SELLER DISCLOSURE REPORT - COMMERCIAL

| PROPERTY OWNER: | Ourada's Dixie Lunch LLC | |
|---|---|--|
| PROPERTY ADDRESS: | 716 5th Avenue, Antigo, WI 54409 | |
| OWNER HAS OWNED THE | PROPERTY FOR 9 YEARS. | |
| condition of the structure, m provide a written response to adverse facts discovered in Disclosure Report is a tool of owner's knowledge of the pro- a substitute for any inspection whether or not, or upon what adverse effect on the value of | EB 24.07(1)(b) requires listing brokers to inspect the property and to "make inquiries of the property. The licensee shall require the licensee's inquiry." Wis, Admin, Code § REEB 24.07(2) requires listing brokers to die broker's inspection or disclosed by owner, in writing, in a timely manner, to all property's condition. It is not a property condition warranty by the owner or any agent of the property is a property. In this form, "defect" means a condition that would of the property; that would significantly impair the health or safety of future occupants of the property; that would significantly shorten or adversely affect the expected normal life of the | est that the seller sclose all material arties. This Seller representation of the owner, nor is it nation in deciding have a significant of the property; or |
| Are you aware of any of the | following with regard to the Property? "Aware" means to have notice or knowledge. | |
| MARK ONE ANSWER: Expla | ain any "yes" or "unsure" answers in the blank lines following item (24). | |
| Defects in mechanical sys Underground or above gr flammable or combustible | ponents, e.g. roof, foundation, basement or other walls? stems, e.g. HVAC, electrical, plumbing, septic, well, fire safety, security or lighting? round storage tanks presently or previously on the Property for storage of e liquids, including but not limited to gasoline and heating oil? It caused by unsafe concentrations of, or unsafe conditions relating to, lead | yes no unsure |
| | dium in water supplies, mold, pesticides or other potentially hazardous or toxic | _ _ |
| 5. Production of or spitlage | of methamphetamine (meth) or other hazardous or toxic substances on the Property? | <u> X</u> |
| | riolations, any land division involving the property for which required state or obtained, nonconforming structures or uses, conservation easements, rights-of-way? | _ X |
| 7. Special purpose district, | such as a drainage district, lake district, sanitary district or sewer district, that has assessments against the real property located within the district? | _ <u>X</u> |
| | mmenced public improvements which may result in special assessments or the Property or the present use of the Property? | _ X |
| 9. Federal, state or local reg | ulations requiring repairs, alterations or corrections of an existing condition? | <u>X</u> |
| 10. Flooding, standing water, | drainage problems or other water problems on or affecting the Property? | |
| 11. Material damage from fire | e, wind, floods, earthquake, expansive soils, erosion or landslides? | <u> </u> |
| 12. Near airports, freeways, rairritants emanating from n | allroads or landfills, or significant odor, noise, water intrusion or other reighboring property? | _ X |
| 13. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations? | | <u>X</u> |
| Resources related to cou | o a mitigation plan required under administrative rules of the Department of Natural nty shoreland zoning ordinances, which obligates the owner of the Property to ain measures related to shoreland conditions and which is enforceable by the county? | - x |

| | | | yes no unsure |
|---|--|---|----------------|
| | ed Forest (see disclosure re | ation of a Farmland Preservation Agreement equirements in Wis, Stat. § 710.12), Conservation | |
| A pier attached to the Property the See http://dnr.wi.gov/ for information | | state or local pier regulations? | - X |
| 17. Governmental investigation or pri When and by whom? | vate assessment/audit (of e | nvironmental matters) ever being conducted? | _ X |
| | | ments; access restrictions; covenants, conditions age or other shared usages; or leased parking? | |
| 19. High voltage electric (100 KV or g serving the Property? | reater) or steel natural gas | transmission lines located on but not directly | _ <u>X</u> |
| A structure on the Property design district, or burial sites or archeolo | AN DESTRUCTION | any part of the Property located in a historic rty? | <u> X</u> |
| 21. Other defects affecting the Proper | ty? | | X |
| that would be generated from its of converts agricultural land to a nor person may owe a conversion ch | rental for agricultural use ra n-agricultural use (e.g., resk arge. To obtain more inform partment of Revenue's Equ | values agricultural land based on the income ther than its fair market value. When a person dential or commercial development), that nation about the use value law or conversion ralization Section at 608-266-2149 or visit | , |
| (a) The land has been assesse | ed as agricultural land unde | r Wis. Stat. § 70.32 (2r)? | <u> </u> |
| (b) The land has been assesse | ed a use-value conversion o | charge under Wis. Stat. § 74.485(2)? | |
| (c) The payment of a use-value | e conversion charge has be | en deferred under Wis. Stat. § 74.485(4)? | X |
| agreement can trigger payment o | f a conversion fee equal to | rement or removal of land from such an 3 times the class 1 "use value" rironment/Working_Lands_Initiative/ | |
| The Property is subject to a farmle 24.1 am aware that a dam is totally or located on the property will be tra | r partially located on the pro- insferred with the property b strict, or similar group. (If "y | operty or that an ownership in a dam that is not because it is owned collectively by members of a res," contact the Wisconsin Department of Natura | = <u>x</u> == |
| EXPLANATIONS OF "YES" OR "UN | SURE" ANSWERS | | |
| Wisconsin Department of Correction The Owner certifies that the information | ons on the Internet at | | |