

SELLER DISCLOSURE REPORT - COMMERCIAL

PROPERTY OWNER: Andrew D Nickols

PROPERTY ADDRESS: 415 W WISCONSIN AVE

Appleton 54911 WI

OWNER HAS OWNED THE PROPERTY FOR _____ 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Defects in mechanical systems, e.g. HVAC, electrical, plumbing, septic, well, fire safety, security or lighting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Production of or spillage of methamphetamine (meth) or other hazardous or toxic substances on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Flooding, standing water, drainage problems or other water problems on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Near airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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? _____ yes no unsure
____ 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 _____

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.

Signed by: _____
 (X) *Andrew D Nickols* 10/7/2025 | 18:55 PDT (X)
 Signature ▲ Date ▲ Signature ▲ Date ▲

I acknowledge receipt of a copy of this report.

(X) _____ (X) _____
 Buyer's Signature ▲ Date ▲ Buyer's Signature ▲ Date ▲