

SELLER DISCLOSURE REPORT - VACANT LAND

PROPERTY OWNER: Leon J. Henson Josephine Q Henson
PROPERTY ADDRESS: LOTS 1 & 2 CSM Rocky Point Rd Pewaukee Wi. 53072
OWNER HAS OWNED THE PROPERTY FOR 5 YEARS.

Wis. Admin. Code § RL 24.07(1)(a) requires listing brokers to inspect the property and to "make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the seller provide a written response to the licensee's inquiry." Wis. Admin. Code § RL 24.07(2) requires listing brokers to disclose all material adverse facts discovered in Broker's inspection or disclosed by Owner, in writing, in a timely manner, to all parties. This Seller Disclosure Report is a tool designed to help the licensee fulfill these license law duties. Owner's statements are a representation of Owner's knowledge of the Property's condition. It is not a property condition warranty by the Owner or any agent of the Owner, nor is it a substitute for any inspections or testing Buyer may wish to have done. Buyer may, however, rely upon this information in deciding whether or not, or upon what terms, to purchase the Property. 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.

Are you aware of any of the following with regard to the Property? "Aware" means to have notice or knowledge.
CIRCLE ONE ANSWER: Explain any "yes" or "unsure" answers to items (1)-(30) in the blank lines following item (31).

1. Proposed, planned or commenced public improvements or public construction projects which may result in special assessments or otherwise materially affect the Property or the present use of the Property? yes no unsure
2. Government agency or court order requiring repair, alteration or correction of any existing condition? yes no unsure
3. Land division or subdivision for which required state or local approvals were not obtained? yes no unsure
4. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations? yes no unsure
5. All, or a part, of the Property is subject to, or in violation of, a Farmland Preservation Agreement under a County Farmland Preservation Plan (also see item (32)), or enrolled in, or in violation of, a Forest Crop, Managed Forest (see disclosure requirements in Wis. Stat. § 710.12), Conservation Reserve or comparable program? yes no unsure
6. Boundary or lot disputes, encroachments or encumbrances, a joint driveway or violation of fence laws (Wis. Stat. ch. 90) (where one or both of the properties is used and occupied for farming or grazing)? yes no unsure
7. Material violations of environmental rules or other rules or agreements regulating the use of the Property? yes no unsure
8. Conditions constituting a significant health risk or safety hazard for occupants of the Property? yes no unsure
9. Underground storage tanks presently or previously on the Property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil? yes no unsure
10. A defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, pesticides, herbicides, fertilizer, radon, radium in water supplies, lead or arsenic in soil or other potentially hazardous or toxic substances on the premises? yes no unsure
11. Production of methamphetamine (meth) or other hazardous or toxic substances on the Property? yes no unsure
12. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property? yes no unsure
13. Defects in any well, including unsafe well water due to contaminants such as coliform, nitrates and atrazine, and out-of-service wells and cisterns required to be abandoned (Wis. Adm. Code § NR 812.26) but that are not closed/abandoned according to applicable regulations? yes no unsure
14. Defects in any septic system or other sanitary disposal system on the Property or out-of-service septic systems not closed/abandoned according to applicable regulations? yes no unsure
15. Subsoil conditions which would significantly increase the cost of development including, but not limited to, subsurface foundations or waste material; organic or non-organic fill; dumpsites where pesticides, herbicides, fertilizer or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer's or government guidelines or other laws regulating said disposal; high groundwater; adverse soil conditions (e.g. low load bearing capacity, earth or soil movement, slides) or excessive rocks or rock formations? yes no unsure
16. Brownfields (abandoned, idled or under-used land which may be subject to environmental contamination) or other contaminated land, or soils contamination remediated under PECFA, the DNR Remediation and Redevelopment Program, the Agricultural Chemical Cleanup Program or other similar program? yes no unsure
17. Lack of legal vehicular access to the Property from public roads? yes no unsure
18. Homeowners' associations, common areas shared or co-owned with others, zoning violations or non-conforming uses, conservation easements, restrictive covenants, rights-of-way, easements, easement maintenance agreements, or use of a part of Property by non-owners, other than recorded utility easements? yes no unsure
19. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to impose assessments against the real property located within the district? yes no unsure

