ADDENDUM B TO OFFER TO PURCHASE-AS IS CLAUSE

This Addendum B is made part of the Offer to Purchase dated_____, made by_____(Buyer), with respect to the Property at 325 Sentinel Dr, Waukesha, Wisconsin 53189. Seller has not made, and is not making, any representation, statement, warranty, or promise about the Property, including, but not limited to, the physical aspects and condition of any portion of the Property, the condition of the soil on the Property, the presence or absence of toxic wastes, hazardous materials, pollutants of any type, oil or petroleum products, asbestos, or PCBs, the feasibility, the desirability, suitability, fitness, or adaptability of any of the Property for any particular use, the assessments, fees, or charges that may be assessed by any district, taxing authority, or governmental or quasi-governmental entities, the availability of utilities to serve the Property, the value of the Property, or the projected income or expenses for any of the Property. The Property is being sold in an "AS IS" physical condition and in an "AS IS" state of repair. EXCEPT FOR SPECIAL WARRANTIES OF TITLE PROVIDED IN THE DEED CONVEYING THE PROPERTY, SELLER DISCLAIMS ALL WARRANTIES OF ANY TYPE OR KIND WHATSOEVER AS TO THE PROPERTY, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE OF FITNESS FOR A PARTICULAR PURPOSE, TENANTABILITY, HABITABILITY, AND USE. Buyer waives, and releases Seller from, any claim Buyer may now or hereafter have against Seller arising from the physical condition of the Property, including, without limitation, any encroachments onto the Property or from the Property onto other real estate. In addition, Seller disclaims any warranties or representations as to the accuracy or completeness of any materials delivered or to be delivered to Buyer by Seller or contained in the files of Seller or prepared by agents of Seller. Buyer waives its right, if any, to receive a property condition report, as provided in § 709.08 of the Wisconsin Statutes.

_____SELLER_____DATE

_____BUYER_____DATE

_____BUYER_____DATE