WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

CONDOMINIUM ADDENDUM TO REAL ESTATE CONDITION REPORT

THIS CONDOMINIUM ADDENDUM TO REAL ESTATE CONDITION REPORT (REPORT) IS AN ADDENDUM TO THE REAL ESTATE CONDITION REPORT DATED August 12, 2026 CONCERNING THE PROPERTY LOCATED AT 910 E Cedar Ave #402 (STREET ADDRESS), IN THE (CITY) (VILLAGE) (TOWN) OF _____, COUNTY OF Manitowoc, STATE OF WISCONSIN. STRIKE TWO

This Report is given in compliance with Wis. Stat. § 709.02(2) and is not a substitute for a professional review of the condominium documents and disclosure materials.

I. CONDOMINIUM IDENTIFICATION and SELLER CONTACT INFORMATION

Name of Condominium: Meadowbrook Condominium
Unit Number: 402
This Condominium was created by the recording of the condominium instruments with the Office of the Register of Deeds on July 5, 1984 (insert date).

The contact information for the (Unit Owner) (Unit Owner's agent/listing broker) STRIKE ONE is as follows:
Name: August Richter/ Keller Williams
Address: 62 Maritime Drive Manitowoc Wi 54220
Phone Number(s): 9202428417
E-mail address (optional): richterproperties@gmail.com

II. CONDOMINIUM ASSOCIATION INFORMATION

Name of the Condominium Association: Meadowbrook Condominium Assocation
Address of the Condominium Association: PO BOX 1463 Manitowoc, Wi 54221
This Condominium Association is ☐ self-managed ☒ has hired or retained management CHECK ONE.
Contact Information (Association representative who can address the sale or the condominium in general):
Name: Shoreline Property Mangement
Address: PO BOX 1463 Manitowoc, Wi 54221
Phone Number(s): 9203209529
E-mail address (optional): ronda.didier@gmail.com

III. CONDOMINIUM ASSESSMENTS, FEES and CHARGES

The Unit Owner is responsible for the following current condominium assessments, fees, special assessments and other charges (itemize) (Optional: attach a copy of the current budget for easy reference.): 250 per month
Have all current charges been paid? ☒ Yes ☐ No CHECK ONE

IV. EXECUTIVE SUMMARY

A copy of the Executive Summary is attached unless this is a small condominium electing Wis. Stat. § 703.365(8) disclosure requirements. Check with the Condominium Association to be sure that it is the most current version.

The information in this Report is true, correct and current to the best of the Unit Owner's knowledge.

Unit Owner _____ Date 5/18/26	Unit Owner _____ Date _____
Print Name Here ▶ PHILLIP R. WAPLES, AS MEMBER MEADOWBROOK 402, LLC	Print Name Here ▶

Buyer acknowledges receipt of a copy of this Report. Check ☐ if condominium disclosure materials have been received.

Buyer _____ Date _____	Buyer _____ Date _____
Print Name Here ▶	Print Name Here ▶

Copyright© 2008 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.