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

SELLER DISCLOSURE REPORT - COMMERCIAL

PROPERTY OWNER: LOTZ HOLDINGS LLC

PROPERTY ADDRESS: 132 S. MAIN STREET, JEFFERSON, WI 53549

OWNER HAS OWNED THE PROPERTY FOR 13 **YEARS.**

Wis. Admin. Code § REEB 24.07(1)(b) requires listing brokers to inspect the property and to "make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the seller provide a written response to the licensee's inquiry." Wis. Admin. Code § REEB 24.07(2) requires listing brokers to disclose all material adverse facts discovered in broker's inspection or disclosed by owner, in writing, in a timely manner, to all parties. This Seller Disclosure Report is a tool designed to help the licensee fulfill these license law duties. Owner's statements are a representation of owner's knowledge of the property's condition. It is not a property condition warranty by the owner or any agent of the owner, nor is it a substitute for any inspections or testing buyer may wish to have done. Buyer may, however, rely upon this information in deciding whether or not, or upon what terms, to purchase the property. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

Are you aware of any of the following with regard to the Property? "Aware" means to have notice or knowledge.

MARK ONE ANSWER: Explain any "yes" or "unsure" answers in the blank lines following item (24).

	yes	no	unsure
1. Defects in structural components, e.g. roof, foundation, basement or other walls?		X	
2. Defects in mechanical systems, e.g. HVAC, electrical, plumbing, septic, well, fire safety, security or lighting?		X	
3. Underground or above ground storage tanks presently or previously on the Property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil?	X		
4. A defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, lead paint, asbestos, radon, radium in water supplies, mold, pesticides or other potentially hazardous or toxic substances on the premises?			X
5. Production of or spillage of methamphetamine (meth) or other hazardous or toxic substances on the Property?		X	
6. Zoning or building code violations, any land division involving the property for which required state or local permits had not been obtained, nonconforming structures or uses, conservation easements, rights-of-way?		X	
7. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to impose assessments against the real property located within the district?		X	
8. Proposed, planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property or the present use of the Property?		X	
9. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition?		X	
10. Flooding, standing water, drainage problems or other water problems on or affecting the Property?		X	
11. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides?		X	
12. Near airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property?		X	
13. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations?		X	
14. The Property is subject to a mitigation plan required under administrative rules of the Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the Property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?		X	

	yes	no	unsure
15. All, or part, of the Property is subject to, enrolled in or in violation of a Farmland Preservation Agreement (see 23) or a Forest Crop, Managed Forest (see disclosure requirements in Wis. Stat. § 710.12), Conservation Reserve or comparable program?		X	
16. A pier attached to the Property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/ for information.		X	
17. Governmental investigation or private assessment/audit (of environmental matters) ever being conducted? When and by whom?		X	
18. Encroachments; easements, other than recorded utility easements; access restrictions; covenants, conditions and restrictions; shared fences, walls, wells, driveways, signage or other shared usages; or leased parking?		X	
19. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property?		X	
20. A structure on the Property designated as a historic building, any part of the Property located in a historic district, or burial sites or archeological artifacts on the Property?		X	
21. Other defects affecting the Property?		X	
22. 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/slf/useassmt.html.			
(a) The land has been assessed as agricultural land under Wis. Stat. § 70.32 (2r)?		X	
(b) The land has been assessed a use-value conversion charge under Wis. Stat. § 74.485(2)?		X	
(c) The payment of a use-value conversion charge has been deferred under Wis. Stat. § 74.485(4)?		X	
23. Notice: 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://datcp.wi.gov/Environment/Working_Lands_Initiative/ for more information. The Property is subject to a farmland preservation agreement?		X	
24. I am aware that a dam is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners association, lake district, or similar group. (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)		X	

EXPLANATIONS OF "YES" OR "UNSURE" ANSWERS Questions 3 and 4- old boiler in basement

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) Josh [illegible] 9/14/26
Signature ▲ Date ▲

(X) _____
Signature ▲ Date ▲

I acknowledge receipt of a copy of this report.

(X) _____
Buyer's Signature ▲ Date ▲

(X) _____
Buyer's Signature ▲ Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
This report form does not satisfy Wisconsin Statute Chapter 709 which generally applies to transfers of real estate containing 1-4 dwelling units and vacant land.