

WATERFRONT COMMERCIAL LISTING

9971N Grand Pines Lane
HAYWARD, WI 54843

MATT ALBRECHT

BROKER OWNER
WOODLAND DEV. & REALTY

The information contained within has been derived from multiple sources which may include property owners and county, state and federal agencies. Although provided as a courtesy, Woodland Dev. & Realty makes no representation as to the accuracy. All verification must be performed by recipient.



(715) 699-4459



MATTALBRECHT.WOODLAND@GMAIL.COM



15563 RAILROAD ST HAYWARD, WI 54843



WWW.WOODLANDDEVREALTY.COM

\$1,695,000

Property Details

SqFt: **4,464**
Acreage: **2.39 Acres**
Zoning: **(RR1) Residential/Recreational One**
Heating: **Forced Air, In-Floor** Cooling: **Central**
Fuel source: **Natural gas**
Exterior: **Engineered Wood Siding, Steel Roof**

Basement: **Slab**
Foundation: **Poured**
Sewer: **Septic - Conventional**
Water: **Well - Drilled**
Included: **All furniture, fixtures, equipment, and inventory related to the business**
Excluded: **Seller's personal property**

Property Description

Don't miss out on this thriving business opportunity located in the heart of Hayward, WI! Boasting an ideal location on Round Lake in Richardson's Bay with excellent visibility from County Hwy B; the busiest rural roadway on average in all of Sawyer County. Located on snowmobile trail #9, offering year-round enjoyment. The property itself comprises a spacious dining room, 1,608 sq ft covered porch, & 1,200 sq ft patio area. Enjoy the use of the waterfront and Tiki bar in the Summer. Property has Badger Docks & 14 slips. Don't miss the opportunity to own a well-established business with a prime location on one of Hayward Areas most popular lakes!



Woodland Developments & Realty *Exceeding Expectations*





Woodland Developments & Realty *Exceeding Expectations*



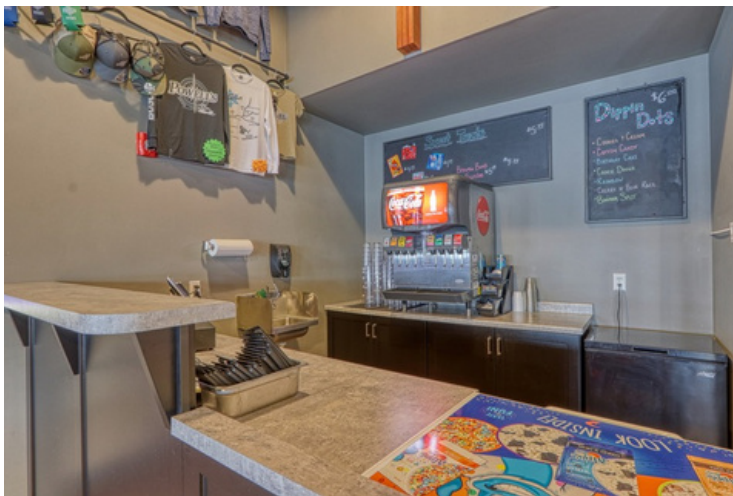
Woodland Developments & Realty *Exceeding Expectations*



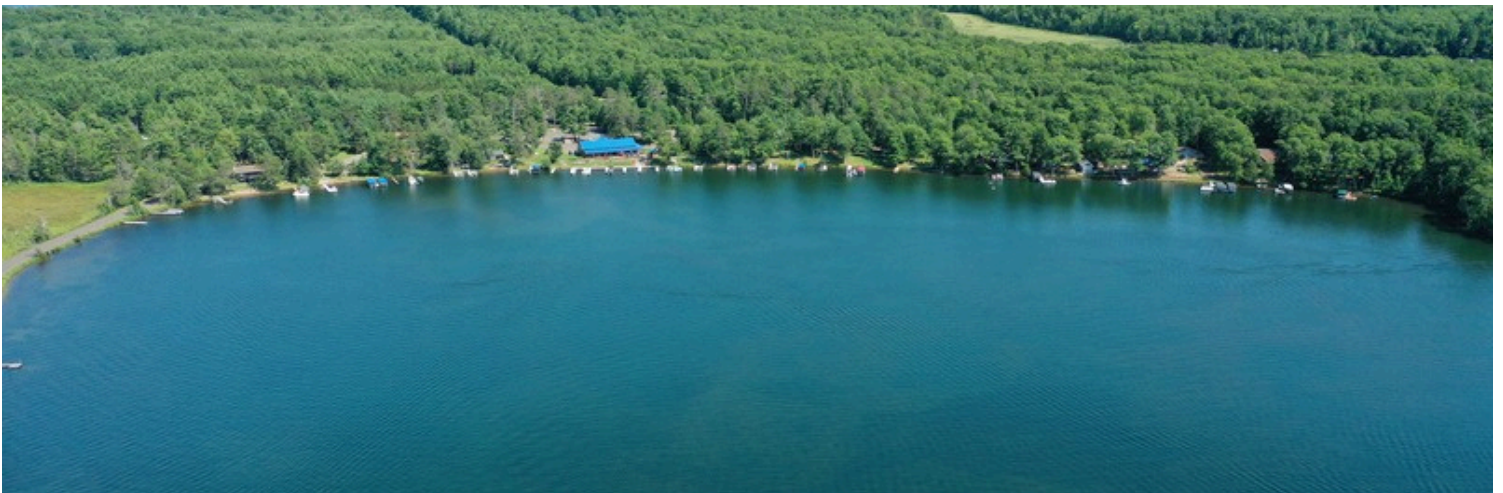
Woodland Developments & Realty *Exceeding Expectations*



Woodland Developments & Realty *Exceeding Expectations*







MAPS

on the next page



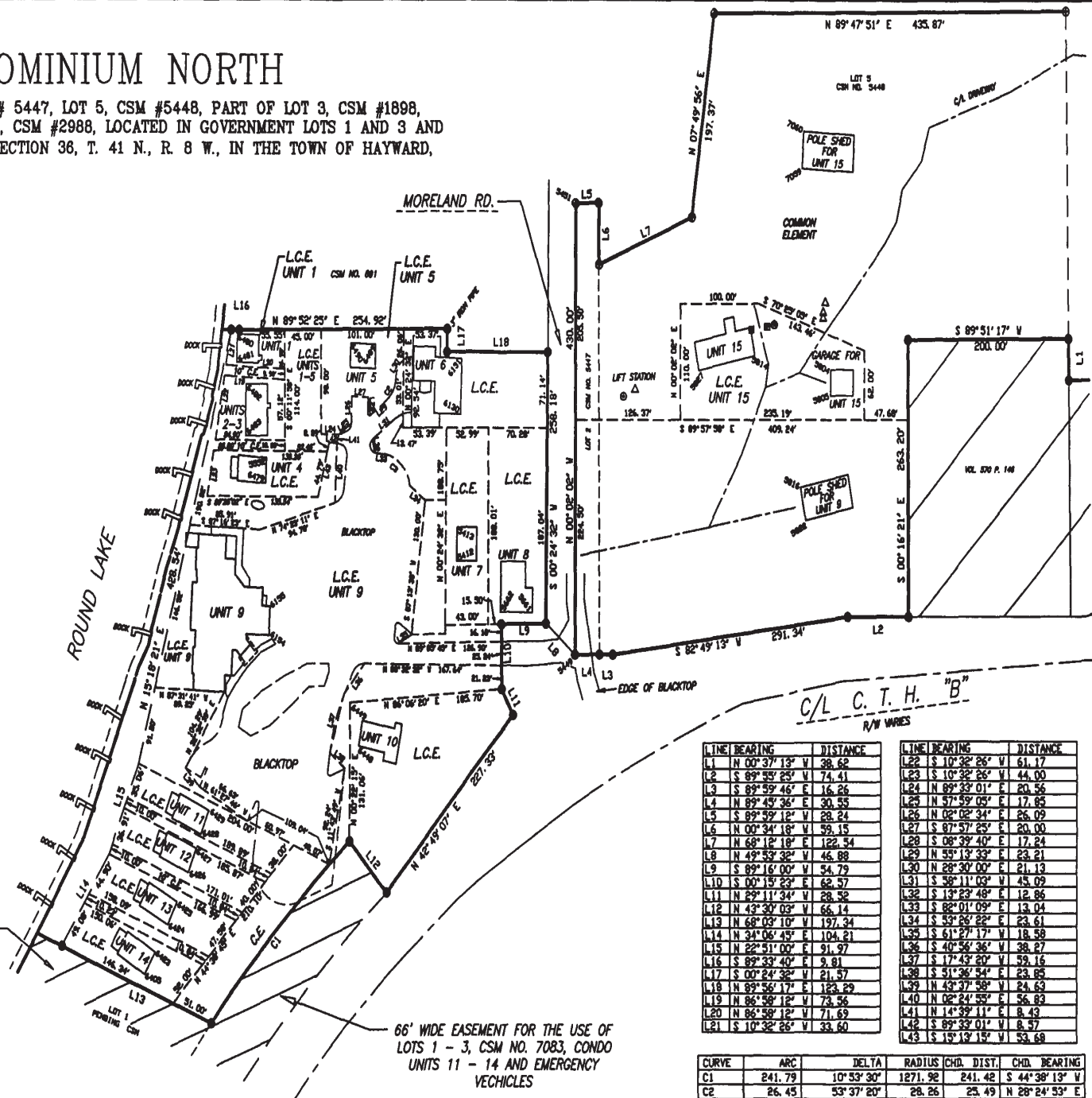


CONDOMINIUM PLAT GRAND PINES CONDOMINIUM NORTH

LOT 5 CSM #909, LOT 1 CSM #1060, LOT 2, CSM# 5447, LOT 5, CSM #5448, PART OF LOT 3, CSM #1898, PART OF LOT 4, CSM #1899 AND PART OF LOT 1, CSM #2988, LOCATED IN GOVERNMENT LOTS 1 AND 3 AND PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD, SAWYER COUNTY, WISCONSIN.

COORDINATES FOR BUILDING LOCATION

PT. NO.	NORTHING	EASTING	DESCRIPTION
3451	430540.4190	662040.1438	NW COR. LOT 2 CSM NO. 5447
3449	430110.4191	662039.8886	SV COR. LOT 2 CSM NO. 5447
6480	430416.3440	661624.6028	NW COR. UNIT 1
6481	430389.8351	661624.0255	SV COR. UNIT 1
6482	430369.6037	661635.2480	NW COR. UNIT 2-3
6483	430321.0660	661634.6381	SV COR. UNIT 2-3
5352	430299.9607	661660.5778	NE COR. UNIT 4
6479	430275.8086	661658.9657	SE COR. UNIT 4
6489	430406.8083	661794.5164	NE COR. UNIT 5
6490	430407.6248	661763.7800	NW COR. UNIT 5
6131	430393.4982	661899.6888	NE COR. UNIT 6
6130	430341.0263	661898.2307	SE COR. UNIT 6
5413	430234.0285	661894.3224	NW COR. UNIT 7
5412	430201.8809	661893.8855	SV COR. UNIT 7
3661	430151.3752	661987.1422	SE COR. UNIT 8
3662	430151.7215	661948.1437	SV COR. UNIT 8
6155	430157.9164	661665.1782	COR. UNIT 9
6154	430129.7103	661663.8349	COR. UNIT 9
5816	430271.1255	662316.4479	NW COR. POLE SHED UNIT 9
5822	430239.7910	662322.9401	SV COR. POLE SHED UNIT 9
6449	430048.0789	661778.8193	NW COR. UNIT 10
6448	430023.9271	661774.1988	SV COR. UNIT 10
6429	429963.2287	661590.2820	NE COR. UNIT 11
6428	429940.7609	661580.6238	SE COR. UNIT 11
6427	429927.2740	661574.7516	NE COR. UNIT 12
6426	429904.7414	661565.2021	SE COR. UNIT 12
6425	429877.5510	661551.5246	NE COR. UNIT 13
6424	429855.7627	661540.3544	SE COR. UNIT 13
6423	429829.7506	661524.6795	NE COR. UNIT 14
6405	429808.7066	661512.1838	SE COR. UNIT 14
5827	430381.5894	662191.6981	SV COR. UNIT 15
5814	430395.2748	662260.6199	SE COR. UNIT 15
5804	430381.8766	662353.7927	NW COR. GARAGE UNIT 15
5805	430357.5949	662353.7063	SV COR. GARAGE UNIT 15
7060	430609.9191	662319.1794	NW COR. POLE SHED UNIT 15
7059	430573.7659	662317.3618	SV COR. POLE SHED UNIT 15



BEARINGS ARE ASSUMED, BASED ON THE EAST 1/2 OF THE NORTH LINE OF SECTION 36 BEARING N 89°54'28" W.



SEPTIC AND WELL EASEMENT ACROSS LOT 1 FOR CONDO UNITS 13 AND 14

66' WIDE EASEMENT FOR THE USE OF LOTS 1 - 3, CSM NO. 7083, CONDO UNITS 11 - 14 AND EMERGENCY VEHICLES

LINE	BEARING	DISTANCE
L1	N 00°37'13" V	38.62
L2	S 89°55'25" V	74.41
L3	S 89°59'46" E	16.26
L4	N 89°45'36" E	30.55
L5	S 89°59'12" V	28.24
L6	N 00°34'18" V	59.15
L7	N 68°12'18" E	122.54
L8	N 49°53'32" E	46.88
L9	S 89°16'00" V	54.79
L10	S 00°15'22" E	62.57
L11	N 29°11'34" E	28.52
L12	N 42°30'03" E	66.14
L13	N 68°03'10" V	197.34
L14	N 34°06'45" E	104.21
L15	N 22°51'00" E	91.97
L16	S 89°59'40" E	9.81
L17	S 00°24'32" E	21.57
L18	N 89°56'17" E	123.29
L19	N 86°58'12" V	73.56
L20	N 86°58'12" V	71.69
L21	S 10°32'26" V	33.60

LINE	BEARING	DISTANCE
L22	S 10°32'26" V	61.17
L23	S 10°32'26" V	44.00
L24	N 89°59'01" E	20.56
L25	N 57°59'05" E	17.85
L26	N 02°02'34" E	26.09
L27	S 87°57'25" E	20.00
L28	S 08°39'40" E	17.24
L29	N 55°13'33" E	23.21
L30	N 28°30'00" E	21.13
L31	S 58°11'03" V	45.09
L32	S 13°23'48" E	12.86
L33	S 82°01'09" E	13.04
L34	S 53°26'22" E	23.61
L35	S 61°27'17" V	18.58
L36	S 40°56'36" E	38.27
L37	S 17°43'20" V	59.16
L38	S 51°26'54" E	23.85
L39	N 42°37'58" V	24.63
L40	N 02°24'53" E	56.83
L41	N 14°39'11" E	8.49
L42	S 89°59'12" V	8.57
L43	S 19°19'19" V	59.68

CURVE	ARC	DELTA	RADIUS	CHD. DIST.	CHD. BEARING
C1	241.79	10°53'30"	1271.96	241.42	S 44°38'13" V
C2	26.45	53°37'20"	28.26	25.49	N 28°24'53" E
C3	44.92	73°31'42"	35.00	41.90	S 45°15'18" E

LEGEND
 ● FOUND 1-1/2" IRON PIPE
 ● FOUND 1" IRON PIPE, UNLESS NOTED
 ● FOUND 3/4" IRON ROD

CLIENT: GRAND PINES RESORTS INC.
 JOB: H03/051

SCALE: 1" = 100'
 FILE: T41NR0W/SEC.36
 ACAD: MAIN_CAMPUS.DWG
 PAC: LTNGPS

DRAFTED BY: JRN
 SHEET 2 OF 11

HEART OF THE NORTH SURVEYING OF HAYWARD, INC.
 10339 N. DUFFY ROAD
 HAYWARD, WI. 54843
 PH. 715/634-2442
 FAX: 715/634-6444
 E-MAIL: HONSURVEYING@YAHOO.COM

SELLER DISCLOSURE REPORT

on the next page



BUSINESS DISCLOSURE REPORT

BUSINESS NAME: Jimmy's Nort Star, LLC dba Powell's on Round Lake

BUSINESS OWNER/SELLER: James S. Powell, Heidi M. Powell

THIS DISCLOSURE REPORT CONCERNS THE REAL ESTATE INTEREST AND/OR THE BUSINESS ASSETS LOCATED AT 9971N Grand Pines Lane IN THE Town (CITY) (VILLAGE) (TOWN) OF Hayward, COUNTY OF Sawyer STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT REAL ESTATE INTEREST AND/OR BUSINESS ASSETS AS OF June (MONTH) 04 (DAY) 2024 (YEAR).

When listing real estate Wis. Admin. Code § REEB 24.07(1)(b) requires licensees to inspect real estate improved by structures and vacant land and to make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the real estate. The licensee shall request the seller provide a written response to the licensee's inquiry. This Business Disclosure Report helps the licensee fulfill this license law duty.

This 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, testing or warranties the parties may wish to obtain. This is an optional disclosure report, not required by Wis. Stat. Ch. 709, that gives the business owner selling real estate and/or business assets the opportunity to make disclosures and comment on the condition of the property.

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 or deficiency 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 real estate and business assets 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. "Property" refers to the business real estate and/or business assets, or any part thereof, as applicable (Property).

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. "Deficiency" means an imperfection that materially impairs the worth or utility of an asset other than real estate; makes such asset unusable or significantly harmful; or substantially prevents such asset from functioning or operating as designed or intended.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described Property.

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 an explanation of the reason why the response to the question is "yes" in the area provided following each group of questions.

A5. 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 or deficiencies following each question below are examples only and are not the only defects or deficiencies that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of defects or deficiencies in the electrical system including fire safety, security and lighting and wiring not in compliance with applicable code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of defects or deficiencies in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of defects or deficiencies in the heating and air conditioning system on the Property (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating, ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors, panels and system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of defects in the Property basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of defects or deficiencies in any structure or structural component or system on the Property (including walls)? Structural defects with respect to structures or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Are you aware of defects or deficiencies in mechanical equipment or systems on the Property included in the sale?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B8. Are you aware of rented items located on the Property such as a water softener or other water treatment systems or other rented items affixed to or closely associated with the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B9. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B10. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the Property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B11. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B12. Explanation of "yes" responses <u>B8- water softener is shared with other association owners- is under cabin #5, CO2 equipment and Coke equipment is rented</u>			

C. BUSINESS AND COMMERCIAL CONCERNS

	YES	NO	N/A
C1. Are you aware of any violation of federal, state or local regulations, ordinances, laws or rules; any government agency or court orders requiring repair, alteration or correction of any existing condition; or any potential, threatened or pending claims against the business or its agents or materially affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2. Are you aware of a material violation of the Americans with Disabilities Act (ADA) or other state or local laws requiring minimum accessibility for persons with disabilities with regard to the Property? NOTE: A building owner's or tenant's obligations under the ADA may vary dependent upon the financial or other capabilities of the building owner or tenant.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C3. Are you aware of any material defects or deficiencies in any of the equipment, appliances, business fixtures, fixtures, tools, furniture or other business personal property included in the transaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C4. Are you aware of any encumbrances on the business or the Property, all integral parts thereof, or the assets, except as stated in any schedule attached to this report? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C5. Are you aware of any litigation, condemnation action, government proceeding or investigation in progress, threatened or in prospect against or related to the business or the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of any right granted to underlying lien holder(s) to accelerate the debtor's obligation by reason of the transfer of ownership of the Property, or any permission to transfer being required and not obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware, with regard to the business or the Property, of any unpaid business taxes such as: income; sales; payroll; Social Security; unemployment; or any other employer/employee taxes due and payable or accrued; or any past due debts? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C8. Are you aware of any material failure of the financial statements, or schedules to the financial statements, to present the true and correct condition of the business as of the date of the statements and schedules or a material change in the financial condition or operations of the business since the date of the last financial statements and schedules provided by owner, except for changes in the ordinary course of business which are not in the aggregate materially adverse? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C9. Are you aware of any unresolved insurance claims, outstanding lease or contract agreements, back wages, due or claimed, product liability exposure, unpaid insurance premiums, unfair labor practice claims, or unpaid past due debts regarding the business or the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C10. Are you aware of any other defects affecting the real estate, deficiencies affecting the assets, or conditions or occurrences which would significantly 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"/> |
| C11. Explanation of "yes" responses _____ | | | |

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| D1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a completed or pending reassessment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D2. Are you aware that remodeling was done that may increase the Property's assessed value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D3. Are you aware of pending special assessments or pending condominium special assessments affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D4. Are you aware the Property is 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"/> |
| D5. Are you aware of any proposed, planned or commenced construction of a public project or public improvements that may result in special assessments or materially affect the business or Property or the use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D6. Are you aware of any construction, remodeling, replacements, or repairs affecting the Property or the Property's structure or mechanical systems that were done or additions to this Property made during your period of ownership without the required permits and approvals? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D7. Are you aware of any land division involving the Property for which a required state or local permit was not obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D8. Explanation of "yes" responses _____ | | | |

E. LAND USE

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Are you aware of any zoning or building code violations with respect to the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E2. Are you aware of any zoning variance or conditional use permit regarding the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	YES	NO	N/A
E3. Are you aware of the property or any portion of the Property being located in a 100-year floodplain, wetland, or shoreland zoning area under local, state, or federal regulations, or of flooding, standing water, or drainage or other water problems affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware of nonconforming uses of the Property or nonconforming structures on 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"/>
E5. 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"/>
E6. Are you aware of restrictive covenants, conditions, or deed restrictions on the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E7. Other than public rights of way, 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"/>
E8. Are you aware of the Property being subject to a mitigation plan, required under the Department of Natural Resources administrative rules regarding county shoreland zoning ordinances, that requires the owner to establish or maintain certain measures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E9. 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. § 70.32 (2r) (use value assessment)?	<input type="checkbox"/>	<input checked="" 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. § 74.485 (2))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this Property? (Wis. Stat. § 74.485 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E10. Is all or part of the Property subject to or in violation of a farmland preservation agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E11. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E12. Are you aware of a dam totally or partially located on the Property or ownership in a dam not located on the Property that 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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E13. Are you aware of boundary or lot line disputes, encroachments, or encumbrances affecting the Property? 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E14. Are you aware there is not legal access to the Property, or of any proposed road change, road work or change in road access which would materially affect the present use or access to the business or assets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E15. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition or orders to correct building code violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E16m. Are you aware of a written agreement affecting riparian rights related to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E16n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

- E17. Are you aware of one or more burial sites or archeological artifacts on the Property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at www.wihist.org/burial-information or 800-342-7834.)
- YES NO N/A

E18. Explanation of "yes" responses E7-condo association owns easement of drive through both parking lots; E13-have given association permission for cabin owners to put garbage & recycle containers on the property behind our containers - no dispute; E16-part of a condo association E13-septic pump electric connected to unit 15- with separate meter
E7-shared drives back to storage units

F. ENVIRONMENTAL

- F1. Are you aware of the presence of unsafe levels of mold on the Property? YES NO N/A
- F2. Are you aware of a defect or deficiency 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 or business, lead in paint, lead in soil, pesticides, medical or infectious waste, or other potentially hazardous or toxic substances on the Property, or by previous storage or disposal of such substances on the Property or premises occupied by the business? YES NO N/A
- F3. Are you aware of the presence of asbestos or asbestos-containing materials such as vermiculite insulation on the Property? YES NO N/A
- F4. Are you aware of the presence of or a defect or deficiency caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? YES NO N/A
- F5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations? YES NO N/A
- F6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? YES NO N/A
- F7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the Property? YES NO N/A
- F8. Are you aware of governmental investigation or private assessment/audit (of environmental matters) ever being conducted or material violations of environmental or other laws or agreements regulating the Property, the business or the use of the assets? YES NO N/A
- F9. Are you aware of conditions constituting a significant health or safety hazard for occupants, invitees or employees of the business? YES NO N/A
- F10. Explanation of "yes" responses _____

G. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- G1. Are you aware of defects in a well on the Property or in a well that serves the Property, including unsafe well water? YES NO N/A
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety.
- G2. Are you aware of a joint well serving the Property? YES NO N/A
- G3. Are you aware of a defect related to a joint well serving the Property? YES NO N/A
- G4. Are you aware that a septic system or other private sanitary disposal system serves the Property? YES NO N/A

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|-------------------------------------|
| G5. Are you aware of defects in the 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?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G6. Are you 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.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G7. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| G8. Are you aware of an "LP" tank on the Property? (If "yes," specify in the additional information space whether the owner of the Property either owns or leases the tank.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G9. Are you aware of defects in an "LP" tank on the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G10. Explanation of "yes" responses <u>G2 - shared ^{well} with units 1,2,3,4,5,6,11,12</u>
<u>G4 - own septic system - regularly maintained</u> | | | |

H. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| H1. Are you aware of a structure on the Property or occupied by the business that is designated as a historic building or that all or any part of the Property is in a historic district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H2. Are you aware of any agreements binding 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"/> |
| H3. Have you filed any insurance claims relating to damage to the Property or premises within the last five years? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| H4. Are you aware of material damage to the Property from fire, wind, floods, earthquake, expansive soils, erosion or landslides? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H5. Are you aware of nearby 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"/> |
| H6. Are you aware of any shared usages with respect to the Property such as shared fences, walls, driveways, or signage, or any defect relating to the shared use? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| H7. Are you aware of leased parking serving the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H8. Are you aware of other defects affecting the Property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H9. 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"/> |
| H10. The owner has owned the Property for <u>3+</u> years. | | | |
| H11. Explanation of "yes" responses <u>H3 - hail damage on roof in 2022 - replaced and upgraded in 2023</u>
<u>H6 - shared entrance drive, signage, common elements in bylaws</u> | | | |

Note: Any sales contract provision requiring inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

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

The owner certifies 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.

Entity Name (if any): Salmarie LLC

Name & Title of Authorized Representative Signing for Entity: Heidi Powell, owner/member

Authorized Signature for Entity: Heidi Powell Date 10-5-24

Owner Heidi Powell Date 10-5-24

Owner _____ Date _____

Owner _____ Date _____

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 _____

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.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Copyright © 2021 by Wisconsin REALTORS® Association; Drafted by: Debra Peterson Conrad

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 Wis. Stat. chapter 709 which generally applies to transfers of real estate containing 1-4 dwelling units or vacant land.

CONDOMINIUM ADDENDUM TO REAL ESTATE CONDITION REPORT

1 THIS CONDOMINIUM ADDENDUM TO REAL ESTATE CONDITION REPORT (REPORT) IS AN ADDENDUM TO THE REAL ESTATE
2 CONDITION REPORT DATED June 4, 2024 CONCERNING THE PROPERTY LOCATED AT
3 9971N Grand Pines Lane
4 Town (STREET ADDRESS), IN THE (CITY) (VILLAGE) (TOWN) **STRIKE TWO**
5 OF Hayward, COUNTY OF Sawyer, STATE OF WISCONSIN.

6 This Report is given in compliance with Wis. Stat. § 709.02(2) and is not a substitute for a professional review of the condominium
7 documents and disclosure materials.

8 **I. CONDOMINIUM IDENTIFICATION and SELLER CONTACT INFORMATION**

9 Name of Condominium: Grand Pines Condo North
10 Unit Number: 9
11 This Condominium was created by the recording of the condominium instruments with the Office of the Register of Deeds on
12 August 18, 2005 (insert date).

13 The contact information for the (~~Unit Owner~~) (Unit Owner's agent/listing broker) **STRIKE ONE** is as follows:
14 Name: Matt Albrecht
15 Address: 15563 Railroad St Hayward, WI 54843
16 Phone Number(s): 715 634-2110
17 E-mail address (optional): mattalbrecht.woodland@gmail.com

18 **II. CONDOMINIUM ASSOCIATION INFORMATION**

19 Name of the Condominium Association: Grand Pines Condo North
20 Address of the Condominium Association: _____
21 This Condominium Association is self-managed has hired or retained management **CHECK ONE** .
22 Contact Information (Association representative who can address the sale or the condominium in general):
23 Name: Jim Hedlund
24 Address: 3392 232nd St E Hampton, MN 55031
25 Phone Number(s): 651 248-3893
26 E-mail address (optional): jim.hedlund@yahoo.com

27 **III. CONDOMINIUM ASSESSMENTS, FEES and CHARGES**

28 The Unit Owner is responsible for the following current condominium assessments, fees, special assessments and other charges
29 (itemize) (Optional: attach a copy of the current budget for easy reference.): \$815/month
30 _____ Have all current charges been paid? Yes No **CHECK ONE**

31 **IV. EXECUTIVE SUMMARY**

32 A copy of the Executive Summary is attached unless this is a small condominium electing Wis. Stat. § 703.365(8) disclosure
33 requirements. Check with the Condominium Association to be sure that it is the most current version.

34 The information in this Report is true, correct and current to the best of the Unit Owner's knowledge.
35 Unit _____ Date 10/07/2024
36 Owner James S. Powell Date 10/07/2024
37 Print Name Here ▶ James S. Powell Unit _____ Date 10/07/2024
38 Owner Heidi M. Powell Date 10/07/2024
39 Print Name Here ▶ Heidi M. Powell

38 Buyer acknowledges receipt of a copy of this Report. Check if condominium disclosure materials have been received.

39 Buyer _____ Date _____ Buyer _____ Date _____
40 Print Name Here ▶ _____ Print Name Here ▶ _____

41 RESIDENTIAL CONDOMINIUM CONCEPTS

42 In general terms, residential Condominiums take what otherwise might have been an apartment, townhouse or house, and permits
43 individual sales of the separate dwelling Units. All of the dwelling Unit owners own the common areas together and collectively pay
44 for the upkeep and other common expenses. A Condominium, however, is not like living in an apartment because the owner is
45 usually responsible for the maintenance and repair of everything within the Unit - the property manager does not take care of it, as
46 would be the case with a tenant. To understand Condominium ownership, an understanding of certain key concepts is needed.

47 ■ **Declaration:** The Declaration is a written document that creates a Condominium from one or more parcels of real estate. In the
48 Declaration, the owner declares his or her property to now be a Condominium. The Declaration divides the property into several
49 smaller parcels: Units, which are individually owned, and the Common Elements, which are owned in common by all of the Unit
50 owners together. The Declaration sets out what percentage of ownership interest in the Common Elements is assigned to each
51 Unit, and the number of votes that the owner of each Unit has in the Association.

52 ■ **Declarant:** The Declarant is the builder or developer who declares his or her property to be a Condominium by recording the
53 Declaration and plat maps. The Declarant may reserve a period of "Declarant Control" that gives the Declarant time to finish
54 construction of the Condominium project and/or to sell the Units. During this period, the Declarant exercises the powers and
55 responsibilities of the Association through its exclusive right to appoint the directors to the Association board. As the Units are sold
56 to purchasers, elections are held at different intervals and the Unit owners (other than the Declarant) elect an increasing number of
57 the directors. Declarant Control lasts up to ten years in expandable Condominiums and up to three years in other Condominiums.

58 ■ **Unit:** A Unit is the part of the Condominium that is privately owned and used by the Unit owner. A Unit owner has exclusive
59 ownership and possession of his or her Unit. The statutes define Unit in terms of cubicles of air, enclosed spaces located on one or
60 more floors, and rooms. A Unit may also include structural parts of a building (walls, wood frame) or a Unit may be a whole
61 building, a building plus the surrounding land, or just land (similar to a lot). Units may also include separate areas that are some
62 distance apart. For example, a Unit may include a dwelling plus a storage area, patio or parking space. The boundaries of each Unit
63 are defined in the Declaration, which may describe the perimeter walls, sometimes known as the "perimetric boundaries," the upper
64 boundaries and the lower boundaries. Generally, everything within these boundaries will be part of the Unit. Therefore, each Unit's
65 boundaries may impact the Unit owner's maintenance responsibilities, ability to make improvements or alterations, and insurance
66 liability.

67 ■ **Common Elements:** Common Elements means everything else in the Condominium that is not a Unit. In a typical residential
68 Condominium, the Common Elements may include the land, the exterior and common areas of buildings (entranceway, halls,
69 elevator, meeting room, etc.), landscaping, roads, any outside parking areas, outdoor lighting, any recreational facilities (swimming
70 pool, tennis courts, clubhouse, etc.) and all other common areas and amenities.

71 ■ **Limited Common Elements:** The Limited Common Elements are Common Elements that are identified in the Declaration or plat
72 as reserved for the exclusive use of less than all of the Unit owners. Typically, a Limited Common Element will be reserved for the
73 use of just one Unit. Basically, you don't own it individually, but you are the only one who may use it. This exclusive use, however,
74 may be subject to restrictions stated in the Declaration, Bylaws or Condominium rules and regulations. Limited Common Elements
75 may include features like a storage area, patio, balcony, garage parking space, or a boat slip.

76 ■ **Percentage Interests:** Every Unit owner shares in the ownership of the Common Elements with the other owners. Each Unit is
77 allotted a portion of this ownership interest called the Percentage Interests. The Percentage Interests are stated in the Declaration
78 and come automatically with the ownership of a Unit. The Percentage Interests often determine the share of common expenses that
79 the Unit owner must pay for the repair and maintenance of the Common Elements and for the operation of the Association.
80 Percentage Interests may be an equal percentage for all Units, in proportion to the square footage of the Units, based upon the
81 location or value of the Units, or based upon some other formula stated in the Declaration.

82 ■ **Association:** The Association is the entity that the Unit owners use to act together as a group to manage and maintain the
83 Condominium property and finances. This group will be either a nonstock, nonprofit corporation or an unincorporated Association.
84 Every Unit owner is automatically a member of the Association and votes for the Association directors who, on behalf of the
85 Association, manage and maintain the Common Elements, adopt budgets and set the amount of the fees or assessments paid by
86 the Unit owners for the Association's common expenses. The Association directors typically are responsible for the maintenance of
87 the Condominium property, including lawn and garden care, snow removal, painting, roofs, and amenities such as swimming pools
88 and tennis courts. They are responsible for collecting assessment fees, maintaining books and records, overseeing reserve funds,
89 preparing financial reports, and filing tax returns. The board of directors is responsible for enforcing the rules and providing
90 disclosure materials for Unit sales. Some or all of these functions may be delegated to a Condominium manager or other
91 professionals such as accountants.

92 ■ **Assessment Fees:** The Association sets a budget for all of the Condominium expenses and divides those expenses among the
93 Unit owners. These fees are called "common assessments" or "condo maintenance fees" and typically are paid monthly. The
94 Association may also create reserves for future maintenance and repairs.

Residential Condominium Concepts was developed and distributed by the Wisconsin REALTORS® Association (2005).

Drafted by: Attorneys Debra Peterson Conrad (WRA) and Lisa M. Pardon (Brennan, Steil & Basting, S.C.)

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Powell's on Round