LISTING QUESTIONNAIRE REGARDING TITLE ISSUES AND PROPERTY CONDITIONS

Property: 4745 Shasta Drive , Brookfield, , WI 53045

Seller: GA INVESTMENT PROPERTIES LLC
PRESIDENT - GAVIN ANDERSON, VP - MICAH ANDERSON

The Seller is:

- [X] Property owner (list all owners on the Seller lines above ↑)
- [ ] Trustee(s) for Trust owning the Property
- [ ] Personal representative for the estate of a deceased Property owner
- [ ] Guardian for Property owner
- [ ] Power-of-attorney for Property owner

In order to assist your firm and the title company to prepare for closing, please answer the following questions:

CONDITION	YES	NO	CONDITION	YES	NO
1. Remodeling, construction work or repairs within the last 6 months? Any planned?	X		19. Any mineral rights on the Property reserved by a prior owner or another party?		X
2. Any remodeling or construction work without proper building permits?		X	20. Are there any judgments in court or tax liens against the Seller?		X
3. Disputes with neighbors about the location of the boundary lines?		X	21. Does the Seller have unpaid child support, income taxes, or Property taxes?		X
4. Are there unrecorded contracts or persons claiming ownership rights or lien rights on the Property?		X	22. Is part of a building, garage, fence, driveway or landscaping on the neighbor's property? (or vice versa)?		X
5. Environmental concerns e.g., damaged asbestos, underground fuel storage tanks, high radon levels, deteriorated lead-based paint, abandoned wells, mold?		X	23. Unpaid assessments for utility service or municipal improvements, e.g., sewer lateral, storm sewer, street work, tree planting, sidewalk repairs, curb and gutter, etc.?		X
6. Violations of or concerns with local zoning or building codes, for example, inadequate setbacks or lot size?		X	24. Violations of or concerns with recorded covenants and restrictions, for example, a fence in violation of the architectural rules?		X
7. Any leases or rental agreements?		X	25. Any burial grounds on the Property?		X
8. Are people or companies allowed to travel across or use your Property without a recorded document?		X	26. Any shared driveways, shared wells, or anything else shared with the neighbor?		X
			27. Is there a right of first refusal?		X
9. Other persons in possession or occupying the Property and/or claiming the right to?		X	28. Questions or concerns about legal vehicular access to the Property?		X
10. Unrecorded easements, deeds or land contracts regarding the Property?		X	29. Are there lawsuits involving the Property (pending or threatened)?		X
11. Any recorded road easements or recorded road maintenance agreements?		X	30. Any basement rooms used as bedrooms not in compliance with local ordinances?		X
12. Is the Property part of a homeowners or condominium association?		X	31. High voltage electric or high-pressure gas lines nearby?		X
13. Any unpaid homeowners or condominium association dues, fees or charges?		X	32. Other violations of or concerns with laws, regulations, ordinances or restrictions?		X
14. Will fees be charged by the association when the Property is sold?		X	33. Have there been missed mortgage payments or is the lender foreclosing?		X
15. Is the Seller a foreign person for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA)?		X	34. Is any Seller or the Property involved in bankruptcy or divorce proceedings? If so, has the court authorized the sale of the Property?		X
16. If the Seller owes more than the anticipated net proceeds, does the Seller have the resources to close?	X		35. Will the Seller owe more than the anticipated net proceeds and need to negotiate a short sale with Seller's lender(s)?		X
17. Are there rented items on the Property, e.g., water softener, LP tanks, water treatment systems, etc.?		X	36. Will the Seller provide a deed other than a warranty deed (quitclaim, personal representative's, trustee's, etc.)?		X
18. Is the Property the Seller's residence?		X	37. Is the Seller married?	X	

For each YES answer on the first page, please give the question number, provide a short description or explanation and attach any pertinent agreements and documents. Use additional pages and addenda, as needed.

Question Number	Explanation or description
1	REPLACED DOORS, FLOORS, CABINETS, ADDED BATHROOM
16	WE DONT KNOW WHAT IT WILL SELL FOR. WE HAVE CASH TO COVER DEFICIENCIES. THIS NOT PROBABLE
37	VP MICAH ANDERSON IS MARRIED

☐ **ADDENDA:** The attached _____ is/are made part of this Questionnaire.

Seller signatures:

Seller _____ Date _____

Seller MICAH ANDERSON MANAGING MEMBER Date 11/5/26

Seller _____ Date _____

Seller _____ Date _____

Seller Entity Name (if any): GA INVESTMENT PROPERTIES LLC
Print Name Here ▲

MICAH ANDERSON MANAGING MEMBER
Authorized Signature ▲ Print Name & Title Here ▶

Seller Entity Name (if any): _____
Print Name Here ▲

Authorized Signature ▲ Print Name & Title Here ▶ _____

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