

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT See Addendum Y
 See Addendum Y IN THE Town
 (CITY) (VILLAGE) (TOWN) OF Westport, COUNTY OF
Dane 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 July (MONTH) 23 (DAY), 2025 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

- A1. In this form, "aware" means the "owner(s)" have notice or knowledge.
- A2. 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.
- A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.

 Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)
- A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."
- A5. 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.
- A6. 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 the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| B1. Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B3. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B4. Are you 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, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B5. Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B6. Are you 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 or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

B7. Explanation of "yes" responses _____

See Addendum Y

C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (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. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C3. Are you aware of defects in a well on the property or a well that serves the property, 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 s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C4. Are you aware of a joint well serving this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C5. Are you aware of a defect relating to a joint well serving this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

C7. Explanation of "yes" responses _____

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

| | YES | NO | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| D1. Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D2. Are you aware of pending special assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D3. Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D4. Are you aware of any land division involving the property for which required state or local permits were not obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D5. Are you 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D6. Are you 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

D7. Explanation of "yes" responses

See Addendum Y

E. LAND USE

| | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| E1. Are you aware of the property being part of or subject to any subdivision homeowners' associations, or other homeowners' associations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E3. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E4. Are you aware of any zoning code violations with respect to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E7. Are you aware of restrictive covenants or deed restrictions on the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E8a. Are you aware of any private road agreements or shared driveway agreements relating to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E10. 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. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486. | | | |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

YES NO N/A

- c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) YES NO N/A
- E11. Is all or part of the property subject to or in violation of a farmland preservation agreement? YES NO N/A
 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. Visit https://datcp.wi.gov/Pages/Programs_Services/FPAAgreements.aspx for more information.
- E12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? YES NO N/A
- E13. Are you aware of a dam that 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
- E14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? YES NO N/A
 Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.
- E15. Are you aware there is not legal access to the property? YES NO N/A
- E16. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See <http://dnr.wi.gov/topic/waterways> for more information. YES NO N/A
- E17. Are you aware of a written agreement affecting riparian rights related to the property? YES NO N/A
- E18. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? YES NO N/A
 Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.
- E19. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). YES NO N/A
- E20. Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property? YES NO N/A
- E21. Are you aware of existing or abandoned manure storage facilities located on the property? YES NO N/A
- E22. Are you aware that all or part of the property is enrolled in the managed forest land program? YES NO N/A
 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/topic/forestry.html>.

E23. Explanation of "yes" responses _____
 See Addendum Y

F. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| F1. Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F1a. Are you aware if there is internet service available to property? If so, which provider? <u>Spectrum</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F2. Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F3. Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F4. Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F5. Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F6. Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a. Electricity <u>Madison Gas & Electric at property line</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Municipal water <u>Stubbed into lot</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Telephone <u>Spectrum at property line</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Cable television <u>Spectrum at property line</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Natural gas <u>Madison Gas & Electric at property line</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Municipal sewer <u>Stubbed into property</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F7. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F7a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F8. Are you aware of other defects affecting the property? Other defects may include items such as animal, reptile, or insect infestation, including infestation impacting trees; drainage easement or grading problems; excessive sliding; or any other defect or material condition. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F9. Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F10. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F11. The owner has owned the property for <u>3</u> years. | | | |

F12. Explanation of "yes" responses
 See Addendum Y

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

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 _____

Owner _____ Date _____

Owner *Carel Ruedebusch* _____ dotloop verified
08/19/25 4:01 PM CST
VLE-SC01789JPGW _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

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

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____

Prospective buyer _____

Prospective buyer _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

ADDENDUM Y

Explanations Relating to Certain Questions in the Vacant Land Disclosure Report for Lots 1-38 in the Plat of Yahara Estates, in the Town of Westport, Dane County, Wisconsin (sometimes referred individually as “Lot” and collectively as the “Lots”)

Explanation for Questions B2. and F1. This explanation only relates to Lot 34. There is a high voltage electric line that crosses the northeast portion of Lot 34 and through an easement as depicted on the Plat of Yahara Estates (hereinafter referred to as the “Plat”) and as further described in Section B-9(L) of the Declaration of Protective Covenants, Conditions, Easements and Restrictions for Yahara Estates (hereinafter referred to as the “Declaration”). This electric line is less than 100 kilo volts and the Seller has been told by MG&E that this high voltage electrical line is a 69 kilo volt line.

Explanation for Question B4. The “Yes” answer and this explanation only relates to Lots 1, 2, 8, 9, 10, 11, 12, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38. Due to the level of groundwater, certain Lots (Lots identified on the Plat with circled lot numbers) are subject to the restriction of having a minimum lowest opening elevation as follows (and these restrictions are also stated in General Note 6 of the Plat and in Section B-3 of the Declaration):

- (i) Lots 1 and 2 are restricted to have a minimum lowest opening elevation of 865.75’;
- (ii) Lots 8, 9, 10, 11, 12, 18, 19 and 20 are restricted to have a minimum lowest opening elevation of 864.3’;
- (iii) Lots 21 and 22 are restricted to have a minimum lowest opening elevation of 865.3’;
- (iv) Lots 23, 24 and 25 are restricted to have a minimum lowest opening elevation of 867.3’;
- (v) Lots 26 and 27 are restricted to have a minimum lowest opening elevation of 868.5’;
- (vi) Lots 28, 29, 30 and 31 are restricted to have a minimum lowest opening elevation of 869.8’;
- (vii) Lots 32 and 33 are restricted to have a minimum lowest opening elevation of 870.6’;
- (viii) Lot 34 is restricted to have a minimum lowest opening elevation of 870.4’; and
- (ix) Lots 35, 36, 37 and 38 are restricted to have a minimum lowest opening elevation of 877.7’.

The elevations stated above are based on the North American Vertical Datum of 1988 (12a) Adjustment (NAVD 88)(12a). No building opening below the applicable minimum elevation for a Lot as stated above may be constructed by an Owner on any of the Lots as stated above.

Explanation for Question D1. No notices of a property tax increase and/or reassessment have been received by the Seller for 2025. However, there is a pending property tax reassessment, in that the Plat for Yahara Estates was recently recorded on April 2, 2025 and the Lots created by the Plat have not yet been separately assessed and the Lots are not yet assessed for residential use (the property has been

assessed in the past based on a agricultural use-value assessment). It is anticipated that the new assessments for each Lot will come out in the beginning of 2026.

Explanation for Question D6. The subdivision improvements relating to the Plat (including the initial street, utility and outlot improvements) are underway and are expected to be substantially completed by the Seller on or around August 15, 2025. The Seller is responsible for the initial costs associated with these subdivision improvements, and there will not be a special assessment from the Town of Westport for these subdivision improvements). The Seller will not complete a closing on the sale of any Lot until the subdivision improvements relating to the Plat have been completed to the extent required by the Town of Westport so that building permits (and occupancy permits upon completion of a house) are allowed to be issued for such a Lot (and any closing date provided for in any Vacant Land Offer to Purchase shall be automatically extended until such date that the Town of Westport will allow building permits and occupancy permits to be issued for such a Lot).

Explanation for Question E1. The Property is subject to a subdivision homeowners association. The homeowners association is the Yahara Estates Homeowners Association, Inc. (the “Association”). The documents which govern the Association are comprised of the following documents, copies of which are provided to or made available to prospective buyers along with this Vacant Land Disclosure Report:

- (i) Declaration of Protective Covenants, Conditions, Easements and Restrictions for Yahara Estates;
- (ii) Articles of Incorporation for Yahara Estates Homeowners Association, Inc.;
- (iii) By-Laws of Yahara Estates Homeowners Association, Inc.; and
- (iv) Preliminary Budget and Projected Assessments for 2027 (there will not be any Association assessments due for 2025 nor for 2026, and the first annual Association assessments will commence on January 1, 2027 and be due shortly thereafter).

Explanation for Question E2. There are common areas that will be owned, managed and maintained by the Association, which common areas are defined as the “Common Property” in (and described in more detail within) the Declaration of Protective Covenants, Conditions, Easements and Restrictions for Yahara Estates.

Explanation for Questions E3. and E9. The “Yes” answer and the following explanations only relate to Lots 1, 9, 10, 11, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31, 32, 33 and 34.

Lots 1, 20, 21, 28, 29, 30, 31, 32 and 33 are partially impacted by a 75’ Wetland Setback (this wetland setback area is a vegetated buffer zone that is within 75’ of the delineated wetlands located on certain Outlots as shown on the Plat). The portions of Lots 1, 20, 21, 28, 29, 30, 31, 32 and 33 impacted by the Wetland Setback are shown on the Plat. The restrictions relating to these Wetland Setback areas are also described in Section B-3 of the Declaration of Protective Covenants, Conditions, Easements and Restrictions for Yahara Estates, which includes the restriction that no building or other structure, nor any impervious improvements, are permitted within this 75’ Wetland Setback area (unless a change is made to the wetland delineation as approved by WDNR and other applicable governmental agencies), and that the

portion of each Lot within the 75' Wetland Setback shall be maintained by the Lot Owner as a vegetated area and in compliance with all applicable Town, County, state (including WDNR) and federal ordinances, rules, regulations and permit requirements.

Lots 9, 10, 11, 19, 20, 21, 22, 23, 24, 30, 31, 32, 33 and 34 are nearby a Waterway and may require a Shoreland Zoning Permit when developed, which Shoreland Zoning Permit would be pursued/obtained by a Lot owner from the Zoning Division of the Dane County Department of Planning and Development if structures or other impervious surfaces are proposed on a Lot and within 300 feet of the Waterway. The Waterway area is approximately shown and is identified (with arrows) on Exhibit A attached hereto, and the 300 foot area adjacent to the Waterway is also approximately depicted in Exhibit A attached hereto (and being the areas on Lots 9, 10, 11, 19, 20, 21, 22, 23, 24, 30, 31, 32, 33 and 34 shaded in light purple). Additionally, but depending upon the house and lot development plans, if there will be any land disturbance within 300 feet of the Waterway then a Shoreland Erosion Control Permit would be required, and if impervious surface ratios exceed 15% within the area that is 300 feet of the Waterway on each Lot then a Shoreland Mitigation Permit would be required, and these Permits are to be pursued/obtained by a Lot owner from the Dane County Land & Resource Department. It is anticipated that one or more of the Permits described above will be required for any house and lot development on Lots 10, 19, 20, 21, 22, 23 and 32 (but could also be necessary for Lots 9, 11, 24, 30, 31, 33 or 34 depending on the house and lot development plans). This is just a summary explanation and prospective buyers should contact the Zoning Division of the Dane County Department of Planning and Development and the Dane County Land & Resource Department for further details on these Shoreland requirements and permits.

Explanation for Question E7. The Plat of Yahara Estates and the Declaration of Protective Covenants, Conditions, Easements and Restrictions for Yahara Estates include many covenants, restrictions and easements affecting each Lot, and should be fully reviewed by prospective buyers to understand what affects each Lot.

Explanation for Question E8. The Plat of Yahara Estates and the Declaration of Protective Covenants, Conditions, Easements and Restrictions for Yahara Estates include many easements affecting the Lots, and should be fully reviewed to understand what easements affect each Lot.

Explanation for Question E9. See the explanation provided for Questions E3. and E9. above.

Explanation for Question E10.a. - c. All of the Lots, which were recently platted through the Plat for Yahara Estates, were previously taxed for real property tax purposes as agricultural land (assessed based on the agricultural use-value), and all of the Lots will be subject to a use-value conversion charge in the future. The Seller will be responsible for this use-value conversion charges when they are charged on the Lots.

Explanation for Question F4. The parcel and building to the east of the property, and with a street address of 5487 N. Blue Bill Park Drive, is a commercial, industrial, manufacturing and distribution facility, and the use of this parcel and building may produce elevated levels of light and/or noise, and may be open and operating 24 hours a day and 7 days a week.

NAKEE
CKHAM CONSULTING
010

TOWN OF WESTPORT HAS OPTED-OUT OF COUNTY ZONING

Town of
Westport

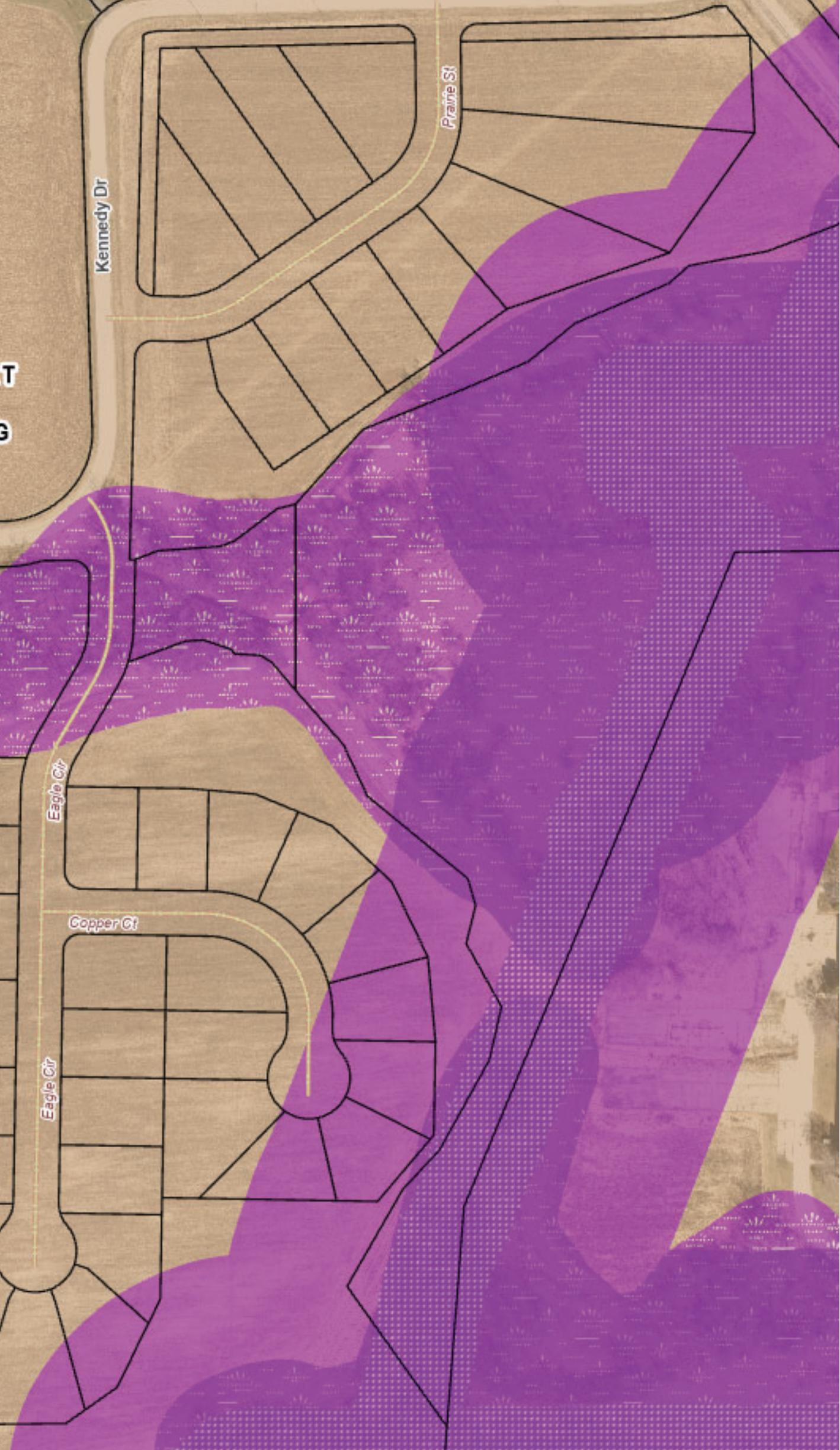
5537
5535
5538
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5535
5536
5540
5544
5548
5552
5496

Eagle Cir
Eagle Cir

Copper Ct

Kennedy Dr

Prairie St





YAHARA

— ESTATES —

| LOT NUMBER-STREET | PRICE | PARCEL NO. |
|---------------------------------------|-----------|---------------------|
| Lot 1 Bald Eagle Circle | \$195,000 | 066/0809-222-4001-0 |
| Lot 2 Bald Eagle Circle | \$195,000 | 066/0809-222-4012-0 |
| Lot 3 Bald Eagle Circle | \$195,000 | 066/0809-222-4023-0 |
| Lot 4 Bald Eagle Circle | \$195,000 | 066/0809-222-4034-0 |
| Lot 5 Bald Eagle Circle | \$195,000 | 066/0809-222-4045-0 |
| Lot 6 Bald Eagle Circle | \$195,000 | 066/0809-222-4056-0 |
| Lot 7 Bald Eagle Circle | \$230,000 | 066-0809-222-4067-0 |
| Lot 8 Bald Eagle Circle | \$305,000 | 066/0809-222-4078-0 |
| Lot 9 Bald Eagle Circle | \$315,000 | 066/0809-222-4089-0 |
| Lot 10 Bald Eagle Circle | \$280,000 | 066-0809-222-4100-0 |
| Lot 11 Bald Eagle Circle | \$230,000 | 066/0809-222-4111-0 |
| Lot 12 Bald Eagle Circle | \$195,000 | 066/0809-222-4122-0 |
| Lot 13 Bald Eagle Circle | \$195,000 | 066/0809-222-4133-0 |
| Lot 14 Bald Eagle Circle | \$195,000 | 066-0809-222-4144-0 |
| Lot 15 Bald Eagle Circle or Copper Ct | \$205,000 | 066-0809-222-4155-0 |
| Lot 16 Copper Ct | \$205,000 | 066-0809-222-4166-0 |
| Lot 17 Copper Ct | \$205,000 | 066-0809-222-4177-0 |
| Lot 18 Copper Ct | \$290,000 | 066/0809-222-4188-0 |
| Lot 19 Copper Ct | \$290,000 | 066/0809-222-4199-0 |
| Lot 20 Copper Ct | \$280,000 | 066/0809-222-4210-0 |
| Lot 21 Copper Ct | \$245,000 | 066/0809-222-4221-0 |
| Lot 22 Copper Ct | \$245,000 | 066/0809-222-4232-0 |
| Lot 23 Copper Ct | \$245,000 | 066/0809-222-4243-0 |
| Lot 24 Copper Ct | \$240,000 | 066/0809-222-4254-0 |
| Lot 25 Copper Ct | \$240,000 | 066/0809-222-4265-0 |
| Lot 26 Copper Ct | \$230,000 | 066/0809-222-4276-0 |
| Lot 27 Copper Ct | \$230,000 | 066/0809-222-4287-0 |
| Lot 28 Cooper Hawk Drive | \$290,000 | 066/0809-222-4298-0 |
| Lot 29 Cooper Hawk Drive | \$290,000 | 066/0809-222-4309-0 |
| Lot 30 Cooper Hawk Drive | \$290,000 | 066/0809-222-4320-0 |
| Lot 31 Cooper Hawk Drive | \$295,000 | 066/0809-222-4331-0 |
| Lot 32 Cooper Hawk Drive | \$235,000 | 066/0809-222-4342-0 |
| Lot 33 Cooper Hawk Drive | \$250,000 | 066/0809-222-4353-0 |
| Lot 34 Cooper Hawk Drive | \$250,000 | 066/0809-222-4364-0 |
| Lot 35 Cooper Hawk Drive | \$200,000 | 066/0809-222-4375-0 |
| Lot 36 Cooper Hawk Drive | \$205,000 | 066/0809-222-4386-0 |
| Lot 37 Cooper Hawk Drive | \$215,000 | 066/0809-222-4397-0 |
| Lot 38 Cooper Hawk Drive | \$195,000 | 066/0809-222-4408-0 |

AFFIDAVIT OF CORRECTION

Document Number

Subdivision Name: Yahara Estates

Location: All Quarters of the Northwest Quarter of Section 22, and the Northwest Quarter of the Southwest Quarter of Section 22, T08N, R09E, Town of Westport, Dane County, Wisconsin

Recorded Document: Recorded on the 2nd day of April, 2025 as Document Number 6019104, Volume 62-027A, Pages 144-146

I, the undersigned, being first duly sworn on oath, hereby depose and state as follows:

AFFIANT: I am Zachary Reynolds, a Professional Land Surveyor duly sworn in the State of Wisconsin (License No. S-3223), having knowledge of the facts set forth herein.

PURPOSE: This Affidavit of Correction is made pursuant to Wisconsin Statutes § 236.295 to correct errors on the recorded subdivision plat known as Yahara Estates.

CORRECTION: The correction pertains to the road names shown on the plat recorded on April 2, 2025 as Document No. 6019104 in Volume 62-027A of Plats, Pages 144-146, Dane County Register of Deeds.

Recording Area

Return to:

Wyser Engineering, LLC
Attn: Zachary Reynolds, PLS
300 E. Front St.
Mount Horeb, WI 53572

Specifically, the following corrections are made:

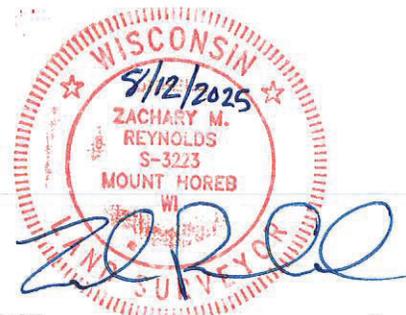
Table with 2 columns: Incorrect Road Name on Plat, Correct Name. Rows include Eagle Circle to Bald Eagle Circle and Prairie Street to Cooper Hawk Drive.

REASON FOR CORRECTION: The road names in the original plat were unreviewed due to an error in process. The correction is necessary to conform with jurisdictional approvals and to ensure accurate addressing and public records.

NO BOUNDARY OR LOT CHANGES: This correction does not alter any lot lines, easements, dimensions, or boundaries as originally recorded.

EFFECTIVENESS: This Affidavit of Correction is intended to correct the record and shall be recorded in the office of the Dane County Register of Deeds and shall apply to all lots and outlots within the subdivision as though the corrected names appeared on the original plat.

SUPPORTING APPROVALS: Town of Westport Board Resolution attached.



The Affiant is the drafter of the Recorded Document.
A copy of the original Subdivision Plat is attached.

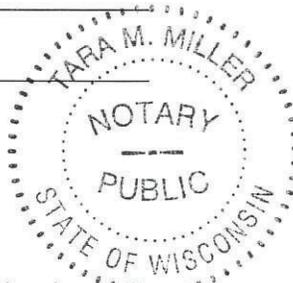
Dated this 12th day of August, 2025

Zach Reynolds
Affiant's Signature (type name below)
* Zach Reynolds

STATE OF _____)
COUNTY OF Dane)SS.

Subscribed and sworn to (or affirmed) before me this 12th day of August, 2025

Tara M. Miller (type name below)



Notary Public, State of Wisconsin
My Commission (expires) (is): 05/05/2028