P.05

Milwankee County Real Estate Page 1 of 9. WB-11

Approved by the Wisconsin Department of Regulation and Licensing 03-1-11 (Optional Use Date) 07-1-11 (Mandatory Use Date)

WB-11 RESIDENTIAL OFFER TO PURCHASE

	[DATE] IS (AGENT OF BUYER)
	LICENSEE DRAFTING THIS OFFER ON JUNE 22, 2012 [DATE] IS (AGENT OF BUYER)
1	
2	(AGENT OF SELLENCISTING BROKEN) (AGENT SEG
3	GENERAL PROVISIONS The Buyer, , Susan J. RAMSEG
4	offers to purchase the Property Known as (October 11)
5	in the
	of Shorewood County of Milwaukee Wisconsin (insert additional
6	of
7	description, if any, at lines 165-172 or 435-442 or attach as an example of the state of the sta
8	PURCHASE PRICE: CIGATA INDICATOR DOLLARS (\$ XO, 800).
9	# FARNEST MONEY of \$ accompanies this Offer and earnest money of \$ 2600.00
	■ EARNEST MONEY of \$ accompanies this Offer and earnest florley of \$ days of acceptance to listing broker or
10	EARNEST MONEY of \$ accompanies this offer and confidence to listing broker or will be mailed, or commercially or personally delivered within days of acceptance to listing broker or
11	will be mailed, or commercially of personally delivered than
12	THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.
13	■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing anitotic structures on the Property on ■ INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on
11	
	The date of this Offer not excluded at lines 17-18, and the following additional items: NONE
15	the date of this Offer not excited a series of the series
16	O WAS DOUGE NAME
17	■ NOT INCLUDED IN PURCHASE PRICE: NONE
18	105 100) to be explicted by Seller or which are rented
19	CAUTION: Identify Fixtures that are on the Property (see lines 185-193) to be excluded by Seller or which are rented
	and will continue to be owned by the lessor.
20	and will continue to be owned by the lessor. NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what Items are
21	NOTE: The terms of this Offer, not the listing contract to
22	included/excluded. ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
23	ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the cop
	copies of the Offer.
24	and the first of the office are commonly calculated from acceptance, consider whether shows
25	running from acceptance provide adequate time for both binding acceptance and performance.
26	running from acceptance provide adequate time to both Bottos only if a copy of the accepted Offer is delivered to Buyer on
27	BINDING ACCEPTANCE This Offer is binding upon both Parties only if a copy of the Property on the
28	A1(7)197 11. 2014
	and a second accordany offers after hinding acceptance of this Offer.
29	market and accept secondary ories and the secondary ories and Offer
	and the state of t
30	CAUTION: This Offer may be withdrawn prior to delivery of the accepted ONE AN OPEN BOX ([]) ARE PART OF THIS
30 31	CAUTION: This Offer may be withdrawn prior to delivery of the accepted ONE AN OPEN BOX ([]) ARE PART OF THIS
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31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 50 50 50 50 50 50 50 50 50 50 50 50 50	CAUTION: This Offer may be withdrawn prior to delivery in the centre of this OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OFFER IN OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OFFER IF MARKED SUCH AS WITHAN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A" OR ARE LEFT BLANK. DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-54. (1) Personal Delivery: giving the document or written notice personally to the Party's recipient for delivery if named at line 38 or 39. Seller's recipient for delivery (optional): 2711 West Wells St., Milwaukee, WI 53208 Buyer's recipient for delivery (optional): Lisa Trele Shpress Revers 4-59 N.Oak Lad Are Buyer's recipient for delivery (optional): Lisa Trele Shpress Revers 4-59 N.Oak Lad Are Buyer's recipient for delivery (optional): Lisa Trele Shpress Revers 4-59 N.Oak Lad Are Buyer's recipient for delivery (optional): Lisa Trele Shpress Revers 4-59 N.Oak Lad Are Buyer's recipient for delivery (optional): Lisa Trele Shpress Revers 4-59 N.Oak Lad Are Buyer's recipient for delivery depositing the document or written notice fees prepaid or charged to an account with a commercial delivery service, addressed either to the Party's recipient for delivery in the Party's delivery address at line 47 or 48. [In address of Seller: 2711 West Wells St., 3rd Floox, Milwaukee, WI Delivery address for Seller: 2711 West Wells St., 3rd Floox, Milwaukee, WI Delivery address for Seller: 2711 West Wells St., 3rd Floox, Milwaukee, WI Delivery address for Seller: 2711 West Wells St., 3rd Floox, Milwaukee, WI Delivery address for Seller: 2711 West Wells St., 3rd Floox, Milwaukee, WI Delivery address for Seller: 2711 West Wells St., 3rd Floox, Milwaukee, WI Delivery address for Seller: 280 Notes Buyer St., 3rd Floox, Milwaukee, WI Delivery address for Seller: 280 Notes Buyer St., 3rd Floox, Milwauk
31 32 33 34 35 36 37 38 39 40 41 42 43 45 46 45 56 55	CAUTION: This Offer may be withdrawn prior to delivery of the DOPTIONAL PROVISIONS] TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OFFER IP MARKED "N/A" OFFER ONLY IF THE BOX IS MARKED SUCH AS WITHAN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A" OR ARE LEFT BLANK. DELIVERY OF DOCUMENTS AND WRITTEN NOTICES] Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-54. (1) Personal Delivery: giving the document or written notice personally to the Party, or the Party's recipient for delivery (optional): 2711 West Wells St., Milwaukee, WI 53208 Buyer's recipient for delivery (optional): 1 Saller's recipient for delivery (optional): 1 Saller's recipient for delivery (optional): 2711 West Wells St., Milwaukee, WI 53208 Buyer's recipient for delivery (optional): 2 Saller: (414) 223-1917 Buyer: (223) 1723-581 Seller: (414) 223-1917 Buyer: (223) 1723-581 2 X (3) Commercial Delivery: depositing the document or written notice fees prepaid or charged to an account with a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48. 3 X (4) U.S. Mail: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party, or to the Party's recipient for delivery address at line 47 or 48. 3 Delivery address for Buyer: 3 Delivery address for Seller: 2711 West Wells St., 3rd Floor, Milwaukee, WI 3 Delivery address for Buyer: 4 (5) E-Mail: electronically transmitting the document or written notice to the Party's e-mail address, if given below at line personal, family or household purposes, each consumer providing an
31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 50 50 50 50 50 50 50 50 50 50 50 50 50	CAUTION: This Offer may be withdrawn prior to delivery of the Derivery of Doptonal Provisions. TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OFFER IF MARKED "N/A" OFFER ONLY IF THE BOX IS MARKED SUCH AS WITHAN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A" OR ARE LEFT BLANK. DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-54. (1) Personal Delivery: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 38 or 39. Seller's recipient for delivery (optional): 2711 West Wells St., Milwaukee, WT 53208 Buyer's recipient for delivery (optional): Lisa Trele Share Street Ters 4/59 N. Dakked Ters Seller: (414) 223-1917 Buyer: (262) 783-581 Seller: (414) 223-1917 Buyer: (262) 783-581 Seller: (414) 223-1917 Buyer: (262) 783-581 Seller's fax transmission of the document or written notice fees prepaid or charged to an account with a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery addressed either to the Party, or to the Party's recipient for delivery address at line 47 or 48. The party of the Party's delivery address at line 47 or 48. The party of the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48. Delivery address for Seller: 2711 Mest Wells St., 3rd Floor, Milwaukee, WI Delivery address for Buyer: The party of the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's e-mail address, if given below at line 25 or 54. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for 15 personal, family or household purposes, each consumer providing an e-mail address below has first
31 32 33 34 35 36 37 38 39 40 41 42 43 45 46 45 56 55	CAUTION: This Offer may be withdrawn prior to delivery of the Derivery of Doptonal Provisions. TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OFFER IF MARKED "N/A" OFFER ONLY IF THE BOX IS MARKED SUCH AS WITHAN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A" OR ARE LEFT BLANK. DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-54. (1) Personal Delivery: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 38 or 39. Seller's recipient for delivery (optional): 2711 West Wells St., Milwaukee, WT 53208 Buyer's recipient for delivery (optional): Lisa Trele Share Street Ters 4/59 N. Dakked Ters Seller: (414) 223-1917 Buyer: (262) 783-581 Seller: (414) 223-1917 Buyer: (262) 783-581 Seller: (414) 223-1917 Buyer: (262) 783-581 Seller's fax transmission of the document or written notice fees prepaid or charged to an account with a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery addressed either to the Party, or to the Party's recipient for delivery address at line 47 or 48. The party of the Party's delivery address at line 47 or 48. The party of the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48. Delivery address for Seller: 2711 Mest Wells St., 3rd Floor, Milwaukee, WI Delivery address for Buyer: The party of the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's e-mail address, if given below at line 25 or 54. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for 15 personal, family or household purposes, each consumer providing an e-mail address below has first
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31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 56 55 55	CAUTION: This Offer may be withdrawn phor to delivery of the decipitation of the methods of the methods of the party's recipient for delivery of documents and written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-54. (1) Personal Delivery: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 38 or 39. Seller's recipient for delivery (optional): 2711 West Wells St., Milwaukee, WI 53208 Buyer's recipient for delivery (optional): 113a Trele Shpress Readers 4759 N. Dakland Automatics (2) Fax: fax transmission of the document or written notice to the following telephone number: X (2) Fax: fax transmission of the document or written notice fees prepaid or charged to an account with a seller: (414) 223-1917 Seller: (3) Commercial Delivery: depositing the document or written notice fees prepaid or charged to an account with a delivery to the Party's delivery address at line 47 or 48. X (4) U.S. Mail: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party. To the Party's delivery address at line 47 or 48. Delivery address for Seller: 2711 West Wells St., 3rd Floor, Milwaukee, WI. Delivery address for Buyer: X (5) E-Mail: electronically transmitting the document or written notice to the Party's e-mail address, if given below at line 35 or 54. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law. E-Mail address for Buyer (optional): PRECEP
31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 56 55 55	CAUTION: This Offer may be withdrawn prior to delivery of the decivery of the delivery of the DPTIONAL PROVISIONS TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OFFER IF MARKED "N/A" OF ARE LEFT BLANK. DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-54. (1) Personal Delivery: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 38 or 39. Seller's recipient for delivery (optional): 2711 West Wells St., Nilwaukee, WI 53208 Buyer's recipient for delivery (optional): LISA Trele Share Street Readers 4.759 N. Osk bash Are Buyer's recipient for delivery (optional): LISA Trele Share Street Readers 4.759 N. Osk bash Are Seller: (414) 223-1917 Buyer: (262) 722-5381 Seller: (414) 223-1917 Buyer: (262) 722-5381 Seller: (414) 223-1917 Buyer: (262) 722-5381 Seller: (414) 223-1917 Buyer: (3) Commercial Delivery: depositing the document or written notice fees prepaid or charged to an account with a commercial delivery service, addressed either to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery in amed at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48. To be the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48. Delivery address for Seller: 2711 West Wells St., 3rd Floor, Milwaukee, WI Delivery address for Buyer: Delivery address for Buyer (optional): LTREL CO Shore Lest. Commendation as required by federal law. E-Mail address for Buyer (optional): LTREL CO Shore Lest. Commendation and party and p

- 57 OCCUPANCY Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this 58 Offer at lines 165-172 or 435-442 or in an addendum attached per line 434. At time of Buyer's occupancy, Property shall be in
- 59 broom swept condition and free of all debris and personal property except for personal property belonging to current tenants,
- or that sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.
- 62 ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or 63 written notice physically in the Party's possession, regardless of the method of delivery.
- 64 CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION: "Conditions Affecting the Property or Transaction" are 65 defined to include:
- Defects in the roof. 66 a.
- 67 b.
- Defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in 68
- Defects in the heating and air conditioning system (including the air filters and humidifiers). 69 70 d.
- Defects in the well, including unsafe well water. 71 e.
- Property is served by a joint well.
- 72 f.
- Underground or aboveground fuel storage tanks on or previously located on the Property. (If "yes", the owner, by law, 73 g. 74 h.
- may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin, 53707, whether 75
- the tanks are in use or not. Regulations of the Department of Commerce may require the closure or removal of unused 76
- "LP" tank on the Property (specify in the additional information whether the tank is owned or leased). 77 78 i.
- Defects in the basement or foundation (including cracks, seepage and bulges).
- 80 k. Property is located in a floodplain, wetland or shoreland zoning area.
- Defects in the structure of the Property.
- 82 m. Defects in mechanical equipment included in the sale either as Fixtures or personal property.
- 83 n. Boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).
- Defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint, 84 0.
- lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the Property. 85
- NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential 86 properties built before 1978. 87
- Presence of asbestos or asbestos-containing materials on the Property.
- Defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances 88 p. 89 Q. 90
- Current or previous termite, powder-post beetle or carpenter ant infestations or Defects caused by animal or other insect
- 93 s. Defects in a wood burning stove or fireplace or Defects caused by a fire in a stove or fireplace or elsewhere on the 94
- Remodeling affecting the Property's structure or mechanical systems or additions to Property during Seller's ownership 95 t.
- 97 u. Federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.
- 98 v. Notice of property tax increases, other than normal annual increases, or pending property reassessment.
- w. Remodeling that may increase Property's assessed value. 99
- Property is located within a special purpose district, such as a drainage district, that has the authority to impose 100 x. Proposed or pending special assessments. assessments against the real property located within the district. 101 y.
- Proposed construction of a public project that may affect the use of the Property. 102 103 Z.
- aa. Subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, rights-of-way, easements or another use of a part of the Property by non-owners, other than recorded utility easements. 104
- 106 bb. Structure on the Property is designated as an historic building or part of the Property is in an historic district.
- 107 cc. Any land division involving the Property for which required state or local permits had not been obtained.
- 108 dd. Violation of state or local smoke and carbon monoxide detector laws.
- 109 ee. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the
- 111 ff. The Property is subject to a mitigation plan required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances that obligates the owner to establish or maintain certain measures related to 112 shoreland conditions, enforceable by the county. 113
- 114 gg. Other Defects affecting the Property.
- 115 (Definitions Continued on page 4)

	Properly Address: 2018 East Beverly Road, Shorewood, NI 53211 August 31, 2012
	Properly Address: 2018 East Beverly Road. Shortwood, August 31, 2012
116	CLOSING This transaction is to be closed no later than
117	
118	CLOSING PRORATIONS The following items, if applicable, shall be profated at closing, saccutation real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owner's association NONE
119	real estate taxes, rents, prepaid insulance (il assumed); pronte
120	assessments, fuel and to the projections if date of closing value will not be used.
121	CAUTION: Provide basis for utility charges, fuel of other provated at closing, through the day prior to closing.
122	Any income, taxes or expenses shall accrue to delier, and prove FOR ARRIVED ARRIVED FORMULA]:
123	Real estate taxes shall be prorated at closing bases on terminating the current year if available (Net general real estate
124	Real estate taxes shall be prorated at closing based on CHECK BOX FOR AFFEIOADEL THOUSE THE general real estate The net general real estate taxes for the preceding year, or the current year if available (Net general real estate The net general real estate taxes for the preceding year, or the current year if available (NOTE: THIS CHOICE)
125	taxes are defined as general property taxes after state tax crosses after state tax.
126	APPLIES IF NO BOX IS CHECKED)
127	APPLIES IF NO BOX IS CHECKED) Current assessment times current mill rate (current means as of the date of closing) Current assessment times current mill rate (current means as of the date of closing) Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior sale price, multiplied by the municipality area-wide percent means as of the date of closing)
128	
	Sale price, multiplied by the municipality area-wide personn or sale price, multiplied by the municipality area-wide personn or sale price, multiplied by current mill rate (current means as of the date of closing)
129	X Tax exempt for 2012 per WI STATS.
130	X Tax exempt for 2012 per WI STATS. CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be caution.
131	CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and construction, substantially different than the amount used for proration especially in transactions involving new construction, substantially different than the amount used for proration especially in transactions involving new construction, substantially different than the amount used for proration especially in transactions involving new construction,
	substantially different than the amount used for proration especially in transactions involved assessor extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor extensive rehabilitation, remodeling or area-wide re-assessment.
133	regarding possible tax changes.
134	regarding possible tax changes. Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on Seller each owing his or her pro-rata share. Buyer shall, within 5
135	Buyer and Seller agree to re-prorate the real estate taxes, through the day phot to document the state share. Buyer shall, within 5 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rate share. Buyer shall, within 5 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rate share. Buyer shall, within 5 the actual tax bill for the year of closing, with a bill to the forwarding address Seller agrees to provide at closing. The Parties shall
136	the actual tax bill for the year of closing, with Buyer and Seller each owing his of the provide at closing. The Parties shall days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall days of receipt, forwards receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation
137	days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide a copy of the bill to the forwarding address Seller agree this is a post-closing obligation re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation re-prorate within 30 days of Buyer's receipt of the actual tax bill.
138	re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and occide agree brokers in this transaction. and is the responsibility of the Parties to complete, not the responsibility of the real estate brokers in this transaction. and is the responsibility of the Parties to complete, not the responsibility of the real estate brokers in this transaction.
139	and is the responsibility of the Parties to complete, not the Parties to complete, n
140	LEASED PROPERTY in Property is currently leased and prepaid rents thereunder to Buyer at closing. The terms of the
141	LEASED PROPERTY If Property is currently leased and lease(s) extend beyond closing, controlling the lease under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
142	(written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u> (written) (oral) STRIKE ONE lease(s), if any, are <u>vacant - no leases</u>
143	. Insert additional terms, if any, at lines 165-172 of 435-442 of attach as an expension in the state of attach as an expension in the state of attach as a
144	RENTAL WEATHERIZATION This transaction (is) (is not) STRIKE ONE Exempt (1011) Wisconsin Rental Weatherization Standards. If Seller is responsible for
145	Standards (Wis, Admin, Code Ch. Comm 67). If not exempt, (Bdyer) (Color) (Standards, If Seller is responsible for
146	be responsible for compliance, including all costs, with the costs of
147	compliance, Seller shall provide a Certificate of Compliance as a support of property which includes 1-4 dwelling units to
148	REAL ESTATE CONDITION REPORT Wisconsin law requirement are sales of property that has never been
149	provide Buyers with a Real Estate Condition Report, Excitated with a partial court-appointed fiduciaries, (for example,
150	inhabited sales exempt from the real estate transfer fee, and sales are parent in found in Wis Stat & 709.03. The
151	inhabited, sales exempt from the real estate transfer fee, and sales by certain countrappointed in Wis. Stat. § 709.03. The personal representatives who have never occupied the Property). The form of the Report is found in Wis. Stat. § 709.03. The personal representatives who have never occupied the Property shall furnish, not later than 10 days after acceptance of the law provides: "§ 709.02 Disclosure the owner of the property a completed copy of the report A prospective Buyer who does
462	law provides: "8 709.02 Disclosure the owner of the property shall furnish, not later than 10 days and support who does
152	law provides: "§ 709.02 Disclosure the owner of the property shall furnish, not fater shall be despective Buyer who does contract of sale , to the prospective Buyer of the property a completed copy of the report A prospective Buyer who does contract of sale , to the prospective Buyer of the property a completed copy of the report A prospective Buyer who does contract of sale , to the prospective Buyer of the property a completed copy of the report A prospective Buyer who does
154	contract of sale, to the prospective Buyer of the property a completed copy of the report
155	not receive a report within the 10 days may, within 2 business days after the end of that 10 day policy and not receive a report within the 10 days may, within 2 business days after the end of that 10 day policy also have certain rescission sale by delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission sale by delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission sale by delivering a written notice of rescission to the owner or the owner's agent. Buyer may also have certain rescission sale by delivering a written notice of rescission to the owner or the owner's agent.
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156 157	
	rescission rights.
	rescission rights. PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has no Property or Transaction (lines 64-114) other than those identified in Seller's
159	PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the data of the d
160	TO LEAD OF ARTHUR ART PROPERTY AND ARTHUR AR
161	Real Estate Condition report is made a part of this Offer by reference COMPLETE DATE OR STRIKE AGAIN AND A PROPERTY OF THE COMPLETE DATE OR STRIKE AGAIN AND A PROPERTY OF THE COMPLETE DATE OR STRIKE AGAIN AND A PROPERTY OF THE COMPLETE DATE OR STRIKE AGAIN AND A PROPERTY OF THE COMPLETE DATE OR STRIKE AGAIN AND A PROPERTY OF THE COMPLETE DATE OR STRIKE AGAIN AND A PROPERTY OF THE COMPLETE DATE OR STRIKE AGAIN AND A PROPERTY OF THE COMPLETE DATE OR STRIKE AGAIN AND A PROPERTY OF THE COMPLETE DATE OR STRIKE AGAIN AND A PROPERTY OF THE COMPLETE DATE OR STRIKE AGAIN AND A PROPERTY OF THE COMPLETE DATE OF THE COMPLE
162	signing this Offer and which is made a part of this Offer by reference (Constitution and Buyer(s) reliies on their own Buyer(s) purchase property in its as is condition and Buyer(s) reliies on their own INSERT CONDITIONS NOT ALREADY INCLUDED IN THE CONDITION REPORT
16	Buyer(s) purchase property in its as is condition and Buyer(s) Furchase property in its as is conditio
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16	
16	7 Liable for any environmental and the second secon
16	and of this property to the same of the sa
16	Acceptance of this offer and sale of the County Executive. Milwaukee County Board of Supervisors and the County Executive.
17	0 Milwankee Connth Bosin of Danger 12022
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- 174 @ DEADLINES: "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding 175 the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day. Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public holiday under Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as 179
- DEFECT: "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 181 significantly shorten or adversely affect the expected normal life of the premises. 184
- FIXTURE: A "Fixture" is an item of property which is physically attached to or so closely associated with land or improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises and items customarily treated as 185 fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows; electric 186 lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached equipment; water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached 168 antennas; garage door openers and remote controls; installed security systems; central vacuum systems and accessories; inground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on permanent 190 191 192 193
 - CAUTION: Exclude any Fixtures to be retained by Seller or which are rented (e.g., water softener or other water conditioning systems, home entertainment and satellite dish components, L.P. tanks, etc.) on lines 17-18.
 - PROPERTY: Unless otherwise stated, "Property" means the real estate described at lines 4-7.
- PROPERTY DIMENSIONS AND SURVEYS Buyer acknowledges that any land, building or room dimensions, or total 195 acreage or building square footage figures, provided to Buyer by Seller or by a broker, may be approximate because of 196 197 rounding, formulas used or other reasons, unless verified by survey or other means.
- CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land, building 199 201
- BUYER'S PRE-CLOSING WALK-THROUGH Within 3 days prior to closing, at a reasonable time pre-approved by Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any defects 202 203
- Seller has agreed to cure have been repaired in the manner agreed to by the Parties. PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING | Seller shall maintain the Property until the earlier of 204 closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary 205 206
- wear and tear. If, prior to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling price. Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer. No later 207 208
- than closing, Seller shall provide Buyer with lien waivers for all lienable repairs and restoration. If the damage shall exceed
- such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer. 211
- Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on
- such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall
- be held in trust for the sole purpose of restoring the Property.

	Page 5 of 9, WB-11
	Property Address: 2018 East Beverly Road, Shorewood, WI 53211
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216	IF LINE 217 IS NOT MARKED OR IS MARKED WALTED 22. IF LINE 217 IS NOT MARKED WALTED 22. IF LINE 217 IS NOT MARKED OR IS MARKED WALTED 22. IF LINE 217 IS NOT WALTED 22. IF LI
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218	loan commitment as described below, within days of acceptance of this Offer. The littations schools are a days of acceptance of this Offer. The littations schools are all the commitment as described below, within days of acceptance of this Offer. The littations schools are all the commitment as described below, within days of acceptance of this Offer. The littations schools are all the commitment as described below, within days of acceptance of this Offer. The littations schools are all the commitment as described below, within days of acceptance of this Offer. The littations schools are all the commitment as described below, within days of acceptance of this Offer. The littations schools are all the commitment as described below, within days of acceptance of this Offer. The littations schools are all the commitment as described below, within days of acceptance of this Offer. The littations schools are all the commitment as described below, within days of acceptance of this Offer. The littations schools are all the commitment as described below, within days of acceptance of this Offer. The littations schools are all the commitment as described below.
219	amount of not less than \$
220	years. Initial monthly payments of principal and interest shall not exceed \$
221	years. Initial monthly payments of panual real estate taxes, hazard insurance premiums, and private mortgago mentalion
222	also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private his production also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private his production also include a prepayment premium. Buyer agrees to pay discount points and/or loan origination premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination premiums.
223	premiums. The mortgage may not include a property and % of the loan, if the purchase price under this Offer is modified, the manager and
224	premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and arrows premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and arrows arrows and the financed of the purchase price under this Offer is modified, the financed fee in an amount not to exceed % of the loan. If the purchase price under this Offer is modified, the financed fee in an amount not to exceed % of the loan. If the purchase price as in this contingency and amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and
225	amount, unless otherwise provided, orders to maintain the term and amortization stated above.
226	the monthly payments shall be adjusted as Three Provision AT LINE 228 or 229.
227	
228	☐ FIXED RATE FINANCING: The annual rate of interest shall not exceed
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230	rate shall be fixed for months, at which time the interest rate may be increased not make a fixed for months, at which time the interest rate may be increased not make a fixed for judgments of principal year. The maximum interest rate during the mortgage term shall not exceed %. Monthly payments of principal year. The maximum interest rate during the mortgage term shall not exceed %.
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240	Seller (even if subject to conditions) shall satisfy Buyer's financing contingency if, after review of Seller (even if subject to conditions) shall satisfy Buyer's financing contingency if accompanied by a notice of commitment, Buyer has directed, in writing, delivery of the loan commitment. Buyer has directed, in writing, delivery of the loan commitment of accompanied by a notice of
243	CAUTION: The delivered commitment may contain conditions Buyer must yet satisfy to obligate the letter A LOAN the loan. BUYER, BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT DELIVER A LOAN the loan. BUYER, BUYER'S LENDER AND AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS
244	the loan. BUYER, BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT BELLET OR UNLESS COMMITMENT TO SELLER OR SELLER'S AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS
	AAMMITMENT TO SELLER UN GEGEN VIVE TO THE
246	ACCOMPANIED BY A NUTICE OF CHACCE IN THE SECOND REPORT SELECTION OF THE SECOND SECO
247	SELLER TERMINATION RIGHTS: If Buyer does not make unity Seller's Actual Receipt of a copy of Buyer's written loan
- 4	Artalis Dallas dandre al wellen illende de lecturation de la company de
249	a commitment
250	FINANCING UNAVAILABILITY: If financing is not available on Seller). Buyer shall promptly deliver written notice to Seller of
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	a serial ladiuding popies of lengths) tologistic terms (1)
25	a manage in this title delist stigli income of the control with the control with the control with the control of the control o
25	4 transaction on the same terms set forth in this one, the offer shall be pull and void. Buyer authorizes seller to obtain
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25	IC THE DEED IS NOT LANDINGLY OF THE STATE OF THE PROPERTY
25	a important of Ruyar's funds shall biovide oction with the forminate this United by delivering
25	a sufficient times in color it such worker to me and the properties of the color of
26	on contingency. Seller agrees to allow buyer a approximation any particular value, unless this Offer is subject to all
20	to and parage that this Offer is not subject to any open and according contingency.
20	
20	APPRAISAL CONTINGENCY. This office of certified independent appraiser who issues an appraisal report dates
2	- I Describe expense by a Wisconstill licelised of volume
2	purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions for purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions for purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions for purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions for purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions for purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions for purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions for purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions for purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions for purchase price. This contingency shall be deemed satisfied unless Buyer, within days of decorptions for purchase price. The days days days days days days days days
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2	to Seller a copy of the appraisal report whether purchase price, accompanied by a written notice of termination. CAUTION: An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider whether CAUTION: An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider whether the caution of the purchase of the consider whether the consideration of the consider
2	70 CAUTION: An appraisal ordered by buyer sterror mance.
2	70 CAUTION: An appraisation of the for performance. 71 deadlines provide adequate time for performance.

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272 DISTRIBUTION OF INFORMATION Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as 274 defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple 275 listing service sold databases; and (iii) provide active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry.

DEFAULT Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and conditions of this Offer. A material failure to perform any obligation under this Offer is a default which may subject the defaulting party to liability for damages or other legal remedies.

- (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
- (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.

If Seller defaults, Buyer may:

- (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

In addition, the Parties may seek any other remedies available in law or equity.

289 The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of

NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD 294 READ THIS DOCUMENT CAREFULLY. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS 295 OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE

298 ENTIRE CONTRACT This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds

and inures to the benefit of the Parties to this Offer and their successors in interest.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.widocoffenders.org or by telephone at (608) 240-5830. 302

	Page 7 of 9. WB-11
304	Property Address: 2018 Rast Beverly Road, Shorewood, WI 53211 CLOSING OF BUYER'S PROPERTY CONTINGENCY: This Offer is contingent upon the closing of the sale of Buyer's property located at
305	property located at
306	waiver of the Closing of Buyer's Property Contingency and
307	waiver of the Closing of Buyer's Property Contingency and
310 311 312 313 314 315 316 317	Receipt of said notice, this Offer shall be null and void. SECONDARY OFFER: This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice buyer may declare this Offer null and void by deliver notice of withdrawal earlier than days after acceptance of this Offer. All that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than days after acceptance of this Offer.
320	Offer except: NONE
321	If "Time is of the Essence" applies to a date or
322	"" is a based of contract. If "Time is of the Essence" does not apply to
323	Deadline, failure to perform by the exact date or Deadline is a breach of contract. If Time is a breach occurs, a date or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.
324	a date or Deadline, then performance within a reasonable time of the date
325	TITLE EVIDENCE
326	TITLE EVIDENCE CONVEYANCE OF TITLE: Upon payment of the purchase price, Seller shall convey the Property by warranty deed CONVEYANCE OF TITLE: Upon payment of the purchase price, Seller shall convey the Property by warranty deed Total Conveyance as
327	(trustee's deed if Seller is a trust, personal representative and appropriate and agreements
328	provided herein), free and clear of all liefs and chounts and municipal services, recorded building and use
329	entered under them, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of utility and multiplant services, recorded easements for the distribution of the foregoing disclosed in Seller's Real Estate restrictions and covenants, present uses of the Property in violation of the foregoing and None.
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334	Soller shall complete and execute the documents
335	which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents
336	which constitutes merchantable title for purposes of this transdation. necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee. necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates making improvements to Property or a use other than the current use.

- TITLE EVIDENCE: Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's lender.
- GAP ENDORSEMENT: Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after 345 the effective date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy exclusions and exceptions, provided the title company will issue the endorsement. If a gap endorsement or equivalent gap coverage is not available. Buyer may give written notice that title is not acceptable for closing (see lines 353-359).
- 348 PROVISION OF MERCHANTABLE TITLE: For purposes of closing, title evidence shall be acceptable if the required title 349 insurance commitment is delivered to Buyer's attorney or Buyer not less than 5 business days before closing, showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 326-335, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and
- TITLE NOT ACCEPTABLE FOR CLOSING: If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title by the time set for closing. In such event, Seller shall have a reasonable time, but not exceeding 15 days, to remove the objections, and the time for closing shall be extended as necessary for this purpose. In the event that Seller is unable to remove said objections, Buyer shall have 5 days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give 359 merchantable title to Buyer.

Page 8 of 9, WB-11

360 SPECIAL ASSESSMENTS/OTHER EXPENSES: Special assessments, if any, levied or for work actually commenced prior to the date of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by

363 CAUTION: Consider a special agreement if area assessments, property owner's association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f). 368

- HELD BY: Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker (Buyer's agent if Property is not listed or Seller's account if no broker is involved), until applied to the purchase price or 369 370 371 372 otherwise disbursed as provided in the Offer.
- CAUTION: Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the Parties or an attorney. If someone other than Buyer makes payment of earnest money, consider a special 375
- DISBURSEMENT: If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after clearance from payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; 379 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; or (4) 380 any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to file an 381 interpleader action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees, not to 382
- LEGAL RIGHTS/ACTION: Broker's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior to disbursement per (1) or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If Buyer or Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with 1-4 388 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting attorneys regarding their 389 legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless from any liability for good faith 390 disbursement of earnest money in accordance with this Offer or applicable Department of Regulation and Licensing 391 392
- regulations concerning earnest money. See Wis. Admin. Code Ch. RL 18. [INSPECTIONS AND TESTING] Buyer may only conduct inspections or tests if specific contingencies are included as a part of 393 this Offer. An "inspection" is defined as an observation of the Property which does not include an appraisal or testing of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, 395 which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building 396 materials from the Property and the laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, 397 testers and appraisers reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in this Offer. Buyer and licensees may be present at all inspections and testing. Except as otherwise provided, Seller's 399 400 authorization for inspections does not authorize Buyer to conduct testing of the Property.
- NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other 402 404
- Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to be reported
- to the Wisconsin Department of Natural Resources.

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	13:46				Page 9 of 9, WB-11
	s: <u>2018 East Beverl</u>	v Road Shorewood	L WI 53211	and the section of	(see lines 395-409), This
Property Addre	es: <u>2018 rask bayear</u>	NCY. This continger	ncy only authorizes ins	pections, not testing t	Property which discloses dent qualified third party
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411 Offer is co	itingent upon a wisco	r contingent unon a	qualified independent	inspector or indepen	dent quantied time party
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413 performing	an inspection of		(list any Property	component(s) to be s	eparately inspected, e.g.,
			ab discloses no Defec	ts. Buyer shall order	the inspection(s) and be
415 swimming	pool, roof, foundation	i, chimney, etc.) write	have follow-up inspec	tions recommended in	the inspection(s) and be a written report resulting
416 responsib	e for all costs of inspe	ection(s). Buyer may	nave lonow upp-	fied at line 421. Inspec	a written report resulting tion(s) shall be performed
418 by a quali	thorized inspection, placed independent inspection	ector or independent	qualified time party.	and/or any specializ	ed inspection(s), as well
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420 as any to	ngency shall be deem	ned satisfied unless E	Buyer, within oat	s of acceptance, con-	hich Buyer objects (Notice
421 This cont	ngency snan be deen	a written notice listing	the Defect(s) identified	I IU (Uose Lebour(a) to 4	(1)011 2017
423 of Defect	5). 	ament is not a Notic	e of Defects and will	not satisfy this notice	sign or other conditions the
424 CAUTION	I: A proposed amend	and Defects (see lin	ce of Defects and will es 182-184) do not incl	ude structural, mechar	nical or other conditions the
431 Offer sha	Il be null and void if B	Buyer makes timely d	elivery of the Notice of	llor delivers written no	tice that Seller will not cure
432 Seller do	es not have a right to c	ure or (2) Selier has a	right to cure but. (a) Se		
432 Seller GO	es not have a right to c lier does not timely de	liver the written notic	e of election to cure.	is/a	ire made part of this Offer.
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Milwaukee County Real Estate

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road Madison, Wisconsin 53704

OFFER ADDENDUM S - LEAD BASED PAINT DISCLOSURES AND ACKNOWLEDGMENTS

Page 1 of 3

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

Disclosures and Acknowledgments made with respect to the Property at 2018 East Beverly Road, Shorewood

, Wisconsin.

SELLER DISCLOSURE AND CERTIFICATION.

Note: See Seller Obligations at lines 27 - 54 and 55 - 112. (1) SELLER DISCLOSURES: (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: NONE

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

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

(Identify the LBP record(s) and report(s) (e.g. LBP abatements,

inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.") (2) SELLER CERTIFICATION: The undersigned Seller has reviewed the information above and certifies, to the best of their knowledge, that the information provided by them is true and accurate.

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(ALL Sellers' signatures) A Print Names Here ► Craig Dillmann, Manager Real E, Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

(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, 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.) DISCLOSURE REQUIREMENTS FOR SELLERS. (a) The following activities shall be completed before the Buyer is obligated under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

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

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

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

lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling). (4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold. This requirement includes records or reports regarding common areas. This requirement also includes records or reports 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. (b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer 50 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting 51

the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

Milwaukee County Real Estate 2711 W Wells St. 3rd Floor Milwaukee, W1 53208 Craig Dillmann Phone: (414)278-4371

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page 2 of 3, Addendum S

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

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

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

- (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).
- (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no 72 74
 - (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt such records or reports are available, the Seller shall so indicate. of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.
 - (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either: (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.
 - (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing, a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes the required activities. Buyer's agents paid solely by Buyer are exempt.
 - (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 84) certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

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 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance

92 <u>Buyer</u> means one or more individuals or entities who enter into a contract to purchase an interest in target housing (referred

- Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision 93 to in the singular whether one or more).
- 96 <u>Lead-based paint</u> means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
- 98 <u>Lead-based paint hazard</u> means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated 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,
- 103 <u>Risk assessment</u> means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate 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)
- 108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (referred to in the singular
- 111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless 110 whether one or more). any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling. Beverly,2018E

410	822	AGENT(S) ACKNOWLEDGME	ENT AND	CE	RTIFI	<u>CATION</u>
1 3 4	202	A CONTRACTOR OF THE PROPERTY O	4/ 1	1.4	46.0	ben a cont

114 (1) ACKNOWLEDGMENT: All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -

112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

(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) Hayand Ssignature) A Print Agent & Firm Names Here > Shore west Reultors	(Date) A
181 (Agent's signature) A Print Agent & Firm Names Here > 1/5e M. TRES	(Date) A

BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency). (a) Before a Buyer is obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties and purchase target housing). 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) Not withstanding lines 123 - 126, a Buyer may waive the opportunity 127 to conduct the risk assessment or inspection by so indicating in writing.

	BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT	AND	CER	TIFICAT	JON.
8	BUYER INSPECTION CONTINUENCY	Pinar	fo	check	one

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 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

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 ABuyer 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.

154 Knowledge, that the information provided by	
155 (X) Lipas / Ramony	@/22/12-
156 (ALL Buyers' signatures) & Print Names Here > SUSan J. Ramsey	(Date) ▲



CODE COMPLIANCE TAKE ON ORDERS

Village of Shorewood		Applica	ition Number	12-0977	
Planning & Development	Department	Date	6/22/1	2	
3930 N. Murray Avenue			·		
Shorewood, WI 53211					
Phone: (414) 847-2640 I					
I/We the undersigned ag which were issued for the I/We will complete these (No more than 90 days)	e property located at sections on or before	ty for compli 1018 E. Î	ance orders Reverly Ad		
Name Current address City/State/Zip Code	Shorewood		Ave.		
Phone	414-962-4-				
Cell phone	414-531-96	96			
e-mail address	ranseysj	e zpeala	ohal. Net		
When all of the items have been completed, please call the Planning & Development Department. We will then arrange an appointment for our inspector to inspect the outstanding items and close out the temporary compliance. At this point, a Certificate of Compliance will be issued. Signature					
Susa h J - 1	Pangeer	Print Name		Commence of the Commence of th	
Print Name		Lilli iasiig		2/2011	



STATEMENT OF NON-COMPLIANCE

APPLICATION NO.:12-0977

DATE:June 21, 2012

ISSUED TO: County of Milwaukee

ADDRESS: 2711 W. Wells St.

Milwaukee, WI 53208

An inspection of the premises located at **2018 E. Beverly Rd.** discloses non-compliance with codes or ordinances of the Village of Shorewood as hereafter listed:

- 1. Electrician with approved permit to review the following items and make all appropriate corrections. Contact our department when completed for final inspection.
 - Review all devices, fixtures, and all branch wiring throughout entire house for signs of damage, proper grounding, correct wiring methods and general good working condition and make all necessary corrections.
- 2.Plumber with approved permit to review the following items and make all appropriate corrections. Contact our department when completed for final inspection.
 - Review all supply, drain, waste, and vent piping throughout entire house for signs
 of leaks, incorrect installation and general good working condition and make all
 necessary corrections.
 - 2. Properly cap natural gas line in kitchen or connect to appliance.
- 3.Install a 1 or 2 car garage and driveway per zoning code 535-47A (4). Permit required to construct garage and driveway.
- 4. Have a qualified basement waterproofing contractor / specialist review condition of damp basement and provide our department with a written report. Recommendations to be followed. Permit required for most repairs.
- 5.Provide both functional smoke and carbon monoxide detectors in the basement and 1st floor levels.
- 6.Provide backflow prevention at laundry tub and exterior hose bibb (repair or replace valve on hose bibb).
- 7. Repair holes in the basement concrete slab floor.
- 8. Properly seal hole in chimney in basement.
- 9. Properly reattach the cleanout door on West basement chimney.
- 10.Remove or replace any / all partition walls in the basement with water damage
- 11.Repair / replace the damaged / missing stairs into the basement. Permit may be required.

- 12. Provide a code compliant handrail to the basement.
- 13.Provide a code compliant guardrail to the 1st floor landing at basement stairway.
- 14. Repair broken sash cords to the following locations: NW bedroom and living room.
- 15.Repair broken glass to the following locations: kitchen pantry, NW bedroom, W office, SW bedroom and dining room.
- 16. Provide a storm and screen for every window.
- 17.Repair any / all damaged, cracked, or missing plaster to ceiling and walls throughout entire house.
- 18.Repair any / all damaged cracked, peeling or missing paint to ceiling and walls throughout entire house.
- 19.Replace missing balusters in front porch railing.
- 20. Provide a code compliant handrail to front porch stairs.
- 21.Repair any / all damaged / missing siding, soffit, fascia and trim on the exterior.
- 22. Repair or replace cracked chimney cap.
- 23.Remove all obstructions from the gutter system on house.
- 24.Extend downspouts on the front and rear to discharge no less than 2 feet from the house.
- 25. Properly cap the standpipe on front of house and seal the downspout into standpipe on West side.
- 26. Properly prep and paint the exterior of house.

listed above, the former owner (seller) and the new owner (buyer) shall be jointly and severally liable and responsible for making said corrections. Please notify this office when ALL corrections have been made and a reinspection of the premises for compliance can be made.

> Auto Records. Code Compliance Inspector

Village of Shorewood



June 20, 2012

Gerald Baker Milwaukee County Real Estate Gerald.baker@milwcnty.com VIA E:MAIL

RE: 2018 E. Beverly Rd Onsite Parking

TAX ID: 276-0394-000

Greetings Mr. Baker,

The Village of Shorewood understands that the single family property referenced above is owned by Milwaukee County. The property is zoned R-6, allowing for one- or two-family dwellings. Currently, the property does not have a garage or driveway. As part of the Village's Code Compliance Program, a change of ownership would require that the property come into compliance for items found in violation of building-related codes as well as Shorewood's zoning code.

The intent of this letter is to respond solely to the requirements found under zoning code §535-47A(4) that states "single-family dwellings: there shall be a minimum of one parking space in an approved garage."

The Village does not have a survey on file to provide accurate measurements, but surmised that the 45'x130' parcel allows for construction of a garage and a driveway. Using GIS, the space between the east side of the dwelling and the side parcel boundary is estimated at 14 feet. Driveways require a minimum width of eight (8) feet [§535-9F(5)] and shall not be constructed unless they lead to a garage [§ 535-9F(4)]. A two-car garage is also allowed in an R-6 district with a single-family dwelling.

Lastly, zoning requirements that limit accessory structures to 10% of the lot and green space minimum of 30% would not prevent construction of a garage.

Should you have any further questions about onsite parking requirements, you may contact me at 414.847.2647 or at elang@villageofshorewood.org.

Sincerely,

Ericka Lang

Planning & Zoning Administrator 3930 N. Murray Avenue

Ericka Jang

Shorewood, WI 53211

P.02 14143825229

Approved by the Wisconsin Department of Regulation and Licensing 03-1-11 (Optional Use Date) 07-1-11 (Mandatory Use Date)

Milwaukee County Real Estate Page 1 of 9, WB-11

WB-11 RESIDENTIAL OFFER TO PURCHASE

	WB-11 RESIDENTIAL OFFER TO TOROUTE
	[DATE] IS (AGENT OF BUYER)
1 [AGENT OF SELLER/LISTING BROKER) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE
2 (A	AGENT OF SELLER/LISTING BROKER) (AGENT OF BOLLEN)
3 G	GENERAL PROVISIONS The Buyer, Filen Meyer as [Street Address] 2018 East Beverly Road
4	offers to parcitase the first village
	Wisconsin (insert additional
3 _	f Shorewood County of Milwaukee Wissonism (milwaukee wissonism) county
6 01	The state of any at lines 165-172 or 435-442 or attach as an addendum per line 434) on the lines 165-172 or 435-442 or attach as an addendum per line 434) on the lines 165-172 or 435-442 or attach as an addendum per line 434) on the lines 165-172 or 435-442 or attach as an addendum per line 434).
7 di	escription, if any, at lines 165-172 or 435-442 or attact as an addition in the result of the result
₿ 📰	PURCHASE PRICE: Several MODE COM THURS WITH TO, 358
9 _	accompanies this Offer and earnest money of \$ 3,000
10	EARNEST MONEY of \$ accompanies this Offer and earnest money of \$ broker or vill be mailed, or commercially or personally delivered within days of acceptance to listing broker or vill be mailed, or commercially or personally delivered within days of acceptance to listing broker or vill be mailed.
11 W	vill be mailed, or commercially or personally delivered within
4.0	the state of the s
13	THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unloss outletweets on the Property on INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property in INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property in INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property in INCLUDED IN PURCHASE PRICE: Seller is including in the Property in INCLUDED IN PURCHASE PRICE: Seller is including in the Property in INCLUDED IN PURCHASE PRICE: Seller is including in the Purchase Price Pr
1/1 88	INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the 1 topology
14 ₪	■ INCLUDED IN PURCHASE PRICE: Selier is including in the following additional items: NONE he date of this Offer not excluded at lines 17-18, and the following additional items:
	ne date of this offer not expense.
16 _	NOT INCLUDED IN PURCHASE PRICE: NONE
17	NOT INCLUDED IN FORCHAGE FACE
18 _	CAUTION: Identify Fixtures that are on the Property (see lines 185-193) to be excluded by Seller or which are rented
19 (CAUTION: Identify Fixtures that are on the Topersy (or and the Indiana)
20 2	and will continue to be owned by the lessor. NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are
24	NOTE: The terms of this Offer, not the listing contract
22	included/excluded. ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
23	ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed on a copy
23 [copies of the Offer. CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines CAUTION: Deadlines in the Offer are commonly calculated from acceptance and performance.
24	CAUTION, Deadlines in the Offer are commonly calculated from acceptance, Consider Wicklor Strange
25	CAUTION: Deadlines in the Offer are commonly calculated from acceptance and performance. running from acceptance provide adequate time for both binding acceptance and performance. This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on the
26	running from acceptance provide due accepted Offer is delivered to bay of the accepted Offer is delivered to bay of the
27	running from acceptance provide adequate time for both binding acceptance and performance running from acceptance provide adequate time for both binding acceptance and performance running from acceptance provide adequate time for both binding acceptance and performance running from acceptance provide adequate time for both binding acceptance and performance running from acceptance provide adequate time for both binding acceptance and performance running from acceptance provide adequate time for both binding acceptance and performance running from acceptance provide adequate time for both binding acceptance and performance running from acceptance and performance running from acceptance provide adequate time for both binding acceptance and performance running from acceptance provide adequate time for both binding acceptance and performance running from acceptance provide adequate time for both parties only if a copy of the accepted Offer is delivered to Buyer on Seller may keep the Property on the acceptance running from acceptance provide adequate time for both parties only if a copy of the accepted Offer is delivered to Buyer on acceptance running from acceptance provide adequate time for both parties only if a copy of the accepted Offer is delivered to Buyer on the acceptance running from acceptance runn
28	or before
29	market and accept secondary offers after biffding accepted Offer. CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer. CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.
30	CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer. OPTIONAL PROVISIONS TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OPTIONAL PROVISIONS TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OFFER IF MARKED "N/A"
31	OPTIONAL PROVISIONS TERMS OF THIS OFFER THAT AND THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A"
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বব	OR ARE LEFT BLANK.
24	DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in the description of the methods specified at lines 36-54. Written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-54. Written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-54.
34	The notices to a Party shall be effective only when accomplished by one of the methods specified the recipient for delivery if
35	written notices to a Party shall be effective only when accomplished by one of the methods specified at an written notices to a Party shall be effective only when accomplished by one of the methods specified at an written notice personally to the Party's recipient for delivery if (1) Personal Delivery: giving the document or written notice personally to the Party, or the Party's recipient for delivery if
36	(1) Personal Delivery, giving the document
37	named at line 38 or 39. Seller's recipient for delivery (optional): 2711 West Wells St., Milwaukee, WI 53208 Seller's recipient for delivery (optional): AVOID RECEDING White Line 14, 11, 15350
38	Seller's recipient for delivery (optional): 2711 West Wells St., MINNELLOW, WIL 53450
39	Buyer's recipient for delivery (optional). [Online telephone number:
39 40	Buyer's recipient for delivery (optional). [Month February 100
40	Buyer's recipient for delivery (optional). [MDIII] to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the following telephone number: [X] (2) Fax: fax transmission of the document or written notice to the fax transmission of the fax transmission of the document or written notice to the fax transmission of the fax tr
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40 41 42 43	Buyer's recipient for delivery (optional). [ADIII] [EXAMPLE 12] [ADIII] [EXAMPLE 23] [ADIII] [ADIII] [EXAMPLE 24] [ADIII] [ADIIII] [ADIIII] [ADIIII] [ADIIII] [ADIIIII] [ADIIIIII] [ADIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
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40 41 42 43 44 45 48 47 48 49	Buyer's recipient for delivery (optional). [ADA] 1237-1347. Seller: (2) Fax: fax transmission of the document or written notice to the following telephone number: Buyer: (800) 237-1317 Buyer: (800) 237-1317 Seller: (414) 223-1917 Buyer: (800) 237-1317 Seller: (414) 223-1917 Weller: (800) 237-1317 Buyer: (800) 237-1317 Buyer: (800) 237-1317 Buyer: (800) 237-1317 Buyer: (800) 237-1317 Seller: (414) 223-1917 All (3) Commercial Delivery: depositing the document or written notice fees prepaid or charged to an account with a commercial delivery service, addressed either to the Party's recipient for delivery address at line 47 or 48. [X] (4) U.S. Mail: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party, or to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48. Delivery address for Seller: 2711 West Wells St., 3rd Floor, Milwaukse, WI Delivery address for Buyer: WDID Per Was Land, Wallender WI Delivery address for Buyer: WDID Per Was Land, Wallender WI Seller: (800) 237-1317 Buyer: (800) 237-131
40 41 42 43 44 45 48 47 48 49	Buyer's recipient for delivery (optional). [ADA] 1237-1347. Seller: (2) Fax: fax transmission of the document or written notice to the following telephone number: Buyer: (800) 237-1317 Buyer: (800) 237-1317 Seller: (414) 223-1917 Buyer: (800) 237-1317 Seller: (414) 223-1917 Weller: (800) 237-1317 Buyer: (800) 237-1317 Buyer: (800) 237-1317 Buyer: (800) 237-1317 Buyer: (800) 237-1317 Seller: (414) 223-1917 All (3) Commercial Delivery: depositing the document or written notice fees prepaid or charged to an account with a commercial delivery service, addressed either to the Party's recipient for delivery address at line 47 or 48. [X] (4) U.S. Mail: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party, or to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48. Delivery address for Seller: 2711 West Wells St., 3rd Floor, Milwaukse, WI Delivery address for Buyer: WDID Per Was Land, Wallender WI Delivery address for Buyer: WDID Per Was Land, Wallender WI Seller: (800) 237-1317 Buyer: (800) 237-131
40 41 42 43 44 45 48 47 48 49	Buyer's recipient for delivery (optional). [NDIT Text and the following telephone number: x (2) Fax: fax transmission of the document or written notice to the following telephone number: Buyer: (800) 237-6140 Seller: (414) 223-1917 Buyer: (800) 237-6140 Seller: (414) 223-1917 x (3) Commercial Delivery: depositing the document or written notice fees prepaid or charged to an account with a commercial delivery service, addressed either to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery addressed either to the Party, or to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48. or to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48. Delivery address for Seller: 2711 West Wells St., 3rd Floor, Milwaukee, WI Delivery address for Buyer: WDID Pervass Land Williams WI Delivery address for Buyer: WDID Pervass Land Williams WI So or 54. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically personal, family or household purposes, each consumer providing an e-mail address help with the following the document or written notice to the Party's e-mail address help with the following
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- 57 OCCUPANCY Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this SE Offer at lines 165-172 or 435-442 or in an addendum attached per line 434. At time of Buyer's occupancy, Property shall be in
- sa broom swept condition and free of all debris and personal property except for personal property belonging to current tenants. 60 or that sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

- 62 ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or 63 written notice physically in the Party's possession, regardless of the method of delivery.
- 64 E CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION: "Conditions Affecting the Property or Transaction" are
- 65 defined to include:
- 66 a. Defects in the roof.
- Defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in 67 D.
- 70 d. Defects in the heating and air conditioning system (including the air filters and humidifiers).
- Defects in the well, including unsafe well water.
- Property is served by a joint well, 72 f.
- Defects in the septic system or other sanitary disposal system.
- Underground or aboveground fuel storage tanks on or previously located on the Property. (If "yes", the owner, by law, 74 h.
- may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin, 53707, whether 75
- the tanks are in use or not. Regulations of the Department of Commerce may require the closure or removal of unused 76
- 77
- "LP" tank on the Property (specify in the additional information whether the tank is owned or leased). 78 j.
- Defects in the basement or foundation (including cracks, seepage and bulges). 79 j.
- Property is located in a floodplain, wetland or shoreland zoning area. 80 K.
- Defects in the structure of the Property.
- 82 m. Defects in mechanical equipment included in the sale either as Fixtures or personal property.
- Boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).
- Defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint, 83 N. 84 Q.
- lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the Property. 85
- NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential 86 properties built before 1978.
- Presence of asbestos or asbestos-containing materials on the Property. 87 88 D.
- Defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances 69 Q.
- Current or previous termite, powder-post beetle or carpenter ant infestations or Defects caused by animal or other insect 90 es T. 92
- Defects in a wood burning stove or fireplace or Defects caused by a fire in a stove or fireplace or elsewhere on the 93 S.
- Remodeling affecting the Property's structure or mechanical systems or additions to Property during Seller's ownership 95 L. 96
- Federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.
- Notice of property tax increases, other than normal annual increases, or pending property reassessment. 97 U. 98 V.
- Remodeling that may increase Property's assessed value. 99 W.
- Property is located within a special purpose district, such as a drainage district, that has the authority to impose 100 X. assessments against the real property located within the district. 101 V.
- Proposed construction of a public project that may affect the use of the Property.
- 104 aa. Subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, rights-of-way, easements or another use of a part of the Property by non-owners, other than recorded utility easements.
- 108 bb. Structure on the Property is designated as an historic building or part of the Property is in an historic district.
- 107 cc. Any land division involving the Property for which required state or local permits had not been obtained.
- 108 dd. Violation of state or local smoke and carbon monoxide detector laws.
- 109 ee. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the
- The Property is subject to a mitigation plan required by Wisconsin Department of Natural Resources (DNR) rules related 110 to county shoreland zoning ordinances that obligates the owner to establish or maintain certain measures related to
- 111 11. 112 shoreland conditions, enforceable by the county. 113
- 114 gg. Other Defects affecting the Property.
- 115 (Definitions Continued on page 4)

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173 DEFINITIONS CONTINUED FROM PAGE 2

174 DEADLINES: "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding 175 the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day. 176 Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public holiday under 177 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive 178 registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from the 179 occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours 180 per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as

182 8 DEFECT: "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would 183 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would 194 significantly shorten or adversely affect the expected normal life of the premises.

165 FIXTURE: A "Fixture" is an item of property which is physically attached to or so closely associated with land or 186 improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily 187 removable without damage to the premises, items specifically adapted to the premises and items customarily treated as 168 fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows; electric 189 lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached 190 equipment; water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached 191 antennas; garage door openers and remote controls; installed security systems; central vacuum systems and accessories; in-192 ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on permanent 193 foundations and docks/piers on permanent foundations.

184 CAUTION: Exclude any Fixtures to be retained by Seller or which are rented (e.g., water softener or other water 195 conditioning systems, home entertainment and satellite dish components, L.P. tanks, etc.) on lines 17-18.

196 PROPERTY: Unless otherwise stated, "Property" means the real estate described at lines 4-7.

197 PROPERTY DIMENSIONS AND SURVEYS Buyer acknowledges that any land, building or room dimensions, or total 198 acreage or building square footage figures, provided to Buyer by Seller or by a broker, may be approximate because of 199 rounding, formulas used or other reasons, unless verified by survey or other means.

200 CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land, building

202 BUYER'S PRE-CLOSING WALK-THROUGH Within 3 days prior to closing, at a reasonable time pre-approved by Seller or 201 or room dimensions, if material. 203 Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change 204 in the condition of the Property, except for ordinary wear and lear and changes approved by Buyer, and that any defects 205 Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

206 PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING Seller shall maintain the Property until the earlier of 207 closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary 208 wear and tear. If, prior to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling price, 209 Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer. No later 210 than closing. Seller shall provide Buyer with lien waivers for all lienable repairs and restoration. If the damage shall exceed 211 such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer. 212 Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, 213 relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on 214 such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall 215 be held in trust for the sole purpose of restoring the Property.

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	JUN-21-2012			p	2age 5 of 9, WB-11
			ariv Road, Shorewood, WI 53211	The state of the s	080 2 0 1
	Property Address: <u>2011</u>	<u> 6 East Bay</u>	217 IS NOT MARKED OR IS MARKED N/A	LINES 257-263 APPLY.	
216		IF LINE	E 217 IS NOT MARKED OR IS MARKED NAME ENCY: This Offer is contingent upon Buyer bei	ing able to obtain a written	
217	FINANCING	G CONTING	ENCY: This Offer is contained in about 25,500 innsert L	ing able to obtain a written OAN PROGRAM OR SOURCE] f this Offer. The financing selected t	irst mortgage
218			ed below, within for a term of not less that	his Offer. The financing selected	shall be in an
240	loan commitment	t as describe	ed below, within days of acceptance of to for a term of not less that ayments of principal and interest shall not excee	n vears, amortized over	not less than
213	amount of not les	ss than \$	for a term of not less that syments of principal and interest shall not excee sectod pet appual real estate taxes, hazard insure	, Monthly p	ayments may
220	amount of notice	al monthly Da	nyments of principal and interest shall not excee mated net annual real estate taxes, hazard insura y not include a prepayment premium. Buyer agre	eres promiums and private morto	age insurance
222	also include 1/14		and include a prepayment premium. Buyer agre	jes to pay discount points and field	the financed
223	premiums. The n	nortgage ma	% of the loan. If the purchase	price under this Orier is mediate	ntingency and
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	and interest n	nav be adius	ted to reflect interest changes.	or land contract financing, der	scribe at lines
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233					
234		~ A & C C N & B & B	I MENT DIVELOUGE OF PET TO	oan and closing costs, to promp	loan described
235	■ BOAFK 2 TC	JAN COMM	TMENT: Buyer agrees to pay all customary le evidence of application promptly upon reques acceptable to Buyer, Buyer agrees to deliver to 219. Buyer and Seller agree that delivery	t of Seller. If Buyer qualifies for the	commitment no
236	mortgage loan,	and to provid	recentable to Ruyer. Buver agrees to deliver to	Seller a copy of the written loan	ommitment to
237					
238					
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240	commitment,	Buyer has	directed, in writing, delivery statisfy this	contingency if accompanied b	y a notice of
241					
247	CAUTION: The	delivered o	ommitment may contain conditions Buyer m R'S LENDER AND AGENTS OF BUYER C R OR SELLER'S AGENT WITHOUT BUYER	OR SELLER SHALL NOT DEL	VER A LUAN
24/	the loan, BU	YER, BUYE	R'S LENDER AND AGENTS OF BUYER OF ROBERT OF BUYER OF THE	S PRIOR WRITTEN APPROVA	L OR UNLESS
241	ACCOUNTAINS	PMINATION	TICE OF UNACCEPTABILITY. I RIGHTS: If Buyer does not make timely delive ten notice of termination to Buyer prior to Seller's	any of said commissions of Buy	er's written loan
24	SELLEN IE	lolivore a writ	ten notice of termination to Buyer prior to Seller:	s Actual Receipt of a dopy of	
24					
24	e commitment.	S LINIANZA II A	BILITY: If financing is not available on the term an commitment for other financing to Seller), But ander(s)' rejection letter(s) or other evidence (s)	as stated in this Offer (and Bayor	otice to Seller of
25	0 ■ FINANCING	UNAVAILA	population of the financing to Seller), Buy	yer shall promptly deliver written in	c loan source is
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25	u transaction on	i the same le	ills sectoral in the shall	he full and void Buyer authorizes	2 Deller to optani
2					ne of verification,
2	or sectionality	Seller anree	s to allow Buyer's appraiser access to the Proper	tigular value unless this Offer	r is subject to an
2					
					isal report dated
2	64 LAPPKA	MOME AMILIA	Wisconsin licensed or certified independent	appraiser who issues all approximate	the agreed upon
2					
2	267 purchase pri	ce. This con	f this Offer indicating an appraised value for the tingency shall be deemed satisfied unless Buy araisel report which indicates that the appraised	value is not equal to or greater that	HIND ASI CEG OPOIT
2					
2	269 purchase pric	ce, accompa	nied by a written notice of termination.	ed until shortly before closing. C	Onsidel Mileniel
		I CONTACO	VIUDIDO DA ORACI O ICITALITA		
	271 deadlines D	rovide adeq	uate time for performance.		
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Page 6 of 9, WB-11

272 DISTRIBUTION OF INFORMATION Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the 273 Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as 274 defined by the Real Estate Settlement Procedures Act (RESPA); (il) report sales and financing concession data to multiple 275 listing service sold databases; and (iii) provide active listing, pending sale, closed sale and financing concession information 276 and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers 277 researching comparable sales, market conditions and listings, upon inquiry.

278 DEFAULTI Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and 279 conditions of this Offer. A material failure to perform any obligation under this Offer is a default which may subject the 280 defaulting party to liability for damages or other legal remedies.

- If Buyer defaults, Seller may:
- (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
- (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual 282 283 damages. 284
 - if Seller defaults, Buyer may:
- (1) sue for specific performance; or 286
- (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both. 287
 - In addition, the Parties may seek any other remedies available in law or equity.

289 The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the 290 discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution 291 instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of 292 law those disputes covered by the arbitration agreement.

293 NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD 294 READ THIS DOCUMENT CAREFULLY. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS 295 OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL 296 RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE

297 CONSULTED IF LEGAL ADVICE IS NEEDED.

298 ENTIRE CONTRACT This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller 299 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds 300 and inures to the benefit of the Parties to this Offer and their successors in interest.

301 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons 302 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at 303 http://www.widocoffenders.org or by telephone at (608) 240-5830.

	JUN-21-2012 12:04 OH MICHIONEE 1000 122	Page 7 of 9, WE-11
	Property Address: 2018 FAST Reverly Road. Shorewood, WI 53211 CLOSING OF BUYER'S PROPERTY CONTINGENCY: This Offer is contingent upon the clo	sing of the sale of Buyer's
	TO A COMO OF BUYER'S PROPERTY CONTINGENCY. THE SHOPE	If Seller accepts
304 L	CLOSING OF BUYER'S PROPERTY CONTINGENCY: This Offer is contingent upon the cic, no later than property located at property located at property contingency and a bona fide secondary offer, Seller may give written notice to Buyer of acceptance. If Buyer does no	t deliver to Seller a written
305 p	property located at	(dellact to come =
30 6 8	a bona fide secondary offer, Seller may give written notice to Egyptian and	A STATE OF THE PROPERTY OF THE
307 V	waiver of the closing of payor and p	NEV WAIVER OF ALL
308	[INSERT OTHER REQUIREMENTS, IF ANY (e.g., PAYMENT OF ADDITIONAL EARNEST MO	hours of Buyer's Actual
309	[INSERT OTHER REQUIREMENTS, IF ANY (e.g., PAYMENT OF ADDITIONAL EARNEST INC. CONTINGENCIES, OR PROVIDING EVIDENCE OF SALE OR BRIDGE LOAN, etc.)] within	_ 110013 01 2030. 0 7 10 10
310	Receipt of said notice, this Offer shall be null and void.	ome primary unon delivery
311	Receipt of said notice, this Offer shall be null and void. Receipt of said notice, this Offer shall be null and void. SECONDARY OFFER: This Offer is secondary to a prior accepted offer. This Offer shall be not obligated.	to sive Rever notice Driot
312	SECONDARY OFFER: This Offer is secondary to a prior accepted offer. This Offer shall been secondary to a prior accepted offer. This Offer shall been of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated of written notice to Buyer that this Offer is primary buyer given the right to be made primary ahead of the primary and	s other people notice price
313	of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated of written notice to Buyer that this Offer is primary unless otherwise provided, Seller is not obligated to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of to any deadline, nor is any particular secondary buyering written notice of withdrawal to Seller prior to	Tother secondary outers
314	to any deadline, nor is any particular secondary buyer given the right to be made primary arread of to any deadline, nor is any particular secondary buyer given the right to be made primary arread of to any deadline, nor is any particular secondary buyer given the right to be made primary arread of the arrange of withdrawal to Seller prior to Buyer may declare this Offer null and void by deliver notice of withdrawal earlier than days after account of the primary arread of	delivery of Seller's notice
315	Buyer may declare this Offer fluit and void by domesting of withdrawal earlier than days after ac	ceptance of this Offer. All
316	Buyer may declare this Offer null and void by delivering written notice of withdrawal to Sellet photos. Buyer may declare this Offer null and void by delivering written notice of withdrawal earlier than days after act that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than days after act that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than days after act that this Offer is primary. Buyer may not deliver notice of withdrawal to Sellet photos.	orimary.
247	other Offer deadlines Which are full form accordance with a second montes.	7) hinding acceptance, (9)
318	other Offer deadlines which are run from acceptance shall run from the time this Offer becomes other Offer deadlines which are run from acceptance shall run from the time this Offer becomes of the Essence as to: (1) earnest money payment(s); (2) TIME IS OF THE ESSENCE Time is of the Essence as to: (1) earnest money payment(s); (2) occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE	dates and Deadlines in this
319	occupancy; (4) date of closing; (5) contingency bedomes [
320	Offer except' NONE	
204	William is of the Fee	sence" applies to a date or
322	t to the liftimo is of the	Essence, does not abbit in
323	Deadline, fallure to perform by the exact date or Deadline is a breach of contract. If "Time is of the ladder or Deadline, then performance within a reasonable time of the date or Deadline is allowed	before a breach occurs.
224	a date or Deadline, then performance within a reasonable time	
205	TITLE EVIDENCE I	roperty by warranty deed
326	TITLE EVIDENCE ■ CONVEYANCE OF TITLE: Upon payment of the purchase price, Seller shall convey the Price Conveyance of Title: Upon payment of the purchase price, Seller shall convey the Price Conveyance of Title: Upon payment of the purchase price, Seller shall convey the Price Conveyance of Title: Upon payment of the purchase price, Seller shall convey the Price Conveyance of Title: Upon payment of the purchase price, Seller shall convey the Price Conveyance of Title: Upon payment of the purchase price, Seller shall convey the Price Conveyance of Title: Upon payment of the purchase price, Seller shall convey the Price Conveyance of Title: Upon payment of the purchase price, Seller shall convey the Price Conveyance of Title: Upon payment of the purchase price of the Price Conveyance of Title: Upon payment of the purchase price of the Price Conveyance of Title: Upon payment of the purchase price of the Price Conveyance of the Pr	or other conveyance as
327	Amistop's deed if Seller is a dust, personne of	rdinances allu agreemene
220	provided herein), free and clear of all licits and cristians are minimal services	recorded building and use
120	provided herein), free and clear of all liens and encumbrances, except: municipal and zoning or provided herein), free and clear of all liens and encumbrances, except: municipal and zoning or entered under them, recorded easements for the distribution of utility and municipal services, entered under them, recorded easements for the distribution of utility and municipal and encumbrances, except: municipal and zoning or entered under them, recorded easements for the distribution of utility and municipal and zoning or entered under them, recorded easements for the distribution of utility and municipal and zoning or entered under them, recorded easements for the distribution of utility and municipal and zoning or entered under them, recorded easements for the distribution of utility and municipal and zoning or entered under them, recorded easements for the distribution of utility and municipal services, entered under them, recorded easements for the distribution of utility and municipal services, entered under them, recorded easements for the Property in violation of the foregoing disclosure them.	ed in Seller's Real Estate
220	restrictions and covenants, present uses of the Property in violation of the loregoing disclosures	
330	restrictions and covenants, present uses of the Property in Violation Report and in this Offer, general taxes levied in the year of closing and NONE	
332		
333		ad execute the documents
334	which constitutes merchantable title for purposes of this transaction. Seller shall complete at	Too
335	which constitutes merchantable title for purposes of this transaction. Selection which constitutes merchantable title for purposes of this transaction. Selection which constitutes merchantable title for purposes of this transaction. Selection which constitutes are considered to the conveyance at Selection and the con	ree.
336	necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transcences are to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transcences are the recorded building and use restrictions, cover WARNING: Municipal and zoning ordinances, recorded building and use restrictions, cover was and therefore should be reviewed, particularly if Bu	nants and easements
337	WARNING; municipal and zoning of uses and therefore should be reviewed, particularly it Bu	yer contemplates making
338	WARNING: Municipal and zoning ordinances, recorded building and use restrictions, both warning and use restrictions, both warning warning and use restrictions, both warning warning and use restrictions, both warning and use restrictions, both warning and use restrictions, both warning warning and use restrictions, both warning warning and use restrictions, both warning wa	to the amount of the
339	improvements to Property of a use other transfer in the form of an owner's policy of title inst	urance in the amount of the
340	= TITI F FVIDENCE: Seller shall give evidence of the interior still incurrence in W	isconsin. Seller shall pay al
244	numbrase price on a cuffent ALTA tottlissued by attitude to the avidence rec	Hired by Buyer's lender.
2/2	costs of providing title evidence to bayer, bayor of an part and an covid-	erane at (Seller S)(Duyor a
343	■ GAP ENDORSEMENT: Seller shall provide a "gap" endorsement or equivalent gap coverage for any liens or encumbrance at STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrance at STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrance.	es first filed or recorded afte
344	STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage to deed is recorded, subject	to the title insurance polici

- 343 <u>GAP ENDORSEMENT</u>: Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)
 344 <u>STRIKE ONE</u> ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after
 345 the effective date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy
 346 exclusions and exceptions, provided the title company will issue the endorsement. If a gap endorsement or equivalent gap
 347 coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 353-359).
- PROVISION OF MERCHANTABLE TITLE: For purposes of closing, title evidence shall be acceptable if the required title insurance commitment is delivered to Buyer's attorney or Buyer not less than 5 business days before closing, showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 326-335, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.
- TITLE NOT ACCEPTABLE FOR CLOSING: If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title by the time set for closing. In such event, Seller shall have a reasonable time, but not exceeding 15 days, to remove the objections, and the time for closing shall be extended as necessary for this purpose. In the event that Seller is unable to remove said objections, Buyer shall have 5 days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable title to Buyer.

Page 8 of 9, WB-11

360 8 SPECIAL ASSESSMENTS/OTHER EXPENSES: Special assessments, if any, levied or for work actually commenced prior 361 to the date of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by

363 CAUTION: Consider a special agreement if area assessments, property owners association assessments, special 364 charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are 365 one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) 366 relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all 367 sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact 368 fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

369 EARNEST MONEY

370 HELD BY: Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker 371 (Buyer's agent if Property is not listed or Seller's account if no broker is involved), until applied to the purchase price or 372 otherwise disbursed as provided in the Offer.

373 CAUTION: Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the 374 Parties or an attorney. If someone other than Buyer makes payment of earnest money, consider a special

376 EDISBURSEMENT: If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after 277 clearance from payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. 378 At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest 379 money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said 380 disbursement agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse 381 the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; 362 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; or (4) 383 any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to file an 384 interpleader action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees, not to 385 exceed \$250, prior to disbursement.

388 LEGAL RIGHTS/ACTION: Broker's disbursement of earnest money does not determine the legal rights of the Parties in 387 relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior to 388 disbursement per (1) or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If Buyer or 389 Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. 390 Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with 1-4 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting attorneys regarding their 382 legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless from any liability for good faith 393 disbursement of earnest money in accordance with this Offer or applicable Department of Regulation and Licensing 394 regulations concerning earnest money. See Wis. Admin. Code Ch. RL 18.

INSPECTIONS AND TESTING Buyer may only conduct inspections or tests if specific contingencies are included as a part of 396 this Offer. An "inspection" is defined as an observation of the Property which does not include an appraisal or testing of the 397 Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, 398 which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building 399 materials from the Property and the laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, 400 testers and appraisers reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in 401 this Offer. Buyer and licensees may be present at all inspections and testing. Except as otherwise provided, Seller's 402 authorization for inspections does not authorize Buyer to conduct testing of the Property.

403 NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the 404 test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other 405 material terms of the contingency.

408 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed 407 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller. 408 Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to be reported 409 to the Wisconsin Department of Natural Resources.

	JUN-21-2012 15:05	UA MILWAUKEE NUC MED	14143623223 1.15 Page 9 of 9, WB-11
,	Property Address: 2018 Enat Beverly	Road, Shorawood, WI 53211	ines 395-409). This
. F	Property Acciess. 2018 PROPERTY CONTINGEN	CY: This contingency only authorizes	inspections, not testing (see lines 395-409). This gahome inspection of the Property which discloses ent inspector or independent qualified third party
410 L	Official confinence whom a Wiscons	in registered home inspector performing	g a home inspection of the ropological field third party
411 (Offer is further	contingent upon a qualified independe	ent inspector or independent qualified third party
412	performing an inspection of	The state of the s	to be separately inspected, e.g.,
413	performing an inspection of	(list any Prope	erty component(s) to be separately inspected, e.g.,
414	ming pool roof foundation.	chimney, etc.) which discloses no De	fects. Buyer shall order the inspection(s) and be sections recommended in a written report resulting
415	swimming poor, took, touridation,	tion(s). Buyer may have follow-up insp	pections recommended in a written report resulting sections at line 421. Inspection(s) shall be performed
417	from an authorized inspection, pro	tor or independent qualified third party.	
418	by a qualified independent inspect	e sufficient time for the home inspect	ion and/or any specialized inspection(s), as well
419	CAUTION: Buyer among providence.		dolivers to Seller a copy of the
420	as any follow-up inspection(5).	d satisfied unless Buyer, within	days of acceptance, delivers to Seller a copy of the fied in those report(s) to which Buyer objects (Notice
421	I his contingency strait be decime	written notice listing the Defect(s) identif	fied in those report(s) to which Buyer objects (Notice
422	Written inspection report(s) and a	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	a di sa massa docuiroment
423	of Detects).	nent is not a Notice of Defects and w	vill not satisfy this notice requirement. nclude structural, mechanical or other conditions the
424	CAUTION: A proposed amend	ncy Defects (see lines 182-184) do not in	nclude structural, mechanical or other conditions the before signing this Offer.
425	For the purposes of this contingent	hey, Defects (see lines 182-164) do not le had actual knowledge or written notice liverall not) STRIKE ONE ("shall" if ne	before signing this Offer.
426	nature and extent of which buyer	("shall not) STRIKE ONE ("shall" if ne	ither is stricken) have a right to cure the beleas.
427	RIGHT TO CURE: Seller (Strain	nay satisfy this contingency by: (1) de	elther is stricken) have a right to cure the Defects. If elivering written notice to Buyer within 10 days of ure Defects; (2) curing the Defects in a good and ure Defects; (2) curing the Defects in a good. This
428	Seller has right to cure, Seller I	f Defects stating Seller's election to C	ure Defects; (2) curing the Defects in a good and good the work done within 3 days prior to closing. This age the work done within 3 days prior to closing.
429	Buyer's delivery of the Notice of	vering to Buyer a written report detailing	of Defects and written inspection report(s) and: (1)
430	workmanlike manner; and (3) den	for makes timely delivery of the Notice	of Defects and written inspection report(s) and: (1) Seller delivers written notice that Seller will not cure
431	Offer shall be null and void if buy	or (2) Seller has a right to cure but: (a)	Seller delivers written notice that Seller will not cure
432	Seller does not have a right to cur	ver the written notice of election to cure	the of this Offer
433	or (b) Seller does not timely deliv	Lead Base Paint Add	is/are made part of this Offer.
434	X ADDENDA: The attached		
435	ADDITIONAL PROVISIONS/CO	INTINGENCIES	
436			0000
437		er. buler is a lice	insor rial estate agent in
438	This is a 105h Ut	er. Imper District	
439	(1.3)		
440	The State of WI	.1	
441			<u> </u>
442		F1. M(0)	101/ mourered health
443	This Offer was drafted by [Licen	see and Firm]	on (-13-12
	l		on <u>Q (3 12 12 12 12 12 12 12 12 12 12 12 12 12 </u>
444	- 6 1	10/	0-13-12
445	(x) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Mame Here > ETECH Meyer	Date A
446	Buyer's Signature' A Print N	ame here , FIRM NAMED	
			Date ▲
447	Print N	ame Here >	
448	50,500,500	T Backer acknowledges receipt of earr	nest money as per line 10 of the above Offer.
448	EARNEST MONEY RECEIPT	T ploket sevilomendas teceibres eggs	
450	1	Broker (by)	ATIONS AND COVENANTS MADE IN THIS OFFER
	CELLER ACCEPTS THIS OFF	ER. THE WARRANTIES, REPRESENT	ATIONS AND COVERNATIONS THE PROPERTY
45	SUPVIVE OF OSING AND THE	CONVEYANCE OF THE PROPERTY	SELLER AGREES TO CONVEY THE PROPERTY ACKNOWLEDGES RECEIPT OF A COPY OF THIS
45	ON THE TERMS AND CONDI	TIONS AS SET FORTH HEREIN AND	ACKNOWLEDGES RECEIPT OF A COPY OF THIS
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45	4 Vrren.		Date A
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45	6 Seller's Signature 🔺 Print N	daline itero y manual	
A C	7 (~)		Date A
45	Caller's Signature & Print	lame Here ▶	
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45	9 This Offer was presented to Se	Sliet DA Friceilece and rund	at a.m./p.m.
46		î î	G. S.
щ		This Offer is counter	ata,m./p.m. red [See attached counter] Seller Initials A Date A
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Madison, Wisconsin 53704

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14143825229 Milwaukee County Real Estate

WISCONSIN REALTORS® ASSOCIATION 4801 Forest Run Road

OFFER ADDENDUM S - LEAD BASED PAINT DISCLOSURES AND ACKNOWLEDGMENTS

Page 1 of 3

■ LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead polsoning. Lead polsoning In young children may produce permanent neurological damage, including learning disabilities, reduced Intelligence quotient, behavioral problems, and Impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or Inspection for possible lead-based paint hazards is recommended prior to purchase.

Disclosures and Acknowledgments made with respect to the Property at 2018 East Beverly Road, Shorewood

. Wisconsin.

■ <u>SELLER DISCLOSURE AND CERTIFICATION.</u>

Note: See Seller Obligations at lines 27 - 54 and 55 - 112. (1) SELLER DISCLOSURES: (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: NONE

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

(b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property: (Identify the LBP record(s) and report(s) (e.g. LBP abatements, NONE

inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.") (2) SELLER CERTIFICATION: The undersigned Seller has reviewed the information above and certifies, to the best of their knowledge, that the information provided by them is true and accurate.

(ALL Sellers' signatures) A Print Names Here - craig Dillmann, Manager Real E,

(Date) A

Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

(Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.110, 745.113 & 745.115; and 24 CFR subtitle A, 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.) DISCLOSURE REQUIREMENTS FOR SELLERS. (a) The following activities shall be completed before the Buyer is obligated under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

(1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information pamphlet. Such pamphlets include the EPA document entitled Protect Your Family From Lead In Your Home (EPA

#747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

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

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

lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

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

(b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting

the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

Milwaukee County Real Estate 2711 W Wells St. 3rd Floor Milwaukee, WI 53208 Craig Dillmann Phone: (414)278-4371

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113	AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION. AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION. Subject to Federal LBP Law (see lines 80 - 84) hereby
141	(1) ACKNOWLEDGMENT: All agent(s) III this transaction by Federal IRP law (see lines 27 - 54 and 55 -
117	(2) CERTIFICATION. The disconstign provided by them is true and accurate.
118	Knowledge, that the information provided by drawn to the second of the control of
	(Date) A
119 120	(X) (Agent's signature) A Print/Agent & Firm Names Here > Eilen Weyer (Date) A
	(Deta) a
121 122	(X) (Agent's signature) A Print Agent & Firm Names Here ▶
123 124 125	BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency). (a) Before a Buyer is obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. (b) Not withstanding lines 123 - 126, a Buyer may waive the opportunity to conduct the risk assessment or inspection by so indicating in writing.
129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 146	■BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION. (1) LEAD-BASED PAINT INSPECTION CONTINGENCY: [Buyer to check one box at lines 131, 147 or 148. If no box is checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.] □ LEAD-BASED PAINT INSPECTION CONTINGENCY: This Offer is contingent upon a federal or state certified lead inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency within shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within have larger as a copy of the inspector's or risk assessor's written report and a written notice of the listing broker, if any. A proposed amendment will not satisfy this notice requirement. RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to cure, If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's notice, written notice of Seller's slection to abate the LBP identified by the Buyer, and (2) providing Buyer, no later than 3 days notice, written notice of Seller's slection to abate the LBP identified by the Buyer makes timely delivery of the above notice and the identified LBP has been abated. This Offer shall be null and vold if Buyer ma
15	9 (2) BUYER ACKNOWLEDGMENT: Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's 0 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received 1 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment 2 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).
15 15	3 (3) BUYER CERTIFICATION: The undersigned Buyer has reviewed the information above and certifies, to the best of their knowledge, that the information provided by them is true and accurate.
	6-13-12 (Date) A
15	(A)
15	

