

RESOLUTION NO. 2019-76

FINAL RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA AUTHORIZING THE FUNDING TO CLOSE THE TRANSACTION ON THE OFFER TO SELL FOR PROPERTY RECEIVED BY THE VILLAGE FROM ARMIN CLOBES ON BEHALF OF MILLENNIUM TRUST COMPANY LLC FOR APPROXIMATELY 9.3+/- ACRES LOCATED ADJACENT TO THE VILLAGE HALL/CRAWFORD PARK (NO ADDRESS ASSIGNED/FOUR MILE ROAD – TAX PARCEL ID NO: 104-04-23-20-132-000)

WHEREAS, on July 15, 2019, the Village Board reviewed an offer to sell property from Armin Clobes on behalf of Millennium Trust Company LLC for approximately 9.3+/- acres located adjacent to the Village Hall/Crawford Park (no address assigned/Four Mile Road - Tax Parcel ID No: 104-04-23-20-132-000) and authorized the Village Administrator or Assistant Administrator to execute the Offer to Sell subject to the conditions and contingencies discussed in closed session including, review and recommendations from the Village Plan Commission and the Village Park and Recreation Commission with the Final Resolution to be brought back to the Village Board prior to closing. The Offer to Sell is attached hereto as **Exhibit A** to this Resolution;

WHEREAS, it is anticipated that this property will be utilized in the future for an expansion of the Village Hall campus and expansion of Crawford Park with the amount of acreage for each expansion yet to be determined by the Village Board;

WHEREAS, such purchase was reviewed by the Village's Park and Recreation Commission on August 13, 2019 and was recommended for approval;

WHEREAS, such purchase was reviewed by the Village's Plan Commission on August 26, 2019 and was recommended for approval;

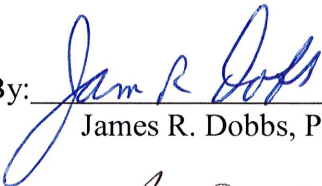
NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the Offer to Sell attached as **EXHIBIT A** is finally accepted and funding to complete such transaction shall be taken from the funds “set aside” from the sale of the East Side Community Center and Woodland Park as per Village Board Resolution No 2017-113 and shall be considered an expense of the Village subject to satisfaction of all conditions and contingencies, and final review and approval by the Village's Public Works Director, the Village's Utility Director and the Village Attorney.

NOW, BE IT FURTHER RESOLVED in regard to future park usage, when the Village Board determines what amount of acreage should be utilized as new parkland, park impact fees may be utilized to offset the cost of the new land in accordance with the Village's Code of Ordinances and Wisconsin Statutes.

NOW BE IT FURTHER RESOLVED, that the Village Administrator is authorized to take all actions on behalf of the Village to execute documents, undertake, direct and complete required activities to close the transaction in accordance with the terms of the accepted and approved Offer to Sell and this Resolution.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 3rd day of September, 2019.

VILLAGE OF CALEDONIA

By: 
James R. Dobbs, President

Attest: 
Karie Pope, Clerk

770272.001 (819)

WB-13 VACANT LAND OFFER TO SELL

1 LICENSEE DRAFTING THIS OFFER ON July 16, 2019 [DATE] IS (AGENT OF BUYER)
2 (AGENT OF SELLER/LISTING BROKER) (AGENT OF BUYER AND SELLER) ~~STRIKE THOSE NOT APPLICABLE~~
3 **GENERAL PROVISIONS** ~~None~~, The Seller Millennium Trust Company, LLC Custodian FBO Armin Ciolek IHA
4 offers to sell the Property
5 known as [Street Address] 4 Mile Road Vacant Land Tax Parcel No. 104-04-23-20-132-000, 9.3 acres
6 in the Village of Caledonia, County of Racine, Wisconsin (Insert
7 additional description, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525), on the following terms:
8 ■ PURCHASE PRICE: Two Hundred and Six Thousand and Five Hundred Dollars - Cont at line 462-463
9 Dollars (\$ 206,500.00).
10 ■ EARNEST MONEY of \$ 0 accompanies this Offer and earnest money of \$ 0
11 will be mailed, or commercially or personally delivered within _____ days of acceptance to listing broker or
12 _____
13 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.
14 ■ INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on the
15 date of this Offer not excluded at lines 18-19, and the following additional items: None
16 _____
17 _____
18 ■ NOT INCLUDED IN PURCHASE PRICE. Not applicable
19 _____
20 CAUTION: Identify Fixtures that are on the Property (see lines 290-294) to be excluded by Seller or which are rented
21 and will continue to be owned by the lessor.
22 NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are
23 included/excluded. Annual crops are not part of the purchase price unless otherwise agreed.
24 ■ ZONING: Seller represents that the Property is zoned: R-3A
25 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
26 copies of the Offer.
27 CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines
28 running from acceptance provide adequate time for both binding acceptance and performance.
29 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on
30 or before July 18, 2019. Seller may keep the Property on the
31 market and accept secondary offers after binding acceptance of this Offer.
32 CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.
33 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS
34 OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A"
35 OR ARE LEFT BLANK
36 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
37 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 38-56.
38 (1) **Personal Delivery**: giving the document or written notice personally to the Party, or the Party's recipient for delivery if
39 named at line 40 or 41
40 Seller's recipient for delivery (optional): Jessica Smith
41 Buyer's recipient for delivery (optional): Elaine Sutton Ekes
42 (2) **Fax** fax transmission of the document or written notice to the following telephone number:
43 Seller (_____) Buyer: (_____)
44 (3) **Commercial Delivery**: depositing the document or written notice fees prepaid or charged to an account with a
45 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 40 or 41, for
46 delivery to the Party's delivery address at line 49 or 50.
47 (4) **U.S. Mail**: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
48 or to the Party's recipient for delivery if named at line 40 or 41, for delivery to the Party's delivery address at line 49 or 50.
49 Delivery address for Seller: _____
50 Delivery address for Buyer: Fruitt, Ekes & Geary, S.C. 610 Main St. Suite 100, Racine, WI 53403
51 (5) **E-Mail**: electronically transmitting the document or written notice to the Party's e-mail address, if given below at line
52 55 or 56. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for
53 personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically
54 to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.
55 E-Mail address for Seller (optional): jrsmith@shorewest.com
56 E-Mail address for Buyer (optional): esekes@peqlawfirm.com
57 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
58 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

59 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this
60 Offer at lines 458-464 or 526-534 or in an addendum attached per line 525. At time of Buyer's occupancy, Property shall be
61 free of all debris and personal property except for personal property belonging to current tenants, or that sold to Buyer or left
62 with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

63 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has no
64 notice or knowledge of Conditions Affecting the Property or Transaction (see lines 163-187 and 246-278) other than those
65 identified in the Seller's disclosure report dated June 18, 2018, which was received by Buyer prior to
66 Buyer signing this Offer and which is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE**
67 and None

68
69 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT**
70 **CLOSING** This transaction is to be closed no later than the 1st business day that is 20 days after satisfaction of
71 conditions on Exh. A at the place selected by Seller, unless otherwise agreed by the Parties in writing.

72 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values
73 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners association
74 assessments, fuel and No other

75 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**
76 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

77 Real estate taxes shall be prorated at closing based on (CHECK BOX FOR APPLICABLE PRORATION FORMULA):
78 The net general real estate taxes for the preceding year, or the current year if available (Net general real estate
79 taxes are defined as general property taxes after state tax credits and lottery credits are deducted) (NOTE: THIS CHOICE
80 APPLIES IF NO BOX IS CHECKED)
81 Current assessment times current mill rate (current means as of the date of closing)
82 Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
83 year, or current year if known, multiplied by current mill rate (current means as of the date of closing)
84

85 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**
86 **substantially different than the amount used for proration especially in transactions involving new construction,**
87 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor**
88 **regarding possible tax changes.**

89 Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on
90 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5
91 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
92 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation
93 and is the responsibility of the Parties to complete, not the responsibility of the real estate brokers in this transaction.

94 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
95 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
96 (written) (oral) **STRIKE ONE** lease(s), if any, are Land Lease Agreement dated January 1, 2018; Tenant Keith Heineck
97 _____. Insert additional terms, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525.

98 **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days of acceptance of this Offer, a list of all
99 federal, state, county, and local conservation, farmland, environmental, or other land use programs, agreements, restrictions,
100 or conservation easements, which apply to any part of the Property (e.g., farmland preservation agreements, farmland
101 preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest, Conservation Reserve
102 Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with disclosure of any
103 penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This contingency will be
104 deemed satisfied unless Buyer delivers to Seller, within seven (7) days of Buyer's Actual Receipt of said list and disclosure, or
105 the deadline for delivery, whichever is earlier, a notice terminating this Offer based upon the use restrictions, program
106 requirements, and/or amount of any penalty, fee, charge, or payback obligation.

107 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such programs,**
108 **as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program such that Seller**
109 **incurs any costs, penalties, damages, or fees that are imposed because the program is not continued after sale. The**
110 **Parties agree this provision survives closing.**

111 **MANAGED FOREST LAND:** All, or part, of the Property is managed forest land under the Managed Forest Law (MFL).
112 This designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive program that
113 encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders designating lands as
114 managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the MFL program changes, the
115 new owner must sign and file a report of the change of ownership on a form provided by the Department of Natural Resources
116 and pay a fee. By filing this form, the new owner agrees to the associated MFL management plan and the MFL program rules.
117 The DNR Division of Forestry monitors forest management plan compliance. Changes you make to property that is subject to
118 an order designating it as managed forest land, or to its use, may jeopardize your benefits under the program or may cause
119 the property to be withdrawn from the program and may result in the assessment of penalties. For more information call the
120 local DNR forester or visit <http://www.dnr.state.wi.us>.

- 121 FENCES: Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares
 122 where one or both of the properties is used and occupied for farming or grazing purposes.
- 123 CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and
 124 occupied for farming or grazing purposes.
- 125 USE VALUE ASSESSMENTS: The use value assessment system values agricultural land based on the income that would be
 126 generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a
 127 non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more
 128 information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization
 129 Section or visit <http://www.revenue.wi.gov/>.
- 130 FARMLAND PRESERVATION: Rezoning a property zoned farmland preservation to another use or the early termination of a
 131 farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to
 132 3 times the class 1 "use value" of the land. Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection
 133 Division of Agricultural Resource Management or visit <http://www.datcp.state.wi.us/> for more information.
- 134 CONSERVATION RESERVE PROGRAM (CRP): The CRP encourages farmers, through contracts with the U.S. Department
 135 of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant a protective
 136 cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent plus one-half of the cost of
 137 establishing permanent ground cover. Removing lands from the CRP in breach of a contract can be quite costly. For more
 138 information call the state Farm Service Agency office or visit <http://www.fsa.usda.gov/>.
- 139 SHORELAND ZONING ORDINANCES: All counties must adopt shoreland zoning ordinances that meet or are more
 140 restrictive than Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land
 141 within 1,000 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum
 142 standards for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface
 143 standards (that may be exceeded only if a mitigation plan is adopted) and repairs to nonconforming structures. Buyers must
 144 conform to any existing mitigation plans. For more information call the county zoning office or visit <http://www.dnc.state.wi.us/>.
 145 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning restrictions, if any.
- 146 BUYER'S PRE-CLOSING WALK-THROUGH: Within 3 days prior to closing, at a reasonable time pre-approved by Seller or
 147 Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change
 148 in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any defects
 149 Seller has agreed to cure have been repaired in the manner agreed to by the Parties.
- 150 PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING: Seller shall maintain the Property until the earlier of
 151 closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary
 152 wear and tear. If, prior to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling price,
 153 Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer. No later
 154 than closing, Seller shall provide Buyer with lien waivers for all lienable repairs and restoration. If the damage shall exceed
 155 such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer.
 156 Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any,
 157 relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on
 158 such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall
 159 be held in trust for the sole purpose of restoring the Property.
- 160 DEFINITIONS
- 161 ■ ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or
 162 written notice physically in the Party's possession, regardless of the method of delivery.
- 163 ■ CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION: "Conditions Affecting the Property or Transaction" are
 164 defined to include:
- 165 a. Proposed, planned or commenced public improvements or public construction projects which may result in special
 166 assessments or otherwise materially affect the Property or the present use of the Property.
- 167 b. Government agency or court order requiring repair, alteration or correction of any existing condition.
- 168 c. Land division or subdivision for which required state or local approvals were not obtained.
- 169 d. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations.
- 170 e. A portion of the Property being subject to, or in violation of, a farmland preservation agreement or in a certified farmland
 171 preservation zoning district (see lines 130-133), or enrolled in, or in violation of, a Forest Crop, Managed Forest (see lines
 172 111-120), Conservation Reserve (see lines 134-138), or comparable program.
- 173 f. Boundary or lot disputes, encroachments or encumbrances, a joint driveway or violation of fence laws (Wis. Stat. ch. 90)
 174 (where one or both of the properties is used and occupied for farming or grazing).
- 175 g. Material violations of environmental rules or other rules or agreements regulating the use of the Property.
- 176 h. Conditions constituting a significant health risk or safety hazard for occupants of the Property.
- 177 i. Underground storage tanks presently or previously on the Property for storage of flammable or combustible liquids,
 178 including, but not limited to, gasoline and heating oil.
- 179 j. A Defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, pesticides, herbicides,
 180 fertilizer, radon, radium in water supplies, lead or arsenic in soil, or other potentially hazardous or toxic substances on the
 181 premises.
- 182 k. Production of methamphetamine (meth) or other hazardous or toxic substances on the Property.
- 183 l. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the
 184 Property.
- 185 m. Defects in any well, including unsafe well water due to contaminants such as coliform, nitrates and atrazine, and out-of-
 186 service wells and cisterns required to be abandoned (Wis. Admin. Code § NR 812.26) but that are not closed/abandoned
 187 according to applicable regulations.
- 188 (Definitions Continued on page 5)

189 ~~IF LINE 180 IS NOT MARKED OR IS MARKED N/A, LINES 230-236 APPLY~~

190 ~~FINANCING CONTINGENCY: This Offer is contingent upon Buyer being able to obtain a written~~

191 ~~_____ (INSERT LOAN PROGRAM OR SOURCE) first mortgage~~

192 ~~loan commitment as described below, within _____ days of acceptance of this Offer. The financing selected shall be in an~~

193 ~~amount of not less than \$ _____ for a term of not less than _____ years, amortized over not less than _____ years.~~

194 ~~Initial monthly payments of principal and interest shall not exceed \$ _____. Monthly payments may~~

195 ~~also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance~~

196 ~~premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination~~

197 ~~fee in an amount not to exceed _____ % of the loan. If the purchase price under this Offer is modified, the financed amount,~~

198 ~~unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the~~

199 ~~monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.~~

200 ~~CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 201 or 202.~~

201 ~~FIXED RATE FINANCING: The annual rate of interest shall not exceed _____ %.~~

202 ~~ADJUSTABLE RATE FINANCING: The initial annual interest rate shall not exceed _____ %. The initial interest~~

203 ~~rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____ % per~~

204 ~~year. The maximum interest rate during the mortgage term shall not exceed _____ %. Monthly payments of principal~~

205 ~~and interest may be adjusted to reflect interest changes.~~

206 ~~If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 458-464 or~~

207 ~~526-534 or in an addendum attached per line 525.~~

208 ~~■ BUYER'S LOAN COMMITMENT: Buyer agrees to pay all customary loan and closing costs, to promptly apply for a~~

209 ~~mortgage loan, and to provide evidence of application promptly upon request of Seller. If Buyer qualifies for the loan described~~

210 ~~in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of the written loan commitment no~~

211 ~~later than the deadline at line 192. Buyer and Seller agree that delivery of a copy of any written loan commitment to~~

212 ~~Seller (even if subject to conditions) shall satisfy the Buyer's financing contingency if, after review of the loan~~

213 ~~commitment, Buyer has directed, in writing, delivery of the loan commitment. Buyer's written direction shall~~

214 ~~accompany the loan commitment. Delivery shall not satisfy this contingency if accompanied by a notice of~~

215 ~~unacceptability.~~

216 ~~CAUTION: The delivered commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide~~

217 ~~the loan. BUYER, BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT DELIVER A LOAN~~

218 ~~COMMITMENT TO SELLER OR SELLER'S AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS~~

219 ~~ACCOMPANIED BY A NOTICE OF UNACCEPTABILITY.~~

220 ~~■ SELLER TERMINATION RIGHTS: If Buyer does not make timely delivery of said commitment, Seller may terminate this~~

221 ~~Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written loan~~

222 ~~commitment.~~

223 ~~■ FINANCING UNAVAILABILITY: If financing is not available on the terms stated in this Offer (and Buyer has not already~~

224 ~~delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of~~

225 ~~same including copies of lender(s) rejection letter(s) or other evidence of unavailability. Unless a specific loan source is~~

226 ~~named in this Offer, Seller shall then have 10 days to deliver to Buyer written notice of Seller's decision to finance this~~

227 ~~transaction on the same terms set forth in this Offer and this Offer shall remain in full force and effect, with the time for closing~~

228 ~~extended accordingly. If Seller's notice is not timely given, this Offer shall be null and void. Buyer authorizes Seller to obtain~~

229 ~~any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.~~

230 ~~■ IF THIS OFFER IS NOT CONTINGENT ON FINANCING: Within 7 days of acceptance, a financial institution or third party~~

231 ~~in control of Buyer's funds shall provide Seller with reasonable written verification that Buyer has, at the time of verification,~~

232 ~~sufficient funds to close. If such written verification is not provided, Seller has the right to terminate this Offer by delivering~~

233 ~~written notice to Buyer. Buyer may or may not obtain mortgage financing but does not need the protection of a financing~~

234 ~~contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands~~

235 ~~and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an~~

236 ~~appraisal contingency, not does the right of access for an appraisal constitute a financing contingency.~~

237 ~~APPRAISAL CONTINGENCY: This Offer is contingent upon the Buyer or Buyer's lender having the Property appraised~~

238 ~~at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated~~

239 ~~subsequent to the date of this Offer indicating an appraised value for the Property equal to or greater than the agreed upon~~

240 ~~purchase price. This contingency shall be deemed satisfied unless Buyer, within thirty (30) days of acceptance, delivers to~~

241 ~~Seller a copy of the appraisal report which indicates that the appraised value is not equal to or greater than the agreed upon~~

242 ~~purchase price, accompanied by a written notice of termination.~~

243 ~~CAUTION: An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider whether~~

244 ~~deadlines provide adequate time for performance.~~

ACC

245 **DEFINITIONS CONTINUED FROM PAGE 3**

- 246 n. Defects in any septic system or other sanitary disposal system on the Property or out-of-service septic systems not
 247 closed/abandoned according to applicable regulations
- 248 o. Subsoil conditions which would significantly increase the cost of development including, but not limited to, subsurface
 249 foundations or waste material, organic or non-organic fill; dumpsites where pesticides, herbicides, fertilizer or other toxic
 250 or hazardous materials or containers for these materials were disposed of in violation of manufacturer's or government
 251 guidelines or other laws regulating said disposal; high groundwater, adverse soil conditions (e.g. low load bearing
 252 capacity, earth or soil movement, slides) or excessive rocks or rock formations
- 253 p. Brownfields (abandoned, idled or under-used land which may be subject to environmental contamination) or other
 254 contaminated land, or soils contamination remediated under PECFA, the Department of Natural Resources (DNR)
 255 Remediation and Redevelopment Program, the Agricultural Chemical Cleanup Program or other similar program.
- 256 q. Lack of legal vehicular access to the Property from public roads.
- 257 r. Homeowners' associations, common areas shared or co-owned with others, zoning violations or nonconforming uses,
 258 conservation easements, restrictive covenants, rights-of-way, easements, easement maintenance agreements, or use of
 259 a part of Property by non-owners, other than recorded utility easements.
- 260 s. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to
 261 impose assessments against the real property located within the district.
- 262 t. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.
- 263 u. Property tax increases, other than normal annual increases; completed or pending property tax reassessment of the
 264 Property, or proposed or pending special assessments.
- 265 v. Burial sites, archeological artifacts, mineral rights, orchards or endangered species.
- 266 w. Flooding, standing water, drainage problems or other water problems on or affecting the Property.
- 267 x. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides.
- 268 y. Significant odor, noise, water intrusion or other irritants emanating from neighboring property.
- 269 z. Substantial crop damage from disease, insects, soil contamination, wildlife or other causes; diseased trees; or substantial
 270 injuries or disease in livestock on the Property or neighboring properties.
- 271 aa. Existing or abandoned manure storage facilities on the Property.
- 272 bb. Impact fees, or other conditions or occurrences that would significantly increase development costs or reduce the value of
 273 the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 274 cc. The Property is subject to a mitigation plan required by DNR rules related to county shoreland zoning ordinances that
 275 obligates the owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county
 276 (see lines 139-145).
- 277 dd. All or part of the land has been assessed as agricultural land, the owner has been assessed a use-value conversion
 278 charge or the payment of a use-value conversion charge has been deferred.
- 279 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding
 280 the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day
 281 Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public holiday under
 282 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive
 283 registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from the
 284 occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours
 285 per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as
 286 closing, expire at midnight of that day.
- 287 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
 288 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
 289 significantly shorten or adversely affect the expected normal life of the premises
- 290 ■ **FIXTURE:** A "Fixture" is an item of property which is physically attached to or so closely associated with land so as to be
 291 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage
 292 to the premises, items specifically adapted to the premises, and items customarily treated as fixtures, including, but not limited
 293 to, all perennial crops; garden bulbs; plants; shrubs and trees and fences; storage buildings on permanent foundations and
 294 docks/piers on permanent foundations.
- 295 **CAUTION:** Exclude any Fixtures to be retained by Seller or which are rented on lines 18-19.
- 296 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-7
- 297 **PROPERTY DEVELOPMENT WARNING:** If Buyer contemplates developing Property for a use other than the current use,
 298 there are a variety of issues which should be addressed to ensure the development or new use is feasible. Municipal and
 299 zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or
 300 uses and therefore should be reviewed. Building permits, zoning variances, Architectural Control Committee approvals,
 301 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental audits,
 302 subsurface tests, or other development related fees may need to be obtained or verified in order to determine the feasibility of
 303 development of, or a particular use for, a property. Optional contingencies which allow Buyer to investigate certain of these
 304 issues can be found at lines 306-350 and Buyer may add contingencies as needed in addenda (see line 525). Buyer should
 305 review any plans for development or use changes to determine what issues should be addressed in these contingencies

ALC

306 PROPOSED USE CONTINGENCIES: Buyer is purchasing the Property for the purpose of acceptable to Buyer

307
308
309 [insert proposed use and type and size of building, if applicable, e.g. three bedroom single family home]. The optional
310 provisions checked on lines 314-345 shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers
311 written notice to Seller specifying those items which cannot be satisfied and written evidence substantiating why each specific
312 item included in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice, this Offer shall be null and void. Seller
313 agrees to cooperate with Buyer as necessary to satisfy the contingencies checked at lines 314-350

314 ZONING CLASSIFICATION CONFIRMATION: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's)
315 ~~STRIKE ONE~~ ("Buyer's" if neither is stricken) expense, verification that the Property is zoned _____

316 _____ and that the Property's zoning allows the Buyer's proposed use described at lines 306-308.
317 SUBSOILS: This offer is contingent upon Buyer obtaining, at (Buyer's) (~~Seller's~~ ~~STRIKE ONE~~) ("Buyer's" if neither
318 is stricken) expense, written evidence from a qualified soils expert that the Property is free of any subsoil condition which
319 would make the proposed use described at lines 306-308 impossible or significantly increase the costs of such
320 development.

321 PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY: This Offer is contingent
322 upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if neither is stricken) expense, written evidence from
323 a certified soils tester that (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must
324 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of the
325 Property as stated on lines 306-308. The POWTS (septic system) allowed by the written evidence must be one of
326 the following POWTS that is approved by the State for use with the type of property identified at lines 306-308 CHECK
327 ALL THAT APPLY: conventional in-ground; mound; at grade; in-ground pressure distribution; holding tank,
328 other: _____

329 EASEMENTS AND RESTRICTIONS: This Offer is contingent upon Buyer obtaining, at (Buyer's) (~~Seller's~~) ~~STRIKE~~
330 ~~ONE~~ ("Buyer's" if neither is stricken) expense, copies of all public and private easements, covenants and restrictions
331 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or
332 significantly delay or increase the costs of the proposed use or development identified at lines 306-308.

333 APPROVALS: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if
334 neither is stricken) expense, permits, approvals and licenses, as appropriate, or the final discretionary action by the
335 granting authority prior to the issuance of such permits, approvals and licenses, for the following items related to Buyer's
336 proposed use. _____

337
338 UTILITIES: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~ ("Buyer's" if neither
339 is stricken) expense, written verification of the following utility connections at the listed locations (a.g., on the Property, at
340 the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE: electricity
341 gas; sewer; water
342 telephone; cable; other: _____

343 ACCESS TO PROPERTY: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) ~~STRIKE ONE~~
344 ("Buyer's" if neither is stricken) expense, written verification that there is legal vehicular access to the Property from public
345 roads.

346 LAND USE APPROVAL: This Offer is contingent upon Buyer obtaining, at (Buyer's) (~~Seller's~~) ~~STRIKE ONE~~ ("Buyer's" if
347 neither is stricken) expense, a rezoning; conditional use permit; license; variance; building permit;
348 occupancy permit, other _____ CHECK ALL THAT APPLY, and delivering
349 written notice to Seller if the item cannot be obtained, all within _____ days of acceptance for the Property for its proposed
350 use described at lines 306-308.

351 MAP OF THE PROPERTY: This Offer is contingent upon (Buyer obtaining) (~~Seller's~~) ~~STRIKE ONE~~ ("Seller
352 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by a
353 registered land surveyor, within 45 days of acceptance, at (Buyer's) (~~Seller's~~) ~~STRIKE ONE~~ ("Seller's" if neither is stricken)
354 expense. The map shall show minimum of 9.3 acres, maximum of _____ acres the legal description of the
355 Property, the Property's boundaries and dimensions, visible encroachments upon the Property, the location of improvements,
356 if any, and: _____

357 [STRIKE AND COMPLETE AS APPLICABLE] Additional map features which may be added include, but are not limited to
358 staking of all corners of the Property, identifying dedicated and apparent streets; lot dimensions; total acreage or square
359 footage, easements or rights-of-way. CAUTION: Consider the cost and the need for map features before selecting them.
360 Also consider the time required to obtain the map when setting the deadline. This contingency shall be deemed satisfied
361 unless Buyer, within five days of the earlier of: (1) Buyer's receipt of the map; or (2) the deadline for delivery of said map
362 delivers to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information
363 materially inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency.
364 Upon delivery of Buyer's notice, this Offer shall be null and void.

ABC

365 **PROPERTY DIMENSIONS AND SURVEYS:** Buyer acknowledges that any land dimensions, total square footage, acreage
366 figures, or allocation of acreage information, provided to Buyer by Seller or by a broker, may be approximate because of
367 rounding, formulas used or other reasons, unless verified by survey or other means.

368 **CAUTION:** Buyer should verify land dimensions, total square footage/acreage figures and allocation of acreage
369 information if material to Buyer's decision to purchase.

370 **EARNEST MONEY**

371 ■ **HELD BY:** Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker
372 (Buyer's agent if Property is not listed or Seller's account if no broker is involved), until applied to the purchase price or
373 otherwise disbursed as provided in the Offer.

374 **CAUTION:** Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the
375 Parties or an attorney. If someone other than Buyer makes payment of earnest money, consider a special
376 disbursement agreement.

377 ■ **DISBURSEMENT:** If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after
378 clearance from payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money.
379 At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest
380 money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said
381 disbursement agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse
382 the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;
383 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; or (4)
384 any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to file an
385 Interpleader action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees, not to
386 exceed \$250, prior to disbursement.

387 ■ **LEGAL RIGHTS/ACTION:** Broker's disbursement of earnest money does not determine the legal rights of the Parties in
388 relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior to
389 disbursement per (1) or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If Buyer or
390 Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement.
391 Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with 1-4
392 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting attorneys regarding their
393 legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless from any liability for good faith
394 disbursement of earnest money in accordance with this Offer or applicable Department of Regulation and Licensing
395 regulations concerning earnest money. See Wis. Admin. Code Ch. RL 18.

396 **DISTRIBUTION OF INFORMATION:** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the
397 Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as
398 defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple
399 listing service sold databases; and (iii) provide active listing, pending sale, closed sale and financing concession information
400 and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers
401 researching comparable sales, market conditions and listings, upon inquiry.

402 **NOTICE ABOUT SEX OFFENDER REGISTRY:** You may obtain information about the sex offender registry and persons
403 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
404 <http://www.widocoffenders.org> or by telephone at (608) 240-5830

AKC

405 **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery
406 of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior
407 to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers.
408 Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice
409 that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days after acceptance of this Offer. All
410 other Offer deadlines which are run from acceptance shall run from the time this Offer becomes primary.

411 **TIME IS OF THE ESSENCE:** "Time is of the Essence" as to (1) earnest money payment(s); (2) binding acceptance, (3)
412 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in this
413 Offer except:

414 If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of
415 contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the
416 date or Deadline is allowed before a breach occurs.

417 **TITLE EVIDENCE**

418 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
419 (or trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
420 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
421 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
422 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report and
423 in this Offer, general taxes levied in the year of closing and No other exceptions

424 _____
425 _____
426 _____

427 which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents
428 necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

429 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the
430 purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all
431 costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's lender.

432 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (~~Seller's~~) (Buyer's) **STRIKE**
433 **ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the
434 effective date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy
435 exclusions and exceptions, provided the title company will issue the endorsement. If a gap endorsement or equivalent gap
436 coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 442-449).

437 ■ **PROVISION OF MERCHANTABLE TITLE:** For purposes of closing, title evidence shall be acceptable if the required title
438 insurance commitment is delivered to Buyer's attorney or Buyer not more than 15 _____ days after acceptance ("15" if left blank),
439 showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per
440 lines 418-427, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements
441 and exceptions, as appropriate.

442 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
443 objections to title within 15 _____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
444 such event, Seller shall have a reasonable time, but not exceeding 5 _____ days ("5" if left blank) from Buyer's delivery of the
445 notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for
446 closing. In the event that Seller is unable to remove said objections, Buyer may deliver to Seller written notice waiving the
447 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
448 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
449 extinguish Seller's obligations to give merchantable title to Buyer.

450 ■ **SPECIAL ASSESSMENTS:** Special assessments, if any, levied or for work actually commenced prior to the date of this
451 Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer.

452 **CAUTION:** Consider a special agreement if area assessments, property owners association assessments, special
453 charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are
454 one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)
455 relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all
456 sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact
457 fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

458 **ADDITIONAL PROVISIONS/CONTINGENCIES**

459 Additional provisions and conditions to this Offer to sell are set forth on Exhibit A attached hereto and
460 incorporated herein.

461 _____
462 Legal Description of 9.3 acres attached to be confirmed by survey and survey required to confirm acreage.
463 Sale Price: Two Hundred and Six Thousand and Five Hundred (\$206,500.00) Dollars for 9.3 acres of land
464 _____

Ah e

465 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and
466 conditions of this Offer. A material failure to perform any obligation under this Offer is a default which may subject the
467 defaulting party to liability for damages or other legal remedies.

468 If **Buyer defaults**, Seller may:

469 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
470 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for
471 actual damages.

472 If **Seller defaults**, Buyer may:

473 (1) sue for specific performance; or
474 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both

475 In addition, the Parties may seek any other remedies available in law or equity

476 The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the
477 discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution
478 instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of
479 law those disputes covered by the arbitration agreement.

480 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD**
481 **READ THIS DOCUMENT CAREFULLY. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS**
482 **OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL**
483 **RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE**
484 **CONSULTED IF LEGAL ADVICE IS NEEDED.**

485 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller
486 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and
487 inures to the benefit of the Parties to this Offer and their successors in interest.

488 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a part of
489 this Offer. An "inspection" is defined as an observation of the Property which does not include an appraisal or testing of the
490 Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source,
491 which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building
492 materials from the Property and the laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors,
493 testers and appraisers reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in
494 this Offer. Buyer and licensees may be present at all inspections and testing. Except as otherwise provided, Seller's
495 authorization for inspections does not authorize Buyer to conduct testing of the Property.

496 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the**
497 **test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other**
498 **material terms of the contingency.**

499 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed
500 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller.
501 Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to be reported
502 to the Wisconsin Department of Natural Resources

ALC

Property Address

4 Mile Road Vacant Land Tax Parcel No. 104-04-23-20-132-000

Page 16 of 10 WB 13

503 **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 488-502). This Offer
504 is contingent upon a qualified independent inspector(s) conducting an inspection(s), of the Property which discloses no
505 Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing
506 an inspection of the property

507 (but any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects. Buyer shall order the
508 inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a
509 written report resulting from an authorized inspection performed provided they occur prior to the deadline specified at line 513.
510 inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.

511 **CAUTION:** Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as
512 well as any follow-up inspection(s).

513 This contingency shall be deemed satisfied unless Buyer, within 45 days of acceptance, delivers to Seller a copy of the written
514 inspection report(s) and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

515 **CAUTION:** A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

516 For the purposes of this contingency, Defects (see lines 287-289) do not include conditions (the nature and extent of which the
517 Buyer had actual knowledge or written notice before signing this Offer.

518 **RIGHT TO CURE:** Seller (shall) ~~(shall not)~~ **STRIKE ONE** ("shall" if neither is stricken) have a right to cure the Defects. If
519 Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of
520 Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and
521 workmanlike manner; and (3) delivering to Buyer a written report detailing the work done within 3 days prior to closing. This
522 Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1)
523 Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure
524 or (b) Seller does not timely deliver the written notice of election to cure.

525 **ADDENDA:** The attached Exhibit A is/are made part of this Offer.

526 **ADDITIONAL PROVISIONS/CONTINGENCIES**

527 _____

528 _____

529 _____

530 _____

531 Exhibit A

532 _____

533 _____

534 _____

535 This Offer was drafted by (Licensee and Firm) _____

536 _____ on _____

537 (x) [Signature] on 7-18-19
538 Buyer's Signature & Print Name Here Village of Caledonia, Toni Mulse, Asst. Administrator Date ▲

539 (x) _____
540 Buyer's Signature & Print Name Here _____ Date ▲

541 **EARNEST MONEY RECEIPT** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

542 _____ Broker (by) _____

543 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER**
544 **SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON**
545 **THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.**

* 546 (x) [Signature]
547 Seller's Signature & Print Name Here Millennium Trust Company, LLC Custodian For Arman's Date 7-17-2019

548 (x) [Signature] Read & Agreed [Signature] 7-16-2019
549 Seller's Signature & Print Name Here _____ Date ▲

550 This Offer was presented to Seller by (Licensee and Firm) _____ by Seller to Buyer [Signature]

551 [Signature] on July 16th 2019 at 12:30 a.m./p.m.

552 This Offer is rejected _____ This Offer is countered [See attached counter] _____
553 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

COMMITMENT

File No. RG-239935

SCHEDULE A - CONTINUATION SHEET

- LEGAL DESCRIPTION EXHIBIT -

That part of the Southeast 1/4 of Section 20, Township 4 North, Range 23 East, bounded as follows: Begin at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 20; run thence West along the South line of said Northwest 1/4 of the Southeast 1/4, 329.9 feet; thence South 1326.8 feet to the South line of said Southeast 1/4; thence East along the South line of said Southeast 1/4, 195.9 feet; thence North 220 feet; thence East 135 feet to the East line of the West 1/2 of the Southeast 1/4; thence North along said East line to the place of beginning. Said land being in the Village of Caledonia, Racine County, Wisconsin.

Tax Key No.: 104-04-23-20-132-000





AAC

DOCUMENT # 2373334
RACINE COUNTY REGISTER OF DEEDS
January 17, 2014 2:46 PM

DOCUMENT NO.

TRUSTEE'S DEED

THIS DEED, made between Mary Ann Peach as Trustee of Ruth M. Ceroy Caring Trust, dated the 15th day of December, 1992, and any amendments thereto ("Grantor," whether one or more), and Millennium Trust Company, LLC custodian FBO Armin Globes USA ("Grantee," whether one or more) Grantor conveys to Grantee, without warranty, the following described real estate, together with the rent, profits, fixtures and other appurtenant interests, in Racine County, State of Wisconsin ("Property") (if more space is needed, please attach addendum).

*millennium

RECORDING

Return to

Miller
2201 Spring Rd. # 700
Oak Brook, IL 60523 780-1

TYSON FETTES
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Transfer Fee: \$193.20

Parcel Identification Number (Pin) 104-04-23-20-122-000

That part of the Southeast 1/4 of Section 20, Township 4 North, Range 23 East, bounded as follows: Begin at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 20; run thence West along the South line of said Northwest 1/4 of the Southeast 1/4, 329.9 feet; thence South 1326.8 feet to the South line of said Southeast 1/4; thence East along the South line of said Southeast 1/4, 195.9 feet; thence North 220 feet; thence East 133 feet to the East line of the West 1/2 of the Southeast 1/4; thence North along said East line to the place of beginning. Said land being in the Village of Calcedonia, Racine County, Wisconsin.

Dated this 24 day of December, 2013

Ruth M. Ceroy Caring Trust, dated the 15th day of December 1992, and any amendments thereto

By: Mary Ann Peach
* Mary Ann Peach - Trustee

AUTHENTICATION

Signature(s) _____

authenticated this ____ day of _____ 20__

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Mark Reel

(Signatures may be authenticated or acknowledged. Both are not necessary.)

* Names of persons signing in any capacity should be typed or printed below their signatures
TrusteeDeed Form 09/2013

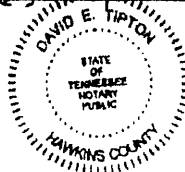
ACKNOWLEDGEMENT

STATE OF WISCONSIN)
Hawkes County.)

Personally came before me this 24th day of December, 2013 the above named Mary Ann Peach to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

David E. Tipton
Notary Public, Hawkes County, Wis.

My Commission expires permanently (if not state expiration date) 2-28-2014



AHC

Exhibit A

Additional Provisions and Conditions to
Offer to Sell for Property: 4 Mile Road Vacant Land
Tax Parcel No. 104-04-23-20-132-000, 9.3 acres
Seller: Millennium Trust Company, LLC Custodian FBO Armin Clobes IFA
Buyer: Village of Caledonia

The following additional provisions and conditions are hereby included in the Offer to Sell:

Section 1. **Inspections and Testing.** Upon reasonable notice to Seller, and at Buyer's sole cost and expense, Buyer and its agents and representatives may, at all times before Closing, inspect and examine reports, records and plans and specifications relating to the Property and enter the Property for any lawful purpose, including, but not limited to, the right to obtain engineering studies and inspection reports on the Property and the right to inspect, examine and perform topographical surveys, soil tests, borings, sampling, environmental studies and all other tests needed to determine the conditions of the Property, and all surface, subsurface, topographic and environmental conditions and the general useability of the Property for Buyer's intended Use and development of the Property (as defined hereinafter). Buyer shall use reasonable efforts to promptly restore any portion of the Property damaged by Buyer's entry on to the Property to its condition existing prior to Buyer's entry. Buyer shall indemnify and hold Seller harmless from all loss, cost, damage and expense (including reasonable attorneys' fees) resulting from any of the activities conducted or authorized by Buyer and its agents and representatives described in this Section.

Section 2. **Conditions Precedent.** Seller acknowledges that Buyer's intended use of the Property is for improvements formulated by Buyer during the course of planning the development of the Property all of which shall hereinafter be referred to in this Offer as the "Use". This Section sets forth conditions precedent (collectively "Conditions" or individually "Condition") to Buyer's obligation to Close this transaction. For each Condition, if Buyer does not notify Seller in writing within the time period stated for the Condition that Buyer is waiving the Condition or is satisfied with the matters covered by the Condition (which satisfaction and the terms imposed thereon or relative thereto shall be at the sole and absolute discretion of Buyer), this Offer shall terminate, and upon any such termination any Earnest Money paid by Buyer shall be immediately refunded by Broker to Buyer, and upon Buyer's receipt of said refund this Offer shall be deemed of no further force or effect and Buyer and Seller shall have no further obligations or rights under this Offer.

CONDITION 1. Survey. Within 5 days after the date this Offer is accepted by Seller (the "Acceptance Date"), Seller shall provide Buyer copies of any surveys in Seller's possession. Within 45 days after the Acceptance Date (the "Due Diligence Period"), Buyer shall, at Buyer's expense, cause to be prepared and furnished to Buyer and Seller a topographic and boundary line survey, surveyor's report and surveyor's certificate (collectively the "Survey"). The Survey shall be in a form satisfactory to Buyer, but shall in all events be sufficient for removal of the title policy survey exceptions and to confirm 9.3 acres of land. Buyer shall have until 7 days after receipt of the Survey to notify Seller of any objections to matters disclosed by the Survey. Within 7 days after receipt of Buyer's list of objections, Seller shall provide Buyer a list of objections which Seller does not intend to cure, and if Buyer, in Buyer's sole and absolute discretion,



determines that the objections which Seller does not intend to cure are unacceptable, Buyer may terminate this Offer.

CONDITION 2. Environmental Condition. Within 5 days after the Acceptance, Seller shall provide Buyer all feasibility studies, soil reports, environmental audits and any other appraisals, inspections, tests, reports, studies or information in the possession of Seller. Within sixty days, Buyer, in addition to the inspections described in Section 1 of this Exhibit A, may conduct environmental testing and investigation on and under the Property. Buyer may, as part of its investigation, take soil, water and air samples. If, within the sixty day period, Buyer determines the environmental condition of the Property to be unacceptable in the sole and absolute discretion of Buyer, Buyer may terminate this Offer.

CONDITION 3. Permits and Approvals. Within the Due Diligence Period, Buyer shall either obtain or determine to Buyer's satisfaction that Buyer may later obtain from private landowners, and all governmental agencies having jurisdiction over the Property, all easements, site plan approvals, building permits, licenses, variances and other approvals (whether governmental or non-governmental) necessary or desired by Buyer for Buyer's Use and all construction required to implement Buyer's Use, and any other governmental approvals that are required to enable Buyer to purchase the Property (collectively, the "Permits and Approvals"). If, within the Due Diligence Period, Buyer does not obtain the Permits and Approvals desired by Buyer in the sole and absolute discretion of Buyer, Buyer may terminate this Offer.

CONDITION 4. Inspections. Within sixty days, Buyer shall determine whether Buyer is satisfied, in the sole and absolute discretion of Buyer, with the results of the inspections and tests described in Section 1 of this Exhibit A. If, within the sixty days and the Due Diligence Period, Buyer determines the results of said inspections and tests to be unacceptable in the sole and absolute discretion of Buyer, Buyer may terminate this Offer.

Section 5. Verification Waiver. Seller waives the right to receive verification that Buyer has sufficient funds to close and the termination right described in Lines 230-236 of the Offer.

Section 6. Village Procedures. Seller has offered to sell this property to the Village and the Village is not and would not exercise eminent domain powers in this transaction. Review and recommendations from the Village Plan Commission and the Village Park and Recreation Commission pursuant to Village of Caledonia ordinances and Final Funding Resolution of the Village Board of the Village of Caledonia shall occur prior to closing.

Section 7. Waivable. All conditions, provisions and contingencies are waivable by the Village of Caledonia in its sole discretion.

Read & Agreed AH 7-16-2019
Seller Initials: ~~SS~~
Buyer Initials: mm 7-18-19

State of Illinois
Office of Banks and Real Estate

Springfield, November 29, 2000

ORDER

BEFORE THE ILLINOIS OFFICE OF BANKS AND REAL ESTATE

IN THE MATTER OF THE APPLICATION)
OF THE MILLENNIUM TRUST)
COMPANY, LLC, ORLAND PARK,)
ILLINOIS, FOR A CERTIFICATE OF)
AUTHORITY TO ACCEPT AND)
EXECUTE TRUSTS PURSUANT TO)
SECTION 2-4 OF THE CORPORATE)
FIDUCIARY ACT.)

NO. 2000-T-04

THIS MATTER coming before the Illinois Office of Banks and Real Estate (hereafter the "Commissioner") upon the application of Millennium Trust Company, Orland Park, Illinois (hereinafter the "Applicant"), for a Certificate of Authority to accept and execute trusts under the provisions of the Corporate Fiduciary Act, 205 ILCS 820/1-1 to 820/9-5 (hereinafter the "Act"),

WHEREAS in the application the Applicant requested authority to exercise full trust powers under the Act;

WHEREAS the Commissioner has reviewed the application and accompanying and supporting documents, has conducted such reviews and investigation as he deems appropriate to support the findings required by Section 2-8 of the Act; and

WHEREAS the Commissioner is of the opinion and finds:

1. The Applicant has demonstrated the capability to exercise those fiduciary powers, appointments, and functions set forth above;
2. The proposed capital of the Applicant at least meets the minimum amounts as determined pursuant to the Act including amounts deemed necessary to support the scope of the proposed operations;
3. The general character and experience of the proposed management of the Applicant is such as to ensure reasonable promise of successful, safe, and sound operation;

State of Illinois

Office of Banks and Real Estate

No. 1136

Date: November 29, 2000

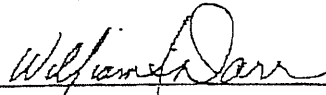
Certificate of Authority

I, WILLIAM A. DARR, Commissioner of the Office of Banks and Real Estate of the State of Illinois, do hereby certify that the MILLENNIUM TRUST COMPANY, LLC, located at Orland Park, County of Cook and State of Illinois, a corporation organized under the "Limited Liability Company Act," for the purpose, among other things, of accepting and executing trusts, has met all of the requirements of the Corporate Fiduciary Act.

I further certify that by virtue of the Act aforesaid, the MILLENNIUM TRUST COMPANY, LLC located at Orland Park, Illinois, is hereby authorized to accept and execute trusts and receive deposits of trust funds under the provisions and limitations of the Act last above referred to and subject to the limitations contained in the accompanying Order.

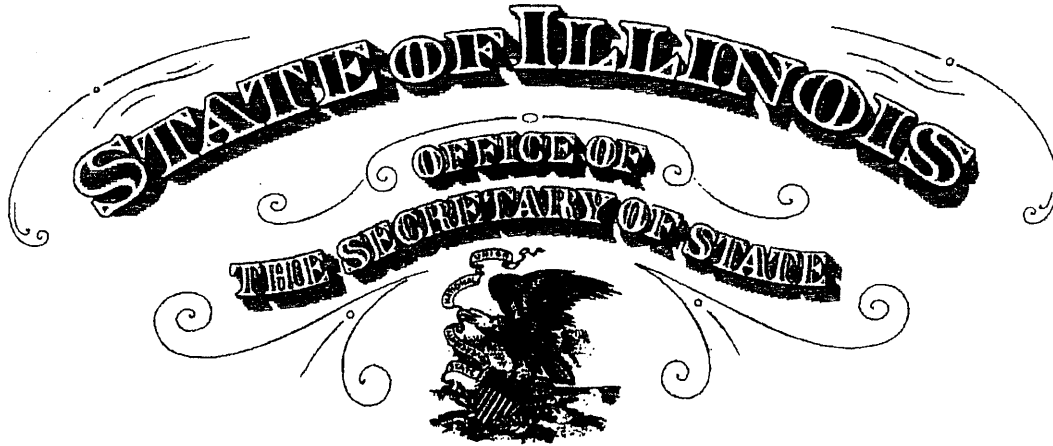
IN TESTIMONY WHEREOF, I hereto subscribe my name and affix the seal of my office, the day and year first above written.




WILLIAM A. DARR
Commissioner

File Number

0046163-6



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

MILLENNIUM TRUST COMPANY, LLC, HAVING ORGANIZED IN THE STATE OF ILLINOIS ON SEPTEMBER 21, 2000, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE, AND AS OF THIS DATE IS IN GOOD STANDING AS A DOMESTIC LIMITED LIABILITY COMPANY IN THE STATE OF ILLINOIS.



Authentication #: 1901402060 verifiable until 01/14/2020
Authenticate at: <http://www.cyberdriveillinois.com>

***In Testimony Whereof, I hereto set
my hand and cause to be affixed the Great Seal of
the State of Illinois, this 14TH
day of JANUARY A.D. 2019 .***

Jesse White

SECRETARY OF STATE

**MILLENNIUM TRUST COMPANY, LLC
SIGNING AUTHORITIES RESOLUTION
AS APPROVED AUGUST 10, 2016**

The undersigned, being the Secretary or an Assistant Secretary of Millennium Trust Company, LLC, a limited liability company organized and existing by virtue of the Laws of the State of Illinois (the "Company"), does hereby certify that the following is a true, correct and complete copy of the Resolutions duly adopted by the Board of Directors of the Company at a meeting held on August 10, 2016 (the "Resolutions") in accordance with the provisions of the Operating Agreement of the Company, and that said Resolutions have not been rescinded, revoked, amended or modified and remain in full force and effect as of the date hereof:

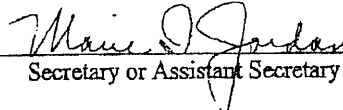
RESOLVED, that the Chief Executive Officer, Chief Financial Officer, General Counsel, Secretary, any Senior Vice President, Vice President, Assistant Vice President, Assistant Secretary, Supervisor, Team Lead, Senior Account Manager, or Senior Account Administrator included on Appendix A (the "Appendix") attached hereto (the "Authorized Signers") of the Company, be, and each hereby is, authorized to, on behalf of the Company in its capacity as a custodian: (a) make, execute and deliver any and all written instruments, documents, agreements or other writings in the name of and on behalf of the Company that are necessary, proper and advisable for the conduct of the business of the Company in the ordinary course of its business; and (b) transfer, assign, endorse, purchase, sell, set over, exchange or deliver any and all bonds, stocks, mutual funds, debentures, notes, real estate, or any other securities or negotiable instruments of any description as necessary, proper and advisable for the conduct of the business of the Company in the ordinary course of its business; and (c) take such further action, and execute and deliver such further certifications, instruments and documents, in the name and on behalf of the Company, as are necessary, proper or advisable in order to fully carry out the intent and effectuate the purposes of the foregoing.

FURTHER RESOLVED, that the Secretary of the Company may update or revise the Appendix to include or remove any Authorized Signers, as is from time to time as the Board considers reasonable, necessary and proper and such updates will have the same validity and effect as the original Appendix included herein.

The undersigned further certifies that Appendix A hereto contains a true and correct list of the Authorized Signers described in the Resolutions as of the date hereof and a true and correct sample signature of each.

IN WITNESS WHEREOF, I have hereunto set my hand on this 12th day of October, 2018.

MILLENNIUM TRUST COMPANY, LLC

By: 
Secretary or Assistant Secretary

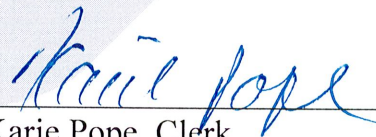
**Appendix A
Authorized Officers**

Name	Title	Signature	Name	Title	Signature
Gary Anetsberger	Chief Executive Officer	<i>Gary Anetsberger</i>	Yesica Arguello	Supervisor	<i>Yesica Arguello</i>
Daniel Laszlo	Chief Financial Officer & Asst. Sec.	<i>Daniel Laszlo</i>	Erika Carvajal	Supervisor	<i>Erika Carvajal</i>
John Perugini	General Counsel & Secretary	<i>John Perugini</i>	Gary Fraser	Supervisor	<i>Gary Fraser</i>
Marie Jordan	Asst. Secretary	<i>Marie Jordan</i>	Alan Harmon	Supervisor	<i>Alan Harmon</i>
Mary Corrigan	Sr. Vice President & Asst. Sec.	<i>Mary Corrigan</i>	Denisa Ilea	Supervisor	<i>Denisa Ilea</i>
Maribel Gerstner	Sr. Vice President & Asst. Sec.	<i>Maribel Gerstner</i>	Amish Merchant	Supervisor	<i>Amish Merchant</i>
Lisa Powers	Sr. Vice President & Asst. Sec.	<i>Lisa Powers</i>	Wojtek Siderowicz	Supervisor	<i>Wojtek Siderowicz</i>
Jeanne Roder	Sr. Vice President & Asst. Sec.	<i>Jeanne Roder</i>	Edith Spells	Supervisor	<i>Edith Spells</i>
Lisa Robinson	Sr. Vice President & Asst. Sec.	<i>Lisa Robinson</i>	Sam Wynne	Supervisor	<i>Sam Wynne</i>
Meg Zwick	Sr. Vice President & Asst. Sec.	<i>Meg Zwick</i>	Gena Alvarado	Team Lead	<i>Gena Alvarado</i>
Heather Carava	Vice President & Asst. Sec.	<i>Heather Carava</i>	Steve Blum	Team Lead	<i>Steve Blum</i>
Maribeth Servello	Vice President & Asst. Sec.	<i>Maribeth Servello</i>	Janeil Burke	Team Lead	<i>Janeil Burke</i>
Monika Czarkowski	Vice President	<i>Monika Czarkowski</i>	Amber Folkens	Team Lead	<i>Amber Folkens</i>
Kathy Herbert	Vice President	<i>Kathy Herbert</i>	Maureen Mansfield	Team Lead	<i>Maureen Mansfield</i>
Adina Lahman	Vice President	<i>Adina Lahman</i>	Robin Sheehan	Team Lead	<i>Robin Sheehan</i>
Kelly Leonard	Vice President	<i>Kelly Leonard</i>	Patrick Spatafore	Team Lead	<i>Patrick Spatafore</i>
Patrick Roche	Vice President	<i>Patrick Roche</i>	Michael Zan	Team Lead	<i>Michael Zan</i>
Andrew Stewart	Vice President	<i>Andrew Stewart</i>	Sarah Dourous	Sr. Account Administrator	<i>Sarah Dourous</i>
Marlene Szostak	Vice President	<i>Marlene Szostak</i>	Lucia Lupse	Sr. Account Administrator	<i>Lucia Lupse</i>
Cameron Berger	Asst. Vice President	<i>Cameron Berger</i>	Vonceil Walker	Sr. Account Administrator	<i>Vonceil Walker</i>
Sheri Duy	Asst. Vice President	<i>Sheri Duy</i>	Michael Troost	Sr. Account Administrator	<i>Michael Troost</i>
Dawn Jurawicz	Asst. Vice President	<i>Dawn Jurawicz</i>			
Patri Similkoski	Asst. Vice President	<i>Patri Similkoski</i>			
Greg Tatum	Asst. Vice President	<i>Greg Tatum</i>			

CERTIFICATION OF VILLAGE OF CALEDONIA
RESOLUTION 2019-76

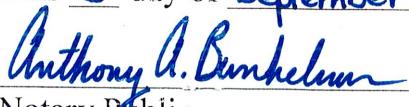
The undersigned, Karie Pope, being the duly elected Clerk for the Village of Caledonia, certify that attached hereto is a certified copy of Resolution 2019-76 - *Final Resolution Of The Village Board Of The Village Of Caledonia Authorizing The Funding To Close The Transaction On The Offer To Sell For Property Received By The Village From Armin Clobes On Behalf Of Millennium Trust Company Llc For Approximately 9.3+/- Acres Located Adjacent To The Village Hall/Crawford Park (No Address Assigned/Four Mile Road – Tax Parcel Id No: 104-04-23-20-132-000)* approved by the Village Board of the Village of Caledonia, Racine County, Wisconsin on September 3, 2019.

Dated this 5th day of September, 2019.



Karie Pope, Clerk
Village of Caledonia

Subscribed and sworn to before me
This 5th day of September, 2019



Notary Public
Racine County, Wisconsin
My Commission expires: July 26, 2023