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Addendum Z to the Offer to Purchase

Addendum attached to and made part of the Offer to Purchase dated _____ made by the Buyer, _____ with respect to the Property at 7021 26th Avenue, Kenosha _____, Wisconsin.

1) No Real Estate Condition Report to be provided; Seller is an LLC, and no member or employee of the selling company has occupied the property. Buyer waives the right to receive a Real Estate Condition Report and rescission rights per Wis Stat Chap 709.
2) Property is being sold "as is, where is", without any warranty or representation as to the condition or fitness of any portion of the premises. Seller has not occupied the premises. Closing of the sale and payment of the purchase price by Buyer shall constitute acceptance of the condition of the premises in "as is, where is" condition with no recourse to Seller, Seller's agents, or any member or employee of the selling company regarding property condition or any alleged or actual defects. Buyer shall rely on buyer's own due diligence, inspections, tests and measurements to determine the condition/fitness of the property. Seller is exonerated from honoring third party warranties.
3) Buyer is aware that James E. Rondon, Sr is a licensed Real Estate Broker in the State of Wisconsin, and that he is a Member of the selling company, JMTAA LLC.
4) Buyer is also aware that Michael J. Rondon is a licensed Real Estate Salesperson in the State of Wisconsin, and that he is related to James E. Rondon, Sr.

DocuSigned by: Managing Member

(Buyer's Signature)	(Date)	(Seller's Signature) 4860830F4E974F8... JMTAA LLC	(Date) 11/06/2026
(Buyer's Signature)	(Date)	(Seller's Signature)	(Date)

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