



REAL ESTATE CONDITION REPORT

For Property Not Governed by Sec. 709.02 of the Wisconsin Statutes

Note: This form may be used for vacant land, commercial/industrial, and business with real estate.

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT Lot 17-21 Hlacier Way (STREET ADDRESS) IN THE Jefferson (CITY) (VILLAGE) (TOWN) OF Astoria, COUNTY OF Jefferson STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY AS OF 3/24 (MONTH) 13 (DAY), 2006 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER 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.

In this form, "am aware" means to have notice or knowledge. The owner represents to the best of his or her knowledge that there are no "defects" in the property, other than those disclosed below or through other written disclosure. For purposes of this form, the term, "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.

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.

The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately completed as "Yes", "No", or "N/A" ("not applicable") to the property being sold. If the owner responds to any statement with "Yes", the owner shall provide, in the "Explanation" area of this form, an explanation of the reason why the response to each such statement is "Yes".

PROPERTY CONDITION STATEMENTS

	YES	NO	N/A
1. I am aware of federal, state, or local regulations, or order of a court or government agency, requiring repair, alteration, or correction of an existing condition on the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. I am aware of proposed, planned, or commenced public improvement(s) or public project(s) that may result in special assessments or otherwise materially affect the property or use of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. I am aware of proposed or pending special assessments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. I have received notice of property tax increases, other than normal annual increases, or am aware of a completed or pending reassessment of the property for property tax purposes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. I am aware that the property, or a portion of the property, is subject to, enrolled in, or in violation of, a Farmland Preservation Agreement, a Forest Crop, Woodland Tax, Managed Forest, Conservation Reserve, or comparable program.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. I am aware of boundary or lot line disputes, adverse possession claims, encroachments or encumbrances (including a joint driveway).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. I am aware of violations of, or noncompliance with, applicable fence laws, or that the property is subject to partition fences required by State statute (Wis. Stats. Ch. 90).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. I am aware that land sold with the property has been assessed as agricultural land under Wis. Stats., §70.32(2r)(use-value assessment); or I am aware that the land or owner/seller has been assessed a penalty under Wis. Stat. §70.32 (2r) Wis. Stat.; or I am aware that the land or owner/seller has been granted a deferral under §70.485, related to the land. (Wis. Stats., §74.485(7)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. I am aware that the property, or any portion of the property, is located in a floodplain, a wetland, or a shoreland zoning area, under federal, state, or local laws.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. I am aware of a violation of environmental laws, regulations, rules, or agreement regulating the condition or use of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. I am aware of conditions constituting a significant health or safety hazard for occupants of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. I am aware of underground or aboveground storage tanks on the property, including but not limited to tanks for storage of flammable, combustible, or toxic or hazardous liquids. . (If "Yes", the owner, by law, may have to register the tanks with the Department of Commerce at PO Box 7970, Madison, Wisconsin, 53707, whether the tanks are in use or not. Regulations of the Department of Commerce may require the closure or removal of unused tanks.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. I am aware that underground or aboveground storage tanks were <i>previously</i> located on the property, including but not limited to tanks for storage of flammable, combustible, or toxic or hazardous liquids.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(Initials for Acknowledgment of Page 1) Owner's Initials KB Buyer's Initials _____
Owner's Initials _____ Buyer's Initials _____

(Revised 7/04)

- | | YES | NO | N/A |
|--|--------------------------|--------------------------|--------------------------|
| 43. I am aware of defects in the heating and air conditioning system (including air filters, humidifiers, etc.). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 44. I am aware of defects in part of the plumbing system (including the water heater, water softener or swimming pool) that is included in the sale. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 45. I am aware of the presence of unsafe levels of mold, or am aware of water or moisture intrusions or other conditions, such as leaks in the roof, basement, windows or plumbing system, or overflow from sinks, bathtubs, or sewers, that might initiate the growth of unsafe levels of mold. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 46. I am aware of defects in the septic system or other sanitary disposal system. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 47. I am aware that part of the septic system is located off the property being sold. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 48. I am aware that there has been a fire, flood, frozen pipes, or other disaster on the property.
(If "Yes", please state what occurred and when: _____.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 49. I am aware of a woodburning stove or natural fireplace insert installed on the property.
(If "Yes", please state the date of installation, whether it was installed by a licensed contractor, and whether a permit was obtained: _____.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 50. I am aware of the presence of asbestos or asbestos-containing materials on the premises. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 51. I am aware of current or previous animal or insect infestation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 52. I am aware of defects in any of the appliances or devices included in the sale (including disposal, range, dishwasher, garage door opener, etc.).
(If "Yes", please describe: _____.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 53. I am aware of defects in any of the equipment or machines included in the sale, whether as fixtures or personal property.
(If "Yes", please describe: _____.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 54. I am aware of equipment or machines included in the sale, whether as fixtures or personal property, that are subject to a lease, rental agreement, licensing agreement, purchase agreement, service agreement, or other contract with third parties.
(If "Yes", please identify and describe all such agreements or other such contracts in the Explanation area below or with attached documentation). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 55. I am aware of other defects in any structures on the property. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 56. I am aware of "non-conforming use" or "conditional use" restrictions or violations affecting the property, or any part of the property, by any governmental authority. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 57. I am aware that a structure on the property is designated as a historic building or that a part of the property is in a historic district. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

No Structures on Property

EXPLANATION

(Attach an additional page or documentation if necessary, and reference any such addition in this Explanation)

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 which the owner signs this report. The undersigned owner believes he or she is not subject to Wisconsin Statutes Chapter 709, but is completing this report on a voluntary basis. Accordingly, buyer would have no rescission rights under Chapter 709 based on this report.

Owner Kenn Bloch Date 9/13/06
 Owner _____ Date _____

BUYERS' ACKNOWLEDGEMENT

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT

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

PLEDGE FOR QUALITY SERVICE. First Weber Group enjoys an enviable reputation for quality service in its commitment to all clients and customers. For this reason all clients and customers are encouraged to direct any concerns to one of our officers:
 James R. Imhoff, Jr., Chairman/CEO Robert R. Weber, President Michael D. Siegel, President (Northern Wisconsin)
 608-833-3355, imhoffj@firstweber.com 608-274-7500, weberb@firstweber.com 715-842-0811, siegelm@firstweber.com

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