

SELLER DISCLOSURE REPORT - VACANT LAND

PROPERTY OWNER: Lance L. Weidner, Nancy A. Weidner

PROPERTY ADDRESS: Lot 10 Harvest Hills, Menomonie, WI 54751

OWNER HAS OWNED THE PROPERTY FOR _____ YEARS.

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

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

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

EXPLANATIONS OF "YES" OR "UNSURE" ANSWERS I believe all utilities are brought to the property line already Jill, but if you can double check that would be confirmation.

The Owner certifies that the information in this report is true and correct to the best of the Owner's knowledge as of the date below.

(X) Signature 5/23/12
Nancy A. Weidner Benquist Date

(X) _____
By ▲ Date ▲
Jill Rassbach Pember

(X) _____
Buyer's Signature Date