

# Rock Lake Storage - Lake Mills, WI

## Business and Land For Sale

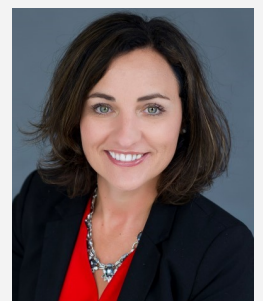


Great opportunity to purchase a clean, established, well-managed Self Storage Unit Facility with excellent rental history. 229 Storage Units, Office and 40 x 44 Warehouse. Fenced property, security cameras and the storage units feature power doors, and personal access codes. Sale includes an additional 4 acre lot (Zoned Industrial with Storage as an approved conditional use) for potential expansion. Great location close to I-94 between Madison and Milwaukee.

# \$2,650,000

**CENTURY 21**  
Affiliated

**Laura Flood**  
Realtor, ABR, CRS, e-PRO, GRI, CNE  
920.988.9767 Text/Cell  
[Laura@LaurasRealEstateGroup.com](mailto:Laura@LaurasRealEstateGroup.com)



# Rock Lake Storage—Lake Mills

## Confidentiality Agreement

This Confidentiality Agreement (“Agreement”) is made and agreed to by \_\_\_\_\_ (“Buyer”) regarding the property at 650 Owen St, and 675 Industrial Dr all in Lake Mills, WI 53551 (Collectively known as Rock Lake Storage) (the “Property”).

The buyer has requested additional information for the purpose of evaluating a possible acquisition of the property (“Information”). The Seller shall deliver the Information for Buyer’s limited use in connection with evaluation of the Property for purchase and for no other purpose. Buyer hereby enters into this Confidentiality Agreement and covenants and agree to Seller as follows:

1. Buyer represents to Seller that it shall not, without the prior written consent of the Seller, disclose to any other person or entity the Information or any oral or written communications concerning the Property.
2. The obligation of confidentiality pursuant to this Agreement shall continue in perpetuity. This Agreement supersedes any and all prior or contemporaneous agreements, whether written or oral.
3. This Agreement applies to all Information received which is not available to the general public. Buyer understands that all information shall be treated as confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm. In the event of any breach of this Agreement, Seller shall be entitled to any and all remedies available under the law.
4. Buyer shall not contact directly any persons concerning the Property, other than the Sellers’ agent without Seller’s written approval. Such persons include, without limitation: tenants, tenant’s employees, tenant’s suppliers, etc. A breach of this provision will be deemed to be a direct breach of this Agreement.
5. Seller nor it’s Agent make any representations or warranties, express or implied, as to the accuracy or completeness or any Information provided. Buyer assumes full and complete responsibility for receipt and verification of all Information and waives any potential recourse against Seller, subject to a future listing agreement between Seller and Buyer.
6. Buyer shall not, without prior written consent or approval of Seller, be entitled to assign this Agreement or any rights hereunder to any person or entity without Seller’s prior written authorization.
7. If Buyer is a corporation, partnership, LLC or other type of legal entity, the individual(s) signing this Agreement on its behalf will take all precautions to limit the distribution of the Information only to those persons within the entity who must know the Information, and who are specifically aware of this Agreement and agree to honor and enforce it.
8. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin and shall be binding upon and enforceable by the parties hereto as well as their respective heirs, personal representatives, successors and assigns.

### Signature and Acknowledgement by Buyer:

Signature: \_\_\_\_\_  
Company: \_\_\_\_\_  
Email: \_\_\_\_\_  
Address: \_\_\_\_\_  
Agent Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Agent Telephone: \_\_\_\_\_

# Rock Lake Storage—Lake Mills

## **NO WARRANTIES OR REPRESENTATIONS**

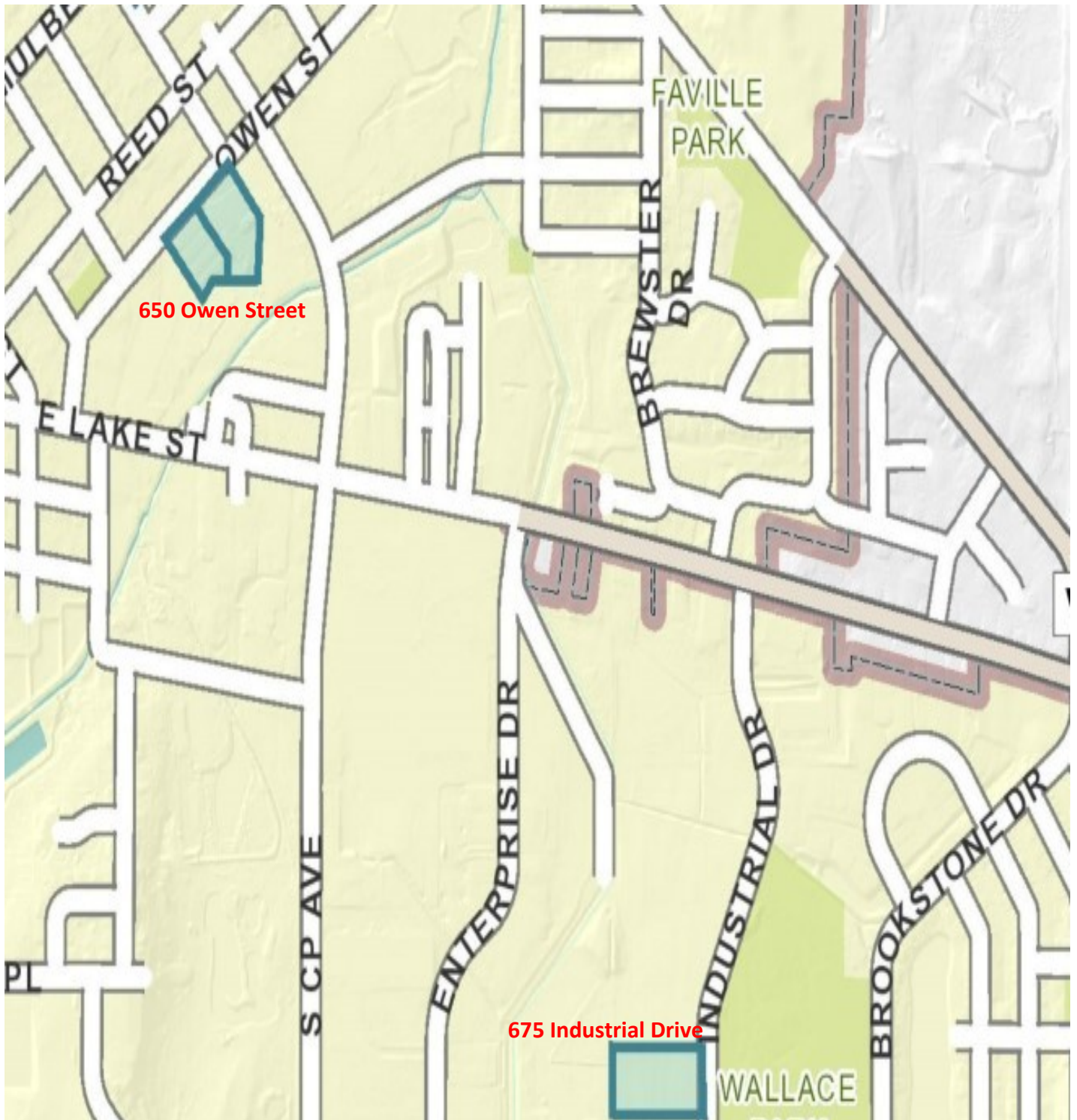
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, financial estimates, and other projections are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## **PROPERTY TOURS**

Prospective purchasers are encouraged to visit the subject properties prior to submitting offers. However, all property tours must be arranged with the listing agent, Laura Staude Flood at (920) 699-8121. Please do not contact the owner or onsite tenants without prior approval.

# Rock Lake Storage—Lake Mills

## Map of Included Parcels





# Rock Lake Storage—Lake Mills

## ADDENDUM A

<u>Property</u>	<u>Square Ft</u>	<u>Tax ID</u>	<u>Acreage</u>	<u>Taxes</u>
650 Owen Street:				
Building 1 – 28 Units	6360 sq ft	246-0713-1243-081	2.023 Acres	\$14,978.49
Building 2 – 28 Units	6560 sq ft			
Building 3 – 28 Units	6560 sq ft			
Building 4 – 12 Units	4620 sq ft			
Building 5 – 20 Units, Office & 40X44 Warehouse	9600 sq ft	246-0713-1243-105	2.805 Acres	\$29,055.97
Building 6 – 42 Units	9600 sq ft			
Building 7 – 42 Units	9600 sq ft			
Building 8 – 28 Units	7560 sq ft			
675 Industrial Dr – Vacant Lot		246-0714-1831-004	4.000 Acres	\$20.68
TOTAL			<b>8.828 Acres</b>	<b>\$44,055.14</b>

# Rock Lake Storage—Lake Mills

Metro MLS # 1645514    SCWMLS # 1861796

<u>Address</u>	<u>Parcel ID</u>	<u>Acres</u>	<u>Taxes</u>
650 Owen Street—Building 1-4	246-0713-1243-081	2.023	\$14,978.49
650 Owen Street—Building 5-8	246-0713-1243-105	2.805	\$29,055.97
675 Industrial Drive	246-0714-1831-004	4.00	\$20.68
	TOTALS	8.828	\$44,055.14

# Rock Lake Storage—Lake Mills

## ADDENDUM B

Items included with 650 Owen:

- Computer/Monitor/Desk(s)
- Management Software (Syrasoft Management Software)
- 42" TV
- 3 Office Desk Chairs
- 2 Gun Safes
- 3 Black Chairs for Waiting Area
- 2 Tall Stools
- Table/Counter by Window Front
- Open Sign
- Outdoor Signage (4)
- 2 Fish Tanks/Office
- Pictures/Artwork
- Light Fixtures
- 2 Ladders
- Black Mini Fridge
- 2 Counter Units
- 2 File Cabinets
- 19 Security Cameras, Hard Drive, Wi-Fi System
- Rock Lake Storage Phone Number
- Rock Lake Storage Website
- Rock Lake Storage Client List

# Rock Lake Storage—Lake Mills

## Property

## Size and Notes

### 650 Owen Street

229 Storage Units  
Open Warehouse  
Office Space / Restroom

Various Sizes 10 x 10 –24 x 40  
40 x 44  
See Addendum B for Included Items

### 675 Industrial Drive

4 Acre Vacant Lot in Lake Mills Business Park



# 650 Owen Street—Lake Mills



## **Features:**

Power Doors, Personal Access Codes, Interior Lights, Security Cameras, Fenced Property, Pond-Licensed Fish Farm

<b><u>Parcel ID</u></b>	<b><u>Acres</u></b>	<b><u>Taxes</u></b>
246-0713-1243-081	2.023	\$14,978.49
246-0713-1243-105	2.805	\$29,055.97
TOTAL	4.828 Acres	\$44,034.46

<b><u>Building</u></b>	<b><u>Units</u></b>	<b><u>Square Ft</u></b>
Building 1	28 Units	6,360 sq ft
Building 2	28 Units	6,560 sq ft
Building 3	28 Units	6,560 sq ft
Building 4	12 Units	4,620 sq ft
Building 5	20 Units, Office, 40x44 Warehouse	9,600 sq ft
Building 6	42 Units	9,600 sq ft
Building 7	42 Units	9,600 sq ft
Building 8	28 Units	7,560 sq ft
	<b>229 Units</b>	<b>60,460 sq ft</b>

# 650 Owen Street—Lake Mills

## Plat Map





# 650 Owen Street—Lake Mills

## Aerial Overview Map





# 650 Owen Street—Lake Mills



**SELLER DISCLOSURE REPORT - COMMERCIAL**

PROPERTY OWNER: Rock Lake Storage LLC

PROPERTY ADDRESS: 650 Owen Street, Lake Mills, WI 53551

OWNER HAS OWNED THE PROPERTY FOR 8 YEARS.

Wis. Admin. Code § REEB 24.07(1)(b) 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 § REEB 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.

MARK ONE ANSWER: Explain any "yes" or "unsure" answers in the blank lines following item (24).

- |  | yes | no | unsure |
|--|-----|----|--------|
| 1. Defects in structural components, e.g. roof, foundation, basement or other walls?   | —   | X  | —      |
| 2. Defects in mechanical systems, e.g. HVAC, electrical, plumbing, septic, well, fire safety, security or lighting?  | —   | X  | —      |
| 3. Underground or above ground storage tanks presently or previously on the Property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil?   | —   | X  | —      |
| 4. A defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, lead paint, asbestos, radon, radium in water supplies, mold, pesticides or other potentially hazardous or toxic substances on the premises?   | —   | X  | —      |
| 5. Production of or spillage of methamphetamine (meth) or other hazardous or toxic substances on the Property?   | —   | X  | —      |
| 6. Zoning or building code violations, any land division involving the property for which required state or local permits had not been obtained, nonconforming structures or uses, conservation easements, rights-of-way?  | —   | X  | —      |
| 7. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to impose assessments against the real property located within the district?  | —   | X  | —      |
| 8. Proposed, planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property or the present use of the Property?  | —   | X  | —      |
| 9. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition?   | —   | X  | —      |
| 10. Flooding, standing water, drainage problems or other water problems on or affecting the Property?  | —   | X  | —      |
| 11. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides?   | —   | X  | —      |
| 12. Near airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property?   | —   | X  | —      |
| 13. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations?   | —   | X  | —      |
| 14. The Property is subject to a mitigation plan required under administrative rules of the Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the Property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | —   | X  | —      |

- |   | yes | no | unsure |
|---|-----|----|--------|
| 15. All, or part, of the Property is subject to, enrolled in or in violation of a Farmland Preservation Agreement (see 23) or a Forest Crop, Managed Forest (see disclosure requirements in Wis. Stat. § 710.12), Conservation Reserve or comparable program?   | —   | X  | —      |
| 16. A pier attached to the Property that is not in compliance with state or local pier regulations?<br>See <a href="http://dnr.wi.gov/">http://dnr.wi.gov/</a> for information.   | —   | X  | —      |
| 17. Governmental investigation or private assessment/audit (of environmental matters) ever being conducted?<br>When and by whom? <u>see attached DNR letter dated 7-30-14</u>   | X   | —  | —      |
| 18. Encroachments; easements, other than recorded utility easements; access restrictions; covenants, conditions and restrictions; shared fences, walls, wells, driveways, signage or other shared usages; or leased parking?  | —   | X  | —      |
| 19. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property?   | —   | X  | —      |
| 20. A structure on the Property designated as a historic building, any part of the Property located in a historic district, or burial sites or archeological artifacts on the Property?   | —   | X  | —      |
| 21. Other defects affecting the Property?   | —   | X  | —      |
| 22. Use Value Assessments: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <a href="http://www.revenue.wi.gov/faqs/slf/useassmt.html">http://www.revenue.wi.gov/faqs/slf/useassmt.html</a> . |     |    |        |
| (a) The land has been assessed as agricultural land under Wis. Stat. § 70.32 (2r)?  | —   | X  | —      |
| (b) The land has been assessed a use-value conversion charge under Wis. Stat. § 74.485(2)?  | —   | X  | —      |
| (c) The payment of a use-value conversion charge has been deferred under Wis. Stat. § 74.485(4)?  | —   | X  | —      |
| 23. Notice: The early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Call 608-224-4500 or visit <a href="http://datcp.wi.gov/Environment/Working_Lands_Initiative/">http://datcp.wi.gov/Environment/Working_Lands_Initiative/</a> for more information.<br>The Property is subject to a farmland preservation agreement?  | —   | X  | —      |
| 24. I am aware that a dam is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners association, lake district, or similar group. (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)  | —   | X  | —      |

**EXPLANATIONS OF "YES" OR "UNSURE" ANSWERS**

new 2019 TAX assessment received, TE

**Notice: 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 phone at 608-240-5830.**

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) <u>[Signature]</u> Signature ▲	<u>6-26-19</u> Date ▲	(X) _____ Signature ▲	_____ Date ▲
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I acknowledge receipt of a copy of this report.

(X) _____ Buyer's Signature ▲	_____ Date ▲	(X) _____ Buyer's Signature ▲	_____ Date ▲
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State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
3911 Fish Hatchery Road  
Fitchburg WI 53711-5397

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



July 30, 2014

Tim Esser  
Rock Lake Storage  
937 Pope St.  
Lake Mills, WI 53551

**Subject: No Additional Action Required**  
Due to a New Determination Regarding the Site Conditions and Findings  
"Storage Shop" Case at 650 Owen Street in Lake Mills, Wisconsin  
WDNR BRRTS # 02-28-559046 (and now 09-28-559046)

Dear Mr. Esser:

On October 29, 2008, Ayres Associates notified the Wisconsin Department of Natural Resources (WDNR) that polycyclic aromatic hydrocarbons, volatile organic compounds, and metals were detected at the former APV/Crepaco foundry and former foundry sand landfill. Due to the subdivision of the former APV/Crepaco property and based on information and policy at the time, on July 12, 2012 the WDNR sent you a letter explaining your obligations for restoring the environment at the two contiguous properties owned by Storage Shop USA and Esser Property, both of which are now part of Rock Lake Storage located at 650 Owen Street in Lake Mills.

Today's letter provides our determination that based on an evaluation of the information now available to the Department, you are not required to conduct a site investigation at the properties described above. The findings at your properties are consistent with former use as a foundry sand landfill. The available data indicate that the elevated chemical concentrations in the foundry sand have not migrated into the native environment, and therefore (in keeping with our policy on discharges to the environment) your property is not a known discharge site. This means that based on the information we have for your properties, the cleanup requirements are not applicable.

The redevelopment of the properties into storage units with gravel and pavement surfaces, in combination with the perimeter fencing, provides an adequate barrier against public contact with the foundry sand material. When the work is completed all foundry sand material should be covered up. In the interim, you should continue to maintain compliance with the Conditional Grant of Exemption for Development at a Licensed Landfill, issued by the WDNR on August 8, 2012, and with other federal, state, and municipal requirements.

Our Bureau for Remediation and Redevelopment Tracking System ("BRRTS") will now show the site status as "No Action Required". We are also assigning 09-28-559046 as the revised BRRTS tracking number.

Thank you for your hard work and patience. It is great to see old sites like this one put back into productive use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Aekerman', written over a horizontal line.

Jeff Aekerman  
Hydrogeologist  
Remediation & Redevelopment Program  
608-275-3323

# 675 Industrial Drive—Lake Mills



**Parcel ID**

246-0714-1831-004

**Acres**

4.0

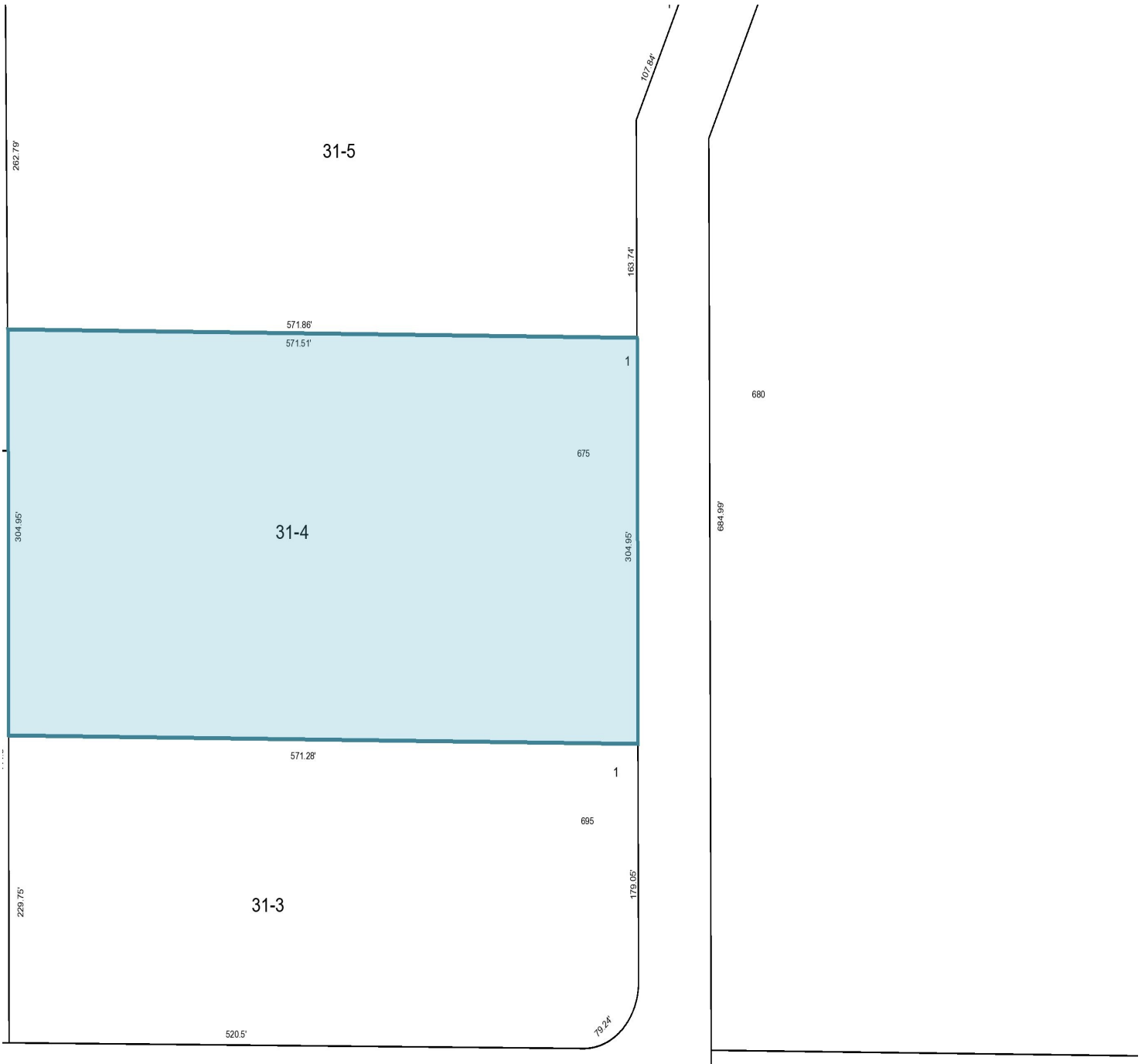
**Taxes**

\$20.68

4.0 Acre level lot located in Lake Mills Industrial/Business Park. Zoned Planned Industrial with many allowable uses. Great location next to an established daycare facility and across from a new city park. Close to I-94 and just off of County Road B for easy highway access. Could be used for future expansion of storage facilities or other business.

# 675 Industrial Drive—Lake Mills

## Plat Map





# 675 Industrial Drive—Lake Mills

## Aerial Overview Map





# 675 Industrial Drive—Lake Mills



**VACANT LAND DISCLOSURE REPORT**

**DISCLAIMER**

A. THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 675 Industrial Drive (STREET ADDRESS) IN THE City (CITY) (VILLAGE) (TOWN) OF Lake Mills, COUNTY OF Jefferson, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF August (MONTH) 15th (DAY), 2013 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

**OWNER'S INFORMATION**

B.1 In this form, "am aware" means have notice or knowledge. 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 adversely affect the use of the property.

B.2 The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3 The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes". *\*If a statement is instead answered by a third party expert's written information, check "See Expert's Report" and attach the information.\**

B.4 If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

**PROPERTY CONDITION STATEMENTS\***

	Yes	No	N/A	See Expert's Report
C.1. I am aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property.	___	<input checked="" type="checkbox"/>	___	___
C.2. I am aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition.	___	<input checked="" type="checkbox"/>	___	___
C.3. I am aware of a land division or subdivision for which required state or local approvals were not obtained.	___	<input checked="" type="checkbox"/>	___	___
C.4. I am aware that all or a portion of the property is in a floodplain, wetland, or shoreland zoning area under local, state, or federal regulations.	___	<input checked="" type="checkbox"/>	___	___
C.5. I am aware that all or part of the property is subject to, or in violation of, an agricultural conservation easement or a farmland preservation agreement with the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) (also see item D. 2.), or under a county farmland preservation plan or enrolled in, or in violation of, a forest cropland, managed forest land (also see item D. 2m.), conservation reserve, or other comparable program.	___	<input checked="" type="checkbox"/>	___	___
C.6. I am aware of a boundary or lot dispute, an encroachment, an encumbrance, a joint driveway, or a violation of the fence laws under ch. 90, Wis. stats.	___	<input checked="" type="checkbox"/>	___	___
C.7. I am aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property.	___	<input checked="" type="checkbox"/>	___	___
C.8. I am aware of any condition constituting a significant health risk or safety hazard for occupants of the property.	___	<input checked="" type="checkbox"/>	___	___
C.9. I am aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil. (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Safety and Professional Services at P.O. Box 7970, Madison, Wisconsin, 53707, whether the tanks are in use or not. Regulations of the Wisconsin Department of Safety and Professional Services may require the closure or removal of unused tanks.)	___	<input checked="" type="checkbox"/>	___	___



	Yes	No	N/A	See Expert's Report
C.10. I am aware of 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.	—	✓	—	—
C.11. I am aware that methamphetamine or other hazardous or toxic substances have been manufactured on the property.	—	✓	—	—
C.12. I am aware of high voltage electric (100 kilovolts or greater) or steel natural gas transmission lines located on, but not directly serving, the property.	—	✓	—	—
C.13. I am aware of defects in any well, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations.	—	✓	—	—
C.14. I am aware of defects in any septic system or other sanitary disposal system on the property or any out-of-service septic system that is not closed or abandoned according to applicable regulations.	—	✓	—	—
C.15. I am aware of subsurface conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, or slides; or excessive rocks or rock formations.	—	✓	—	—
C.16. I am aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial action program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.	—	✓	—	—
C.17. I am aware that there is no legal access to the property by vehicle from public roads.	—	✓	—	—
C.18. I am aware that the property is subject to any of the following: a homeowners' association; a common area shared or co-owned with another; a zoning violation or nonconforming use; a right-of-way; a restrictive covenant; an easement, including a conservation easement; an easement maintenance agreement; or use of a part of the property by a nonowner, other than a recorded utility easement.	—	✓	—	—
C.19. I am aware that the property is located within a special purpose district, such as a drainage district, lake district, sanitary district, or sewer district, that has the authority to impose assessments against real property located within the district.	—	✓	—	—
C.20. I have received notice of a property tax increase, other than a normal annual increase, or am aware of a completed or pending property reassessment or a proposed or pending special assessment.	—	✓	—	—
C.21. I am aware of burial sites, archeological artifacts, mineral rights, orchards, or endangered species on the property.	—	✓	—	—
C.22. I am aware of flooding, standing water, drainage problems, or other water problems on or affecting the property.	—	✓	—	—
C.23. I am aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.	—	✓	—	—
C.24. I am aware of significant odor, noise, water intrusion, or other irritants emanating from neighboring property.	—	✓	—	—
C.25. I am aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased trees; or substantial injuries or disease in livestock on the property or neighboring property.	—	✓	—	—
C.26. I am aware of existing or abandoned manure storage facilities.	—	✓	—	—
C.27. I am aware that the property is subject to a mitigation plan required under administrative rules of DNR related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county.	—	✓	—	—
C.28. I am aware that a pier attached to the property is not in compliance with state or local pier regulations. See <a href="http://dnr.wi.gov/">http://dnr.wi.gov/</a> for information.	—	✓	—	—
C.29. I am aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.	—	✓	—	—
C.30. I am aware of other defects affecting the property.	—	✓	—	—

See  
Expert's  
Report

ADDITIONAL INFORMATION

Yes No N/A

D.1 Use-Value Assessments. The use-value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a nonagricultural use, such as residential or commercial development, that person may owe a conversion charge. To obtain more information about the use-value law or conversion charge, contact the Wisconsin Department of Revenue's (DOR's) equalization section at (608) 266-2149 or visit: <http://www.revenue.wi.gov/faqs/sif/useassmt.html>.

- a. I am aware that all or part of the land has been assessed as agricultural land under § 70.32(2r), Wis. stats. \_\_\_  \_\_\_
- b. I am aware that the owner has been assessed a use-value conversion charge under § 74.485(2), Wis. stats. \_\_\_  \_\_\_
- c. I am aware that the payment of a use-value conversion charge has been deferred under § 74.485(4), Wis. stats. \_\_\_  \_\_\_

D.2. Farmland Preservation. Early termination of a farmland preservation agreement or removal of land from a farmland preservation agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. For more information, call (608) 224-4500 or visit: <http://workinglands.wi.gov>.

- a. I am aware that the property is subject to a farmland preservation agreement. \_\_\_  \_\_\_

D.2m. Managed Forest Land. The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit: <http://dnr.wi.gov/forestry>.

- a. I am aware that all or part of the property is enrolled in the managed forest land program. \_\_\_  \_\_\_

D.3. Utility Connections. I am aware that the property is connected to the following utilities on the property or at the lot line:

- a. Electricity. \_\_\_  \_\_\_
- b. Municipal water. \_\_\_  \_\_\_
- c. Telephone. \_\_\_  \_\_\_
- d. Cable television. \_\_\_  \_\_\_
- e. Natural gas. \_\_\_  \_\_\_
- f. Municipal sewer. \_\_\_  \_\_\_

D.4. The owner has owned the property for 3 years.

D.5. Explanation of "yes" responses. (See B.3.) All utilities are available

**NOTICE REGARDING SEX OFFENDER REGISTRY**

E. The prospective buyer may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at (608) 240-5830 or by visiting <http://www.widocoffenders.org>.

**OWNER'S CERTIFICATION**

F. The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner [Signature] Date 8-14-13

**CERTIFICATION BY PERSON SUPPLYING INFORMATION**

G. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person \_\_\_\_\_ Items \_\_\_\_\_ Date \_\_\_\_\_  
Person \_\_\_\_\_ Items \_\_\_\_\_ Date \_\_\_\_\_  
Person \_\_\_\_\_ Items \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE REGARDING ADVICE OR INSPECTIONS**

H. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS, OR WARRANTIES.

**BUYER'S ACKNOWLEDGEMENT**

I.1. The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as floodplain status.

I.2. I acknowledge receipt of a copy of this statement.

Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_

\*NOTE: All information appearing in italics in this Vacant Land Disclosure Report is purely of a supplemental nature and is not required pursuant to Section 709.033 of the Wisconsin Statutes.  
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Drafted by: Attorney Debra Peterson Conrad

**AMENDMENT TO CONDITION OR DISCLOSURE REPORT**

1 **Requirement to Amend Report:** Wis. Stat. § 709.035 requires owners who, prior to acceptance of an offer to purchase or  
2 an option to purchase, become aware of a condition or obtain information that would change an answer on a Real Estate  
3 Condition Report or a Vacant Land Disclosure Report, to amend the report. This may be done by completing another copy  
4 of the report that reflects the new information, or by completing an amendment to the previously completed report. This  
5 form may be used for such an amendment.

6 **Owner's Name(s):** Esser Properties LLC  
7 \_\_\_\_\_

8 **Name of Report Furnished:** (~~Real Estate Condition Report~~) (Vacant Land Disclosure Report) (~~Seller Disclosure Report~~)  
9 (~~Commercial~~) (~~Other~~: Vacant Land Disclosure Report ) **STRIKE AND COMPLETE AS APPLICABLE**

10 **Date and Address on Prior Report:** This Amendment modifies the report dated \_\_\_\_\_ (date of report), for the  
11 Property at 675 Industrial Drive (street address) in the  
12 (City) (~~Village~~) (~~Town~~) of Lake Mills, County of Jefferson State of Wisconsin.

13 **Owner's Amended Responses:** Indicate the number(s) of the questions where the Owner's answer(s) are affected by the  
14 new information, the Owner's new answer(s) based upon the new information, and if a response is changed to "yes", an  
15 explanation of the reason why the response is "yes".

Question Number Where Owner's Response Affected by New Information or Condition	Owner's New Response		
	YES	NO	N/A
16 <u>14</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

23 **Owner's explanation of any "YES" responses:** City of Lake Mills had wet LAND  
24 delimitation done. A small portion of rear of lot is wetland.  
25 See Report.  
26 \_\_\_\_\_  
27 \_\_\_\_\_  
28 \_\_\_\_\_  
29 \_\_\_\_\_  
30 \_\_\_\_\_  
31 \_\_\_\_\_

32 **Owner's Certification:** The Owner certifies that the information in this amendment is true and correct to the best of the  
33 Owner's knowledge as of the date on which the Owner signs this amendment.

34 Owner [Signature] member **Esser Properties LLC** Date 10-4-18  
35 Owner \_\_\_\_\_ Date \_\_\_\_\_  
36 Owner \_\_\_\_\_ Date \_\_\_\_\_  
37 Owner \_\_\_\_\_ Date \_\_\_\_\_

38 **Buyer's Acknowledgment:** The undersigned acknowledges receipt of a copy of this amendment.

39 Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_  
40 Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_  
41 Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_  
42 Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_