

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

2137 W Greenfield Ave, Milwaukee WI

RE/MAX Service First

**DISCLOSURE OF MATERIAL ADVERSE FACTS**

I am licensed in the state of Wisconsin as a real estate broker/~~salesperson~~ **STRIKE ONE**. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § REEB 24.07(2)-(3), requires real estate licensees to make prompt written disclosures to buyers and sellers regarding material adverse facts and regarding information suggesting the possibility of material adverse facts. In other words, the law says that I should make sure you know about certain possible problems that have not yet been reported to you by the other parties, licensees or professional inspectors.

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as having a significant, adverse affect on the value of the property, as significantly reducing the structural integrity of the property, or as presenting a significant health risk to the property's occupants. An adverse fact also includes information that indicates that a party is not able or does not intend to fulfill his or her contractual obligations under the offer to purchase or other contract.

An adverse fact is material if a party indicates it is significant to them, or if it is generally recognized by a competent real estate licensee as being significant to a reasonable party, to the extent that it would impact whether or not the party enters into an offer to purchase or the party's decision about what terms and conditions should be in such a contract.

As a Wisconsin real estate licensee, I am thereby obligated by law to disclose the following information indicating a material adverse fact or suggesting the possibility of a material adverse fact: \_\_\_\_\_

Please see the attached page.

(Plainly state only the facts without drawing conclusions or making predictions. Attach supporting reports and documentation.)

It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct appropriate property inspections, testing and other investigations regarding this information. The licensees in this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other documents pertaining to the offer to purchase as directed by the parties.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.

  
\_\_\_\_\_  
Licensee Signature ▲

Graig Goldman  
\_\_\_\_\_  
Print Licensee Name Here ▲

RE/MAX Service First  
\_\_\_\_\_  
Broker/Firm Name ▲

8-14-2025  
\_\_\_\_\_  
Date ▲

By initialing and dating below, I acknowledge that I have received and read this disclosure form.

\_\_\_\_\_  
Party Initials ▲

\_\_\_\_\_  
Date ▲

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

## **Attachment to Disclosure of Material Adverse Facts**

8/14/2025

**Re: 2137 W Greenfield Ave, Milwaukee WI 53204**

1. The property is sold in as-is condition by a not-for-profit entity managed by a Board of Directors.
2. The Board of Directors states that they cannot provide a Vacant Land Condition Report.
3. An environmental Phase I and Phase II report was prepared in 2014, and remediation costs were estimated in 2024; please see the related documents uploaded to the marketing website.
4. The City of Milwaukee's 8<sup>th</sup> District Alderperson has stated that they will only support residential development or very limited retail development at this site, regardless of uses allowed under the current LB2 zoning; uses not supported include convenience store, corner grocery, liquor, beer, and gasoline sales.