ELKHORN™

Business Park

Situated Immediately at I-43 & Rt. 67

SITES 49 & 50 Commercial

ICI COMMERCIAL

"Certified Industrial, Commercial & Investment Real Estate Specialists"

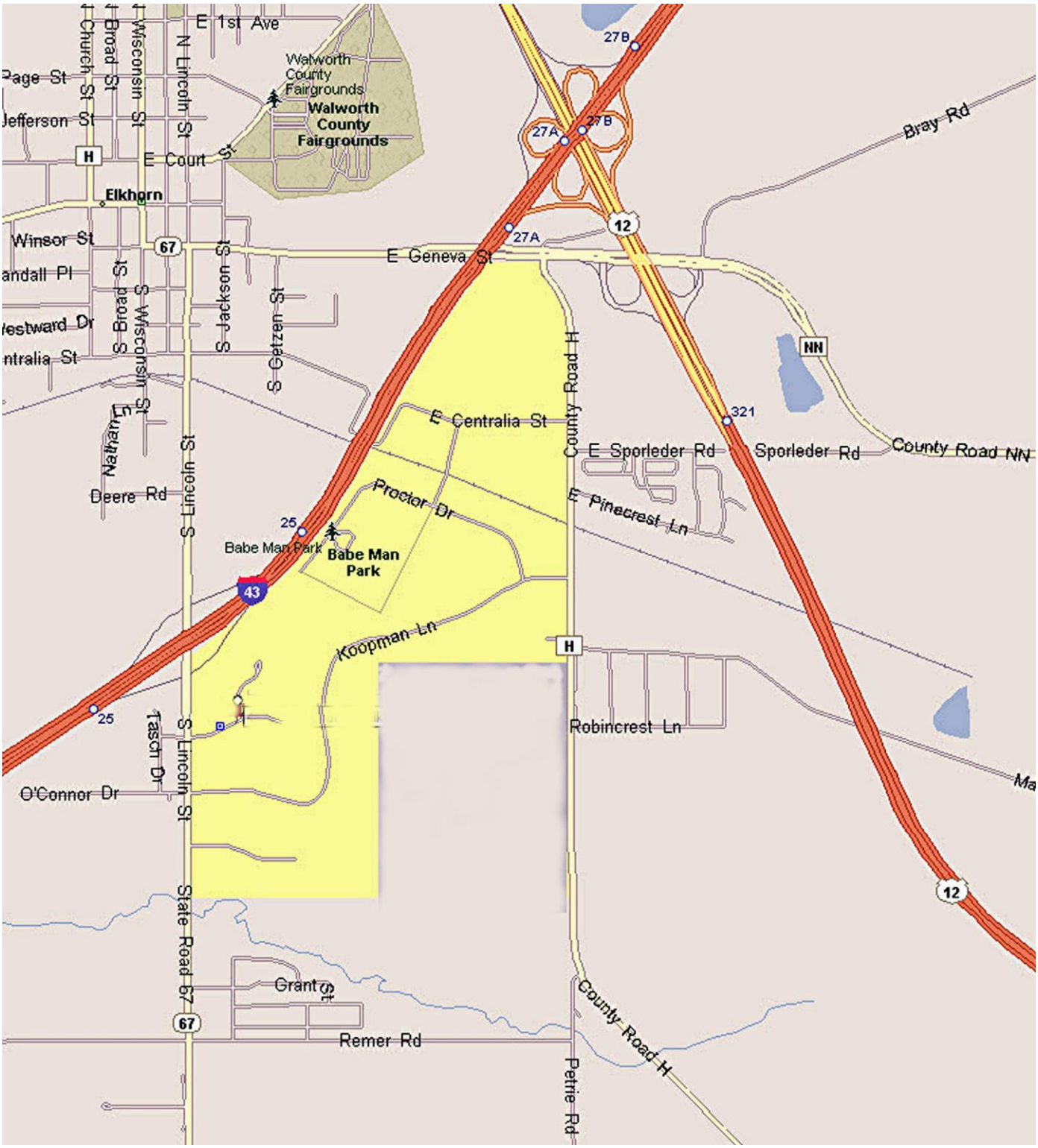
CONTACT:

Stuart L. Rosenberg, SIOR, CCIM, CRA
ICI COMMERCIAL CORPORATION
1520 Linda Lane, Suite 100
Lake Geneva, Wisconsin 53147
srosenberg@icicom.com

(262) 249-8800

(All information contained herein, subject errors & omissions, withdrawal without notice. ICI Commercial represents the interests unless by otherwise written agreement)

Regional Location



Sites 49 & 50 – Aerial Look South

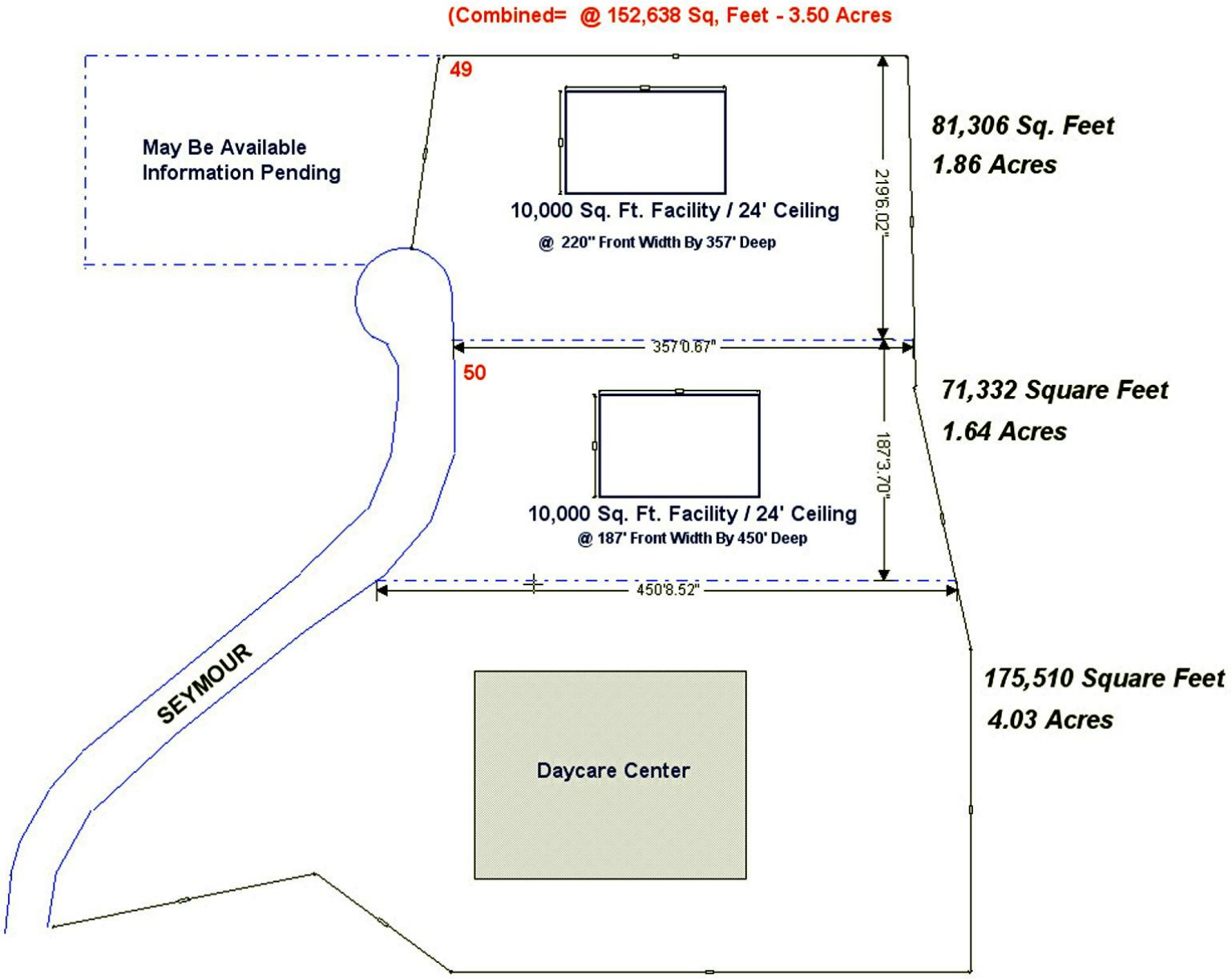
SITE 49 = 82,764 Square Feet or 1.90 Acres - Price= $171,000

SITE 50 = 100,188 Square Feet or 2.30 Acres – Price= $207,000

Expect more.

Preliminary Site Plans

In Process of Confirmation

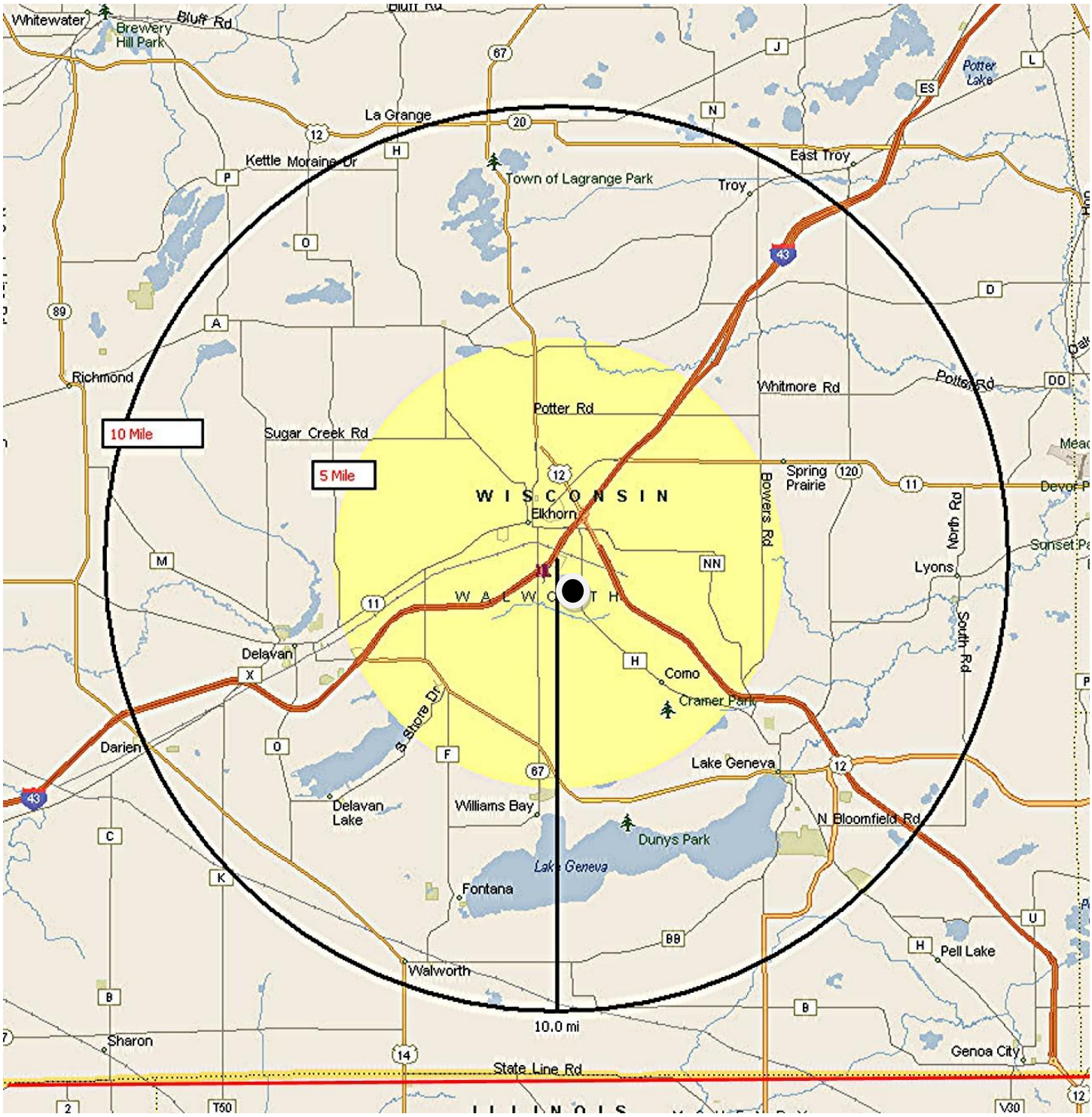


Expect more.

ICI COMMERCIAL

REGIONAL MAP

5 & 10 Mile Radius From Site



AIRE
Association of Industrial Real Estate Brokers

Flood Plain Map of Park Area

Sites Not Close To Flood Plain

RiskMeter Online™ Report

CoreLogic

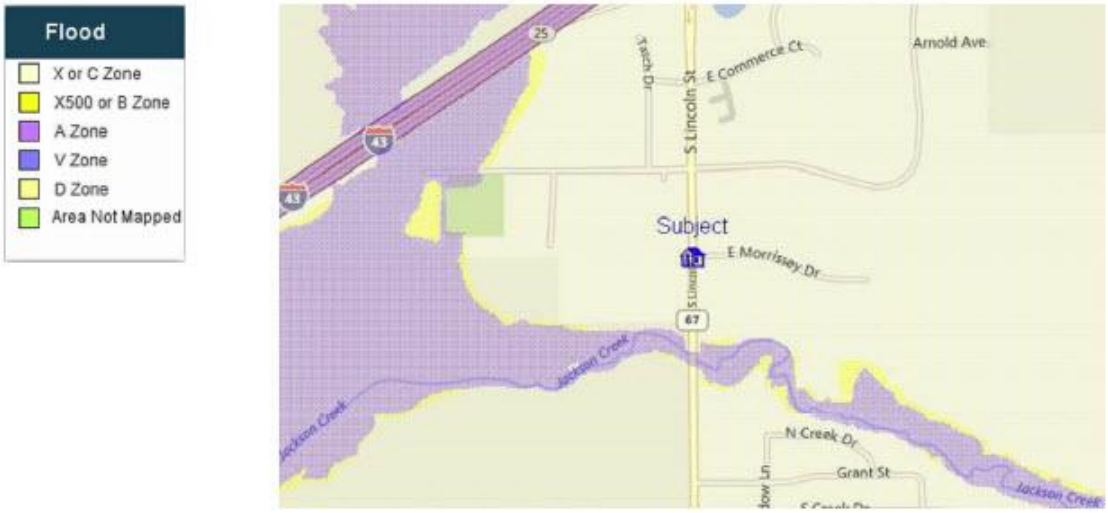
You are currently logged in as: (ccimtech CUSTID_10205) on 03-20-2015

Address

Policy Number:
Output Address: S Lincoln St & E Morrissey Dr, Elkhorn,WI 53121
Input Address: Lincoln Highway & Morrissey, Elkhorn,WI 53121
GeoResult: SX (Accurate)

Flood Zone Determinations

Panel Date	October 02, 2009
Map Number	55127C0193D
FIPS Code	
Census Tract	.



CoreLogic

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AIRE
Association of Industrial Real Estate Brokers

Community Profile

SHARE:

Among the state's fastest growing communities, the City of Elkhorn offers an attractive location for commercial, retail, professional, and industrial development. Severed by I-43 and U.S. Route "12" and S.T.H. "67", Elkhorn is convenient to major transportation routes and market areas. Situated nearly equidistant from the cities of Chicago, Madison, Milwaukee and Rockford, Elkhorn affords access to these urban centers while retaining the charm and desirability of a "hometown" community.

Demographic and Community Highlights:

Population

Year	Number
1990	5,337
2000	7,305
2005	8,562
2010	10,084

Equalized Values & Property Taxes

	2010	2011	2012	2013	2014
Equalized Value	$683,784,300	667,523,900	637,510,100	630,725,000	610,887,900
Tax Rate/$1,000	$20.06	$20.96	$21.94	$22.20	$22.83

Health Services

Walworth County and the City of Elkhorn residents are served by a wide range of health care facilities and health professionals. Doctors Clinic of Elkhorn, Elkhorn Mercy Clinic and over 100 additional clinics scattered throughout Walworth County provide quality health care services for residents. Further, Lakeland Medical Center is located in the City of Elkhorn.

Transportation

Highways

- Interstate Highway 43 serves the City providing direct connection to Interstate Highway 94 located 30 miles east and Interstate Highway 90 located 25 miles West
- United States Highway 12
- State Trunk Highway 11 & 67
- County Trunk Highways H & NN

Education

The City of Elkhorn is served by the Elkhorn Area School District, which also serves adjacent areas in Walworth County.

The following post-secondary educational facilities are located within Walworth County:

Colleges & Universities:
George Williams College of Aurora University, Village of Williams Bay
University of Wisconsin-Whitewater, City of Whitewater

Vocational/Technical Colleges:
Gateway Technical College, City of Elkhorn

Local Contacts

For Industrial, Commercial, or Business information about the City of Elkhorn contact:

- City Administrator, 9 S. Broad Street, Elkhorn, WI 53121
  Telephone: (262)723-2219 Fax: (262)741-5131
- Elkhorn Chamber of Commerce, P.O. Box 41, Elkhorn, WI 543121
  Telephone: (262)723-5788 Fax: (262)723-5784

Community Economic Profile is available from the Southeastern Wisconsin Regional Planning Commission website.

Community Overview

Welcome to the City of Elkhorn!

Elkhorn is one of the most livable small towns in America. The City thrives as a small, traditional, Wisconsin "hometown" with tree-lined streets, beautiful historical homes, and an established downtown. It is a place in which to grow up, raise a family and retire in the context of a "caring community" exhibiting excellence in governance, education, recreation, health care, and civic activity.

We invite you to browse through the City of Elkhorn official website to get to know our "hometown" and the many services it offers to its residents and visitors. Here you will be able to obtain information about the City and each of the City's Departments, view Council agendas and minutes, and updates of projects.

Population:	2000 - 7,305 2013 - 9,956
Estimated Square Miles:	8.5 square miles
Location:	45 miles from downtown Milwaukee 85 miles from Chicago's loop 75 miles from Madison's State Capital 48 miles from Rockford
Highways:	I-43 and U.S. 12 converge on the City (Location Map)

Development Resources

SHARE:

The City of Elkhorn currently offers two financial assistance programs to help foster business development.

Revolving Loan Funds

The City of Elkhorn Revolving Loan Fund (RLF) was created with Wisconsin Community Development Block Grant funds. The Fund currently has in excess of $750,000 available to assist eligible development projects. Low-interest loans made from this Fund are used to help finance commercial revitalization, business start-up or expansion, and industrial development that foster job creation and/or retention within the City of Elkhorn. For program details, contact Jessie Bartmann, City Treasurer, at (262)723-2219.

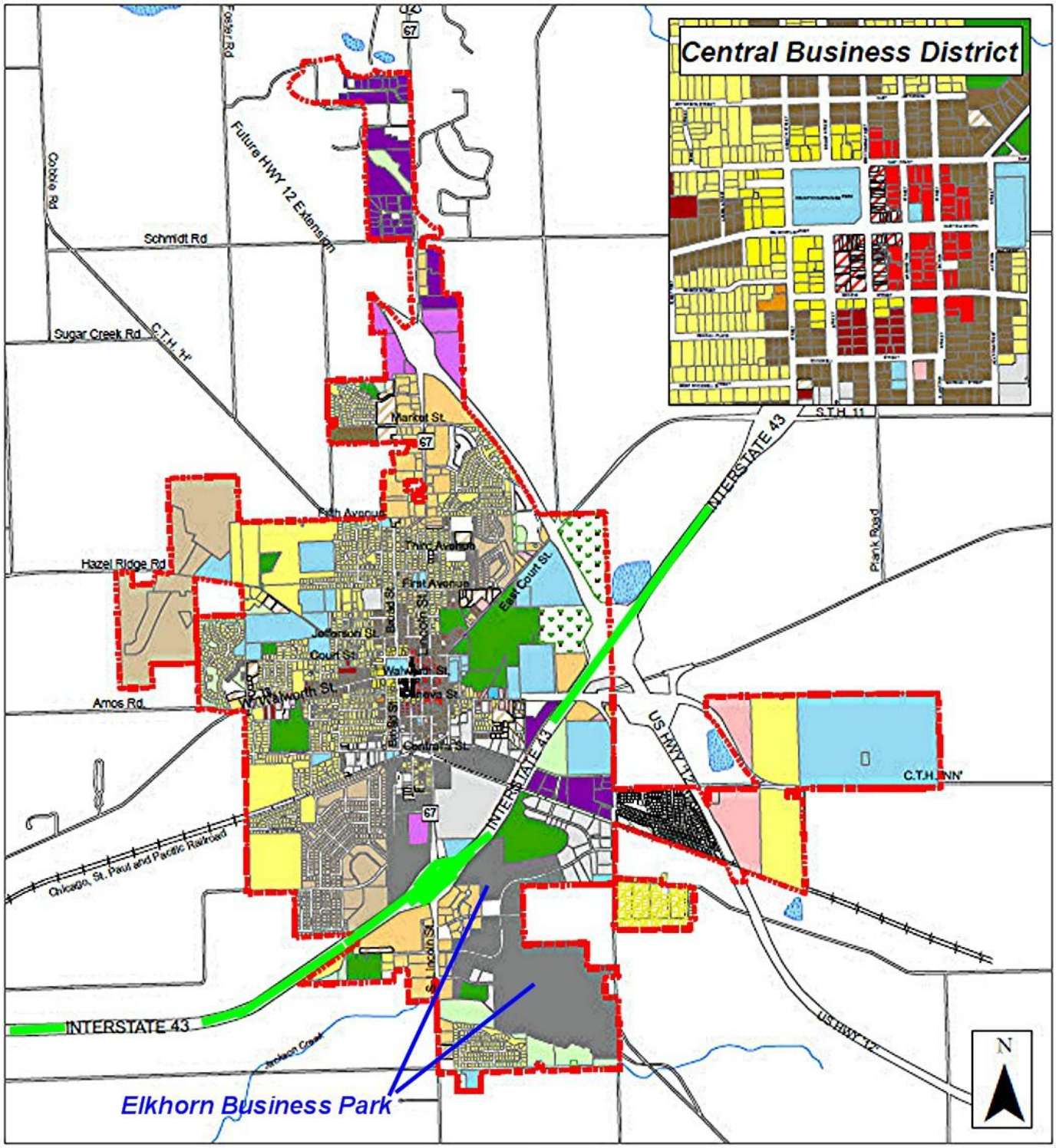
Additional Resources

The following agencies can provide additional information and assistance:

Walworth County Economic Development Alliance
Wisconsin Economic Development Corp (WEDC)
Wisconsin Department of Workforce Development
Forward Wisconsin

ICI COMMERCIAL

ZONING MAP



Legend

- Right of Way
- City Boundary
- Railroad
- Creek
- Surface Water

- RS-1 Single-Family Residence District
- RS-2 Rural Single-Family Residence District
- R-4 Predominantly Residential Mixed Use District
- RD-1 Two-Family Residence District
- RM-1 Multiple-Family Residence District
- RM-2 Multiple-Family Residence District
- RM-3 Mobile Home Residence District
- A-1 Agriculture Holding District
- C-1 Conservancy District
- P-1 Park District
- I-1 Institutional District
- B-1 Central Business District
- T-1 Downtown Transition District
- CPO Central Place Overlay District
- B-2 Community Business District
- B-3 Neighborhood Business District
- B-4 Office District
- B-5 Highway Business District
- B-6 Commercial Business District
- M-1 Light Manufacturing District
- M-2 General Manufacturing District

City of Elkhorn Zoning Map

0 0.25 0.5 1 Miles

Created by Teska Associates
Dated November 9, 2011

ADDITIONAL SITES

ICI COMMERCIAL

"Certified SIOR Corporate Real Estate Specialists"

ELKHORN Business Park

2015

COMMERCIAL

ICI SITE NO.	SIZE:	FOOTAGE	PER FT.	TOTAL PRICE
49	1.90	82,764	$2.07	$171,321
50	2.30	100,188	$2.07	$207,389
41	2.10	91,476	$2.07	$189,355
40	4.10	178,596	$2.07	$369,694
31	2.00	87,120	$2.07	$180,338
32	1.10	47,916	$2.07	$99,186
33	1.60	69,696	$2.07	$144,271
34	1.60	69,696	$2.07	$144,271
TOTAL	16.70	727,452		

INDUSTRIAL

ICI SITE NO.	SIZE ACRES	FOOTAGE	PER FT.	TOAL PRICE
2	3.00	130,680	$0.87	$113,692
5	4.20	182,952	$0.87	$159,168
6	3.90	169,884	$0.87	$147,799
9	4.40	191,664	$0.87	$166,748
10	3.50	152,460	$0.87	$132,640
25	3.40	148,104	$0.87	$128,850
36	3.00	130,680	$0.87	$113,692
52	5.00	217,800	$0.87	$189,486
74	3.70	161,172	$0.87	$140,220
TOTAL	34.10	1,485,396		

(All sizes of sites reported have been given to ICI COMMERCIAL by the City of Elkhorn and, although very close to scale are approximate sizes only. All information subject to errors & omissions, withdrawal without notice.)

ELKHORN™ BUSINESS PARK

COMMERCIAL & INDUSTRIAL

"A Superior Location Adjacent To Numerous Community Services!"

Fast Growing Labor Pools. " Walworth County projected to see a 28.06% population increase by 2030."

- Low Walworth County Real Estate Taxes
- Sites From 1 to 8 Acres (Larger sites possible)
- T-1, DSL & Fiber Optics Available
- Recreational Lake Within The Park
- City Sewer & Water
- Low Energy Costs
- Economically Priced Sites Available Immediately!

Companies In The Park Include.....

- *Intertractor America Corp.*
- *Yunker Industries*
- *Everbrite, Inc.*
- *Alliant Energy*
- *Arrow Products*
- *San Jamar / Colman Group*
- *Certified Power*
- *Aurora Health Center*

ICI

COMMERCIAL

"Specialists in Industrial, Commercial & Investment Real Estate"

Contact:

Stuart L. Rosenberg, SIOR, CCIM

(262) 249-8800

SIOR Individual Memberships

CCIM Individual Memberships

SIOR® *Expect more.*

ICI
COMMERCIAL

CITY OF ELKHORN

DEPARTMENT OF BUILDING AND ZONING
9 S. BROAD ST.
P.O. BOX 920
ELKHORN, WI 53121

PHONE: (262) 741-5124 FAX: (262) 741-5135

SITE PLAN APPLICATION CHECKLIST

Applicant

1. Fill out planning request application. Twenty (20) copies 11x17, one (1) full size folded plan, a digital copy of all submittal materials, application, cover letter or any other information must be submitted to the City Zoning Department. Plans must state name of building owner, architect and contractor or owner's agent who is responsible for plans. The cover letter must indicate the owner's or agent's name, address, phone #, fax #, and address of proposed location, summary of proposal, i.e. total acreage, density, number of units, parking stalls and employees and complete description of proposed use(s) if applicable. Note: All copies to be submitted must be collated to form twenty (20) complete sets.
2. Applications shall include the following Plan requirements:
   - All plans shall be drawn to scale and show all sides of the proposed building.
   - All plans will exhibit proposed exterior building materials and colors to be used.
   - All plans will exhibit proposed / existing off-street parking stalls and driveway/loading docks.
   - Landscaping plans shall be submitted indicating the location, type and size of material.
   - A drawing shall be furnished indicating the location of the building in relation to the lot, and also the proximity of any adjacent buildings. Any existing buildings on the proposed lot site must be shown.
   - Elevations must be shown as to the buildings' comparisons to the City datum plans. Elevations must include the lot on which the structure is to be built and the street adjacent to the lot.
   - Grading/storm water plans with storm sewer calculations indicating existing and proposed grades using USGS datum.
3. A lighting (photometric) plan may be required indicating the type of fixtures and intensity at the lot line.
4. Submit fee to the City of Elkhorn.

City Building Inspector/ Zoning Administrator

1. Review application for accuracy and all required information.
2. Staff Review Committee will meet to review information for conformance Ordinances.
3. When application information is complete and approved by Staff Review Committee it will then be forwarded to Plan Commission.

Process

1. Plan Commission considers applicant 's request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then applicant must revise site plan, otherwise the matter is forwarded as is for the second appearance for approval/denial of the final site plan.

   Note: Plan Commission normally meets the first Thursday of each month at 7:00 PM. If a public hearing is required, it will be scheduled at the beginning of the Plan Commission meeting.

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

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

A. THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT SEC RT. 67 & I-43 (44 Acres) (*STREET ADDRESS*) IN THE City (CITY) (VILLAGE) (TOWN) OF Elkhorn, COUNTY OF Walworth, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF March (MONTH) 23rd (DAY), 2015 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

B.1 In this form, "am aware" means have notice or knowledge. 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 adversely affect the use of the property.

B.2 The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3 The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes," "no," or "not applicable" to the property being sold. If the owner responds to any statement with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes." *"If a statement is instead answered by a third party expert's written information, check "See Expert's Report" and attach the information."*

B.4 If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

*PROPERTY CONDITION STATEMENTS**	Yes	No	N/A	*See Expert's Report*
C.1. I am aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property.		✓		
C.2. I am aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition.		✓		
C.3. I am aware of a land division or subdivision for which required state or local approvals were not obtained.		✓		
C.4. I am aware that all or a portion of the property is in a floodplain, wetland, or shoreland zoning area under local, state, or federal regulations.		✓		
C.5. I am aware that all or part of the property is subject to, or in violation of, an agricultural conservation easement or a farmland preservation agreement with the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) (also see item D. 2.), or under a county farmland preservation plan or enrolled in, or in violation of, a forest cropland, managed forest land (also see item D. 2m.), conservation reserve, or other comparable program.		✓		
C.6. I am aware of a boundary or lot dispute, an encroachment, an encumbrance, a joint driveway, or a violation of the fence laws under ch. 90, Wis. stats.		✓		
C.7. I am aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property.		✓		
C.8. I am aware of any condition constituting a significant health risk or safety hazard for occupants of the property.		✓		
C.9. I am aware of underground or aboveground fuel storage tanks on *or previously located* on the property. (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)		✓		
C.9m. 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.)		✓		

		Yes	No	N/A	See Expert's Report
C.10.	I am aware of a defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, pesticides, herbicides, fertilizer, radon, radium in water supplies, lead or arsenic in soil, or other potentially hazardous or toxic substances on the premises.		✓		
C.11.	I am aware that methamphetamine or other hazardous or toxic substances have been manufactured on the property.		✓		
C.12.	I am aware of high voltage electric (100 kilovolts or greater) or steel natural gas transmission lines located on, but not directly serving, the property.		✓		
C.13.	I am aware of defects in any well, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations.		✓		
C.14.	I am aware of defects in any septic system or other sanitary disposal system on the property or any out-of-service septic system that is not closed or abandoned according to applicable regulations.		✓		
C.15.	I am aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, or slides; or excessive rocks or rock formations.		✓		
C.16.	I am aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial action program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.		✓		
C.17.	I am aware that there is no legal access to the property by vehicle from public roads.		✓		
C.18.	I am aware that the property is subject to any of the following: a homeowners' association; a common area shared or co-owned with another; a zoning violation or nonconforming use; a right-of-way; a restrictive covenant; an easement, including a conservation easement; an easement maintenance agreement; or use of a part of the property by a nonowner, other than a recorded utility easement.		✓		
C.19.	I am aware that the property is located within a special purpose district, such as a drainage district, lake district, sanitary district, or sewer district, that has the authority to impose assessments against real property located within the district.		✓		
C.20.	I have received notice of a property tax increase, other than a normal annual increase, or am aware of a completed or pending property reassessment or a proposed or pending special assessment.		✓		
C.21.	I am aware of burial sites, archeological artifacts, mineral rights, orchards, or endangered species on the property.		✓		
C.22.	I am aware of flooding, standing water, drainage problems, or other water problems on or affecting the property.		✓		
C.23.	I am aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.		✓		
C.24.	I am aware of significant odor, noise, water intrusion, or other irritants emanating from neighboring property.		✓		
C.25.	I am aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased trees; or substantial injuries or disease in livestock on the property or neighboring property.		✓		
C.26.	I am aware of existing or abandoned manure storage facilities.		✓		
C.27.	I am aware that the property is subject to a mitigation plan required under administrative rules of DNR 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.		✓		
C.28.	I am aware that a pier attached to the property is not in compliance with state or local pier regulations. See http://dnr.wi.gov/ for information.		✓		
C.29.	I am aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.		✓		
C.30.	I am aware of other defects affecting the property.		✓		

ADDITIONAL INFORMATION	Yes	No	N/A	See Expert's Report

D.1 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 nonagricultural use, such as 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 (DOR's) equalization section at (608) 266-2149 or visit: http://www.revenue.wi.gov/faqs/slf/useassmt.html.

	Yes	No	N/A	See Expert's Report
a. I am aware that all or part of the land has been assessed as agricultural land under § 70.32(2r), Wis. stats.		✓		
b. I am aware that the owner has been assessed a use-value conversion charge under § 74.485(2), Wis. stats.		✓		
c. I am aware that the payment of a use-value conversion charge has been deferred under § 74.485(4), Wis. stats.		✓		

D.2. Farmland Preservation. Early termination of a farmland preservation agreement or removal of land from a farmland preservation agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. For more information, call (608) 224-4500 or visit: http://workinglands.wi.gov.

	Yes	No	N/A	See Expert's Report
a. I am aware that the property is subject to a farmland preservation agreement.		✓		

D.2m. Managed Forest Land. The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit: http://dnr.wi.gov/forestry.

	Yes	No	N/A	See Expert's Report
a. I am aware that all or part of the property is enrolled in the managed forest land program.		✓		

D.3. Utility Connections. I am aware that the property is connected to the following utilities on the property or at the lot line:

	Yes	No	N/A	See Expert's Report
a. Electricity.	✓			
b. Municipal water.	✓			
c. Telephone.	✓			
d. Cable television.	✓			
e. Natural gas.	✓			
f. Municipal sewer.	✓			

D.4. The owner has owned the property for 30 years.

D.5. Explanation of "yes" responses. (See B.3.) _____

NOTICE REGARDING SEX OFFENDER REGISTRY

E. The prospective buyer may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at (608) 240-5830 or by visiting http://www.widocoffenders.org.

OWNER'S CERTIFICATION

F. 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 on which the owner signs this report.

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

G. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date 4/16/15

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

H. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS, OR WARRANTIES.

BUYER'S ACKNOWLEDGEMENT

I.1. The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as floodplain status.

I.2. I acknowledge receipt of a copy of this statement.

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

*NOTE: All information appearing in italics in this Vacant Land Disclosure Report is purely of a supplemental nature and is not required pursuant to Section 709.033 of the Wisconsin Statutes.

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Drafted by: Attorney Debra Peterson Conrad
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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law **(See Lines 47-55)**.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties **(See Lines 22-39)**.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES **(SEE LINES 47-55).**
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW **(SEE LINES 35-36)**. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION: _____

_____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

_____

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** _____

SEX OFFENDER REGISTRY

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://offender.doc.state.wi.us/public/ or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

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