

- 20. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition? yes  no  unsure
- 21. Property tax increases, other than normal annual increases; completed or pending property tax reassessment of the Property, or proposed or pending special assessments? yes  no  unsure
- 22. Burial sites, archeological artifacts, mineral rights, orchards or endangered species? yes no  unsure
- 23. Flooding, standing water, drainage problems or other water problems on or affecting the Property? yes  no  unsure
- 24. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides? yes  no  unsure
- 25. Significant odor, noise, water intrusion or other irritants emanating from neighboring property? yes  no  unsure
- 26. Substantial 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 properties? yes  no  unsure
- 27. Existing or abandoned manure storage facilities on the Property? yes  no  unsure
- 28. The Property is subject to a mitigation plan required by DNR rules related to county shoreland zoning ordinances that obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county? yes  no  unsure
- 29. A pier attached to the property that is not in compliance with state or local pier regulations? See <http://dnr.wi.gov/> for information. yes  no  unsure
- 30. Impact fees, or other conditions or occurrences 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? yes  no  unsure
- 31. **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 <http://www.revenue.wi.gov/faqs/sif/useassmt.html>.
  - (a) All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32 (2r)? yes  no  unsure
  - (b) The owner has been assessed a use-value conversion charge under Wis. Stat. § 74.485(2)? yes  no  unsure
  - (c) The payment of a use-value conversion charge has been deferred under Wis. Stat. § 74.485(4)? yes  no  unsure
- 32. **Farmland Preservation:** Rezoning a property zoned farmland preservation to another use or 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 <http://www.dnrcp.state.wi.us/workinglands/index.jsp> for more information. The Property is in a certified farmland preservation zoning district or subject to a farmland preservation agreement? yes  no  unsure
- 33. **Utility Connections:** The Property is connected to the following utilities on the Property or at the lot line:
 

a. Electricity?	yes <input checked="" type="radio"/> no <input type="radio"/> unsure	b. Municipal water?	yes <input type="radio"/> no <input checked="" type="radio"/> unsure	c. Telephone?	yes <input type="radio"/> no <input checked="" type="radio"/> unsure
d. Cable?	yes <input checked="" type="radio"/> no <input type="radio"/> unsure	e. Gas?	yes <input type="radio"/> no <input checked="" type="radio"/> unsure	f. Municipal sewer?	yes <input type="radio"/> no <input checked="" type="radio"/> unsure

EXPLANATIONS OF "YES" OR "UNSURE" ANSWERS A portion of the property is in a flood fringe/plain. #22 - unknown regarding burial site - etc.

**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) Anita Cornell 12/19/11 Signature Date  
 (X) Shirley M. Wagner 12-19-11 Signature Date

Broker certifies that Broker has inspected the Property and that unless otherwise indicated, Broker is not aware of any defects other than those disclosed by this report or of information inconsistent with this report.

**Century 21 Southwestern Realty**  
 Broker/Firm Name

(X) Roger L. Burton 12/20/11 By Date  
 Roger L. Burton

I acknowledge receipt of a copy of this report.

(X) \_\_\_\_\_ Buyer's Signature Date

(X) \_\_\_\_\_ Buyer's Signature Date