

4801 Forest Run Road
Madison, Wisconsin 53704

Realty Executives Integrity

DISCLOSURE OF MATERIAL ADVERSE FACTS

I am a Wisconsin real estate licensee. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § REEB 24.07(2), requires real estate licensees to make prompt written disclosure of material adverse facts to buyers and sellers. In other words, the law requires that I disclose to you in writing any material adverse facts of which I am aware and that you do not know or could not discover through reasonably vigilant observation.

This disclosure pertains to the real property located at: 3109 S Toldt Pkwy
in the City of West Allis,
County of Milwaukee, Wisconsin (the "Property").

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as significantly and adversely affecting the value of the Property, significantly reducing the structural integrity of the Property, or presenting a significant health risk to the Property's occupants. An adverse fact also includes information that indicates that a party is not able or does not intend to fulfill his or her contractual obligations under the offer to purchase or other contract.

An adverse fact is material if a party indicates that it is significant to that party, or if a competent real estate licensee would generally recognize it as significant to a reasonable party, such that it would affect the party's decision to enter into a contract, such as an offer to purchase, or the party's decision regarding the terms and conditions of such a contract.

As a Wisconsin real estate licensee, I am required by law to disclose the following material adverse fact(s) of which I am aware: _____

The Riverwalk Condominium Owner's Association proposed to amend the By-Laws and Declarations, and voted to pass both documents at a special meeting of the owners on August 27, 2026. Some examples of the proposed changes to the governing documents are, but not limited to: Eliminating the leasing and short-term rental of the units, reducing the quorum requirements for owner's meetings, authorization of virtual meetings, and the use of electronic voting. The proposed amended documents shall be sent to mortgagee holders listed by the owners or Riverwalk Condominium Owner's Association and shall be instituted within a 60 day period, unless disputed by mortgagee holders. Please see the Riverwalk Condominium Owner's Association Summary of Proposed Declaration and By-Law Revisions for more details.

(State only the facts. Do not draw conclusions or make predictions. Attach supporting reports or documentation, if any.)

It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct appropriate property inspections, testing and other investigations regarding this information. The licensees in this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other documents pertaining to the offer to purchase according to the parties' instructions.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.

Lothair Lambrecht

Licensee Signature ▲

Lothair Lambrecht

Print Licensee Name Here ▲

Realty Executives Integrity

Firm Name ▲

09/16/26

Date ▲

By initialing and dating below, I acknowledge that I have received and read this disclosure form.

Party Initials ▲

Date ▲

Copyright © 2026 Wisconsin REALTORS® Association; Drafted by Attorney Jennifer Lindsley

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Realty Executives Integrity, 13005 W Bluemound Rd Ste 1 Brookfield WI 53005

Phone: 2629937098

Fax:

Lothair Lambrecht

3109 S Toldt Pkwy

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com