C.27. I am aware of other defects affecting the property.  ADDITIONAL INFORMATION  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.  All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32(2r) (use-value assessment).  C.27. The owner has been assessed a use-value assessment conversion charge under Wis. Stat. § 74.485(2).  D.1.d The payment of the use-value assessment conversion charge has been deterred under Wis. Stat. § 74.485(4).  Notice: The use value assessment system values agricultural land based on the income that would be generated from use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. of development), that person may owe a conversion charge. To obtain more information about the use value law or conversion at 608-266-2149 or visit http://wwww.revenue.wig.gov/flags/sit/i  D.1.e The property is in a certif			Page 2	of 2					See
C.23. I am aware that remodelling that may increase the property's assessed value was done. C.24. I am aware to proposed or pending special assessments. C.24. I am aware of proposed or pending special assessments. C.25. I am aware of proposed or pending special assessments against the real property located within the district. C.26. I am aware of the property is located within as special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district. C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, any land division involving the property for which required state or local permits had not been obtained, rights-of-way, easements or another use of a part of the property by nonowners, other than recorded utility easements. C.27. I am aware of other defects affecting the property.  ADDITIONAL INFORMATION  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.  D.1. All or part of the land has been assessed a agricultural land under Wis. Stat. § 70.32(2r) (use-value assessment).  The owner has been assessed a use-value assessment conversion charge and the use-value assessment system values agricultural land based on the income that would be generated from use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., development), that person may owe a conversion charge. To obtain more information about the use value as each of Revenue's Equalization Section at 608-526-149 or visit flug/Www.revenue.wi. govidag/sidth use registers and property in a certified farmland preservation to another use or early termination of a farmland preservation or visit flug/www.defections. State. will use work in glands in down information about the sex defender registry and persons registered with the registry by contacting the initiate					Y	es No	0 1	N/A	Expert's Report
I am aware of proposed or pending special assessments.	2.22.	I have received notice of property tax increases, othe pending property reassessment.	er than normal	annual increases, or am awa	re of a		4 -	_	
I am aware of proposed or pending special assessments.		I am aware that remodeling that may increase the pro-	operty's assess	ed value was done.	-		/		
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.  C.26. I am aware of the proposed construction of a public project that may affect the use of the property.  I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, any land division involving the property for which required state or local permits had not been obtained, rights-of-way, easements or another use of a part of the property by noncomers, other than recorded utility easements.  C.27. I am aware of other defects affecting the property.  ADDITIONAL INFORMATION  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.  D.1. All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32(2r) (use-value assessment).  D.1. The owner has been assessed a use-value assessment conversion charge under Wis. Stat. § 74.485(4).  § 74.485(4).  D.1. The payment of the use-value assessment conversion charge has been deferred under Wis. Stat. § 74.485(4).  Notice: The use value assessment system values agricultural land based on the income that would be generated from use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., use of the value) of the property is in a certified farmland preservation zoning district or subject to a farmland preservation agreement.  Notice: Rezoning a property zoned farmland preservation to another use or early termination of a farmland preservation of land from such an agreement can trigger payment of a conversion the equal to 3 times the class 1 "use value" of the or wist this University of the convertion on the information in this report is true and correct to the best of the owner's knowledge as of the date on overflow from sinks, but thus are severely recommended by the property is a person of the internet at http://www.widocoffenders.org or by pho		I am aware of proposed or pending special assessme	ents.						
I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, any land division involving the property for which required state or local permits had not been obtained, rights-of-way, easements or another use of a part of the property by nonowners, other than recorded utility easements.  C.27. I am aware of other defects affecting the property.  ADDITIONAL INFORMATION  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.  D.1. All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32(2r) (use-value assessment).  D.1. The owner has been assessed a use-value assessment conversion charge under Wis. Stat. § 74.485(2).  D.1. The payment of the use-value assessment conversion charge has been deferred under Wis. Stat. § 74.485(3).  Notice: The use value assessment system values agricultural land based on the income that would be generated from use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., indexedual conversion may one accompanie), that person may own a conversion charge to be obtain more information about the use value law occurrence of the conversion charge. I oblain more information about the use value law occurrence of the property is in a certified farmland preservation to another use or early termination of a farmland preservation agreement.  Notice: Rezoning a property zoned farmland preservation to another use or early termination of a farmland preservation of land from such an agreement can tripger payment of a conversion fee equal to 3 times the class 1 "use value" of the or visit little:/kwww.deface.state.will.vs.ck/scinglands/index.igs/for more information.  D.1. I am aware of the presence of unsafe levels of moid, or roch basement, window or plumbing leaks, or overflow from sinks, bathfulso or sewers, or other water or moisture intrusions or conditions that		has the authority to impose assessments against the	real property to	cated within the district.				_	_
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D.1.e The property is in a certified farmland preservation zoning district or subject to a farmland preservation agreement.  Notice: Rezoning a property zoned farmland preservation to another use or early termination of a farmland preservation of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the or visit http://www.datcp.state.wi.us/workinglands/index.jspfor more information.  D.1.f I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathfubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.  D.2. The owner has lived on the property for years.  Explanation of "yes" responses. (See B. 3.) British of the convertions on the Internet at http://www.widocoffenders.org or by phone at 608-240-5830.  E. OWNER'S CERTIFICATION  The owner certifies that the information about the sex offender registry and persons registered with the registry by contacting the Corrections on the Internet at http://www.widocoffenders.org or by phone at 608-240-5830.  E. OWNER'S CERTIFICATION  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 report. NOTE: Wiscorpsin Statute \$709.035 requires owners who, prior to acceptance, obtain information which would change a submit a new report of a agreefed report to the prospective buyer.  Owner Date Owner  Date Owner  Date Person  Items Date Person Supply Items (Items Such as Title Presence of Aspections Of Provide For Appropriate Provisions in a Contract Between them with respect to		Notice: The use value assessment system values aguse rather than its fair market value. When a peridevelopment), that person may owe a conversion cha	rson converts a arge. To obtain	igricultural land to a non-ag more information about the u	gricultural u	se (e.g. re	sidentiai	or co	immorelat
or land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the or visit <a href="http://www.datcp.state.wi.us/workinglands/index.jspfor more information">http://www.datcp.state.wi.us/workinglands/index.jspfor more information</a> .  I am aware of the presence of unsafe levels of moid, 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 moid.  D.2. The owner has lived on the property for	), 1.0	The property is in a certified farmland preservation zo						THE	_
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To Section 709.03 of the Wisconsin Statutes.

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