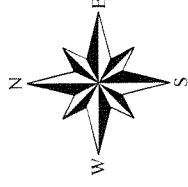
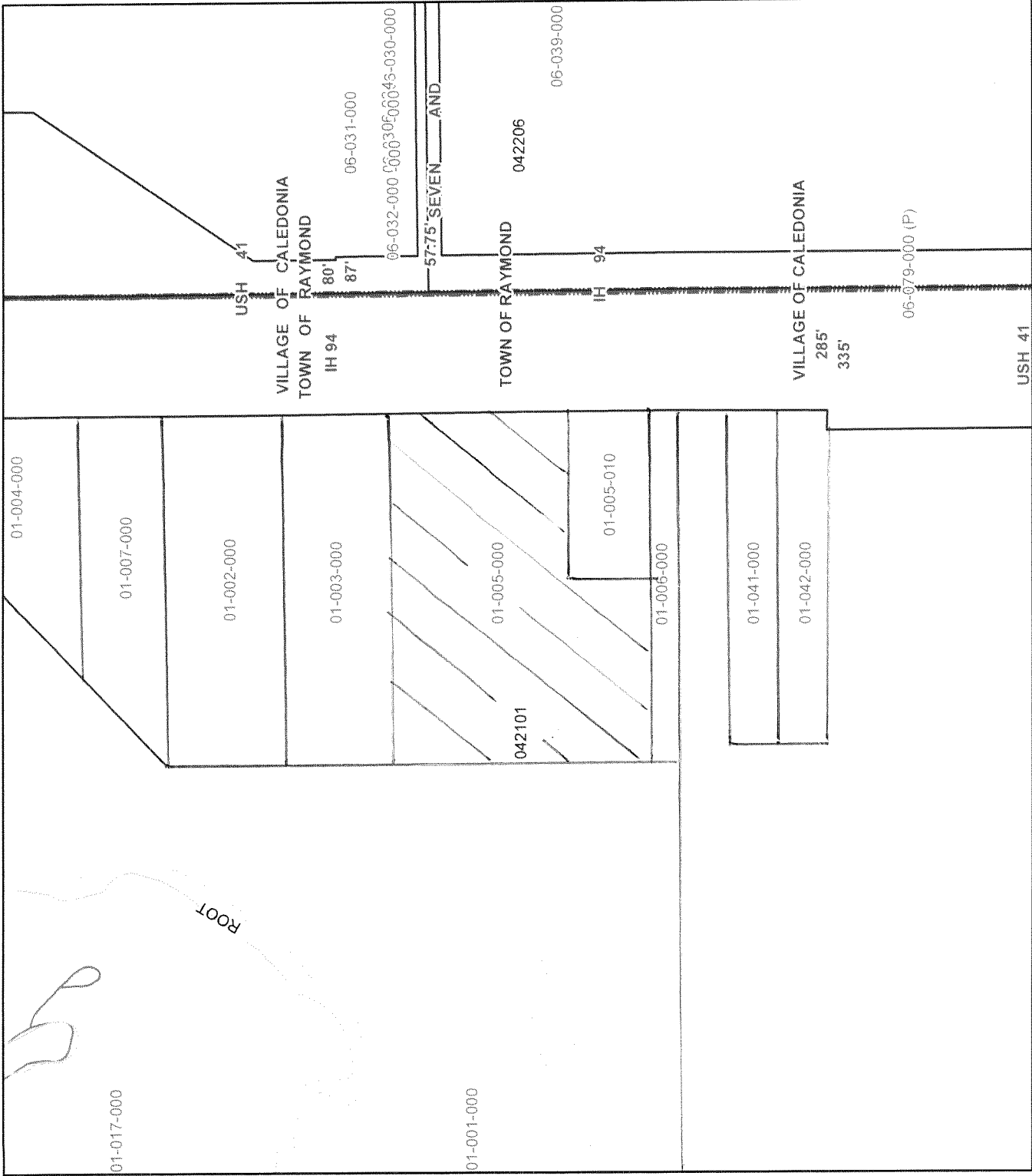


# Racine County CORAGIS Project



1 inch = 350 feet



Printed 8/20/2010

Disclaimer: The information and depictions herein have been produced using data available through photogrammetric means by Racine County. The information and depictions herein are for informational purposes and Racine County specifically disclaims accuracy in this production and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

[Print Parcel Id Detail to A Printer](#)

## Parcel Detail

\*\*Payments for current year taxes will not be posted to this system until early part of March 2010 for all municipalities outside the City of Racine. The City of Racine payments will be posted in August 2010. Please contact the local treasurer for up to date information on current year property tax payments prior to those dates.

Owner Data

Owners Name	VALENTI LLC
Mail to Name	VALENTI LLC
Mail to Address 1	LLC
Mail to Address 2	VALENTI
Mail to Address 3	355 S HWY 41
Mail to City	CALEDONIA
Mail to State	WI
Mail to Zip Code	53108-0000

Property Data

Assessed Land	Assessed Improv.	Assessed Value	Avg. Assmt Ratio
\$395,000	\$502,400	\$897,400	0.8774
			Est. Fair Mrkt. Value
			\$1,022,794.62

Parcel Id	012 042101005000
Physical Address	405 27TH ST
Physical City	n/a
Physical State	n/a
Physical Zip	n/a
Year	2009

Tax Year	1st Half	2nd Half	Special	Total Tax	Lottery Credit	Amt Paid	Tax Balance
2009	\$8,235.23	\$8,082	\$152.08	\$16,317.23	\$0	\$8,235.23	\$8,082

Recording Date	Doc #	Volume	Page
09/24/1999	0	2384	802

Legal Description/Location of Property  
 405 27TH ST  
 01-04N-21E

PT NE1/4 COM E1/4 COR W285 N66 TO POB W844 N617 E844 S626 TO POB EXC V2446P837 PT TO 012042101005010 IN 95 FOR 96 ROLL \*\*TOTAL ACRES\*\* 10.25

\*\* TOTAL ACRES 10.24 \*\*

**SELLER DISCLOSURE REPORT - COMMERCIAL**

PROPERTY OWNER: VALENTI, LLC

PROPERTY ADDRESS: 355-405 27<sup>TH</sup> STREET - CALPORNIA, WI 53102

OWNER HAS OWNED THE PROPERTY FOR 16 YEARS.

Wis. Admin. Code § RL 24.07(1)(a) requires listing brokers to inspect the property and to "make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the seller provide a written response to the licensee's inquiry." Wis. Admin. Code § RL 24.07(2) requires listing brokers to disclose all material adverse facts discovered in Broker's inspection or disclosed by Owner, in writing, in a timely manner, to all parties. This Seller Disclosure Report is a tool designed to help the licensee fulfill these license law duties. Owner's statements are a representation of Owner's knowledge of the Property's condition. It is not a property condition warranty by the Owner or any agent of the Owner, nor is it a substitute for any inspections or testing buyer may wish to have done. Buyer may, however, rely upon this information in deciding whether or not, or upon what terms, to purchase the Property. In this form, "defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

Are you aware of any of the following with regard to the Property? "Aware" means to have notice or knowledge.

CIRCLE ONE ANSWER: Explain any "yes" or "unsure" answers in the blank lines following item (20).

- 1. Defects in structural components, e.g. roof, foundation, basement or other walls?      yes  no  unsure
- 2. Defects in mechanical systems, e.g. HVAC, electrical, plumbing, septic, well, fire safety, security or lighting?      yes  no  unsure
- 3. Underground or above ground storage tanks presently or previously on the Property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil?      yes  no  unsure
- 4. A defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, lead paint, asbestos, radon, radium in water supplies, mold, pesticides or other potentially hazardous or toxic substances on the premises?      yes  no  unsure
- 5. Production of or spillage of methamphetamine (meth) or other hazardous or toxic substances on the Property?      yes  no  unsure
- 6. Zoning or building code violations, any land division involving the property for which required state or local permits had not been obtained, nonconforming structures or uses, conservation easements, rights-of-way?      yes  no  unsure
- 7. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to impose assessments against the real property located within the district?      yes  no  unsure
- 8. Proposed, planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property or the present use of the Property?      \* yes  no  unsure
- 9. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition?      yes  no  unsure
- 10. Flooding, standing water, drainage problems or other water problems on or affecting the Property?      yes  no  unsure
- 11. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides?      yes  no  unsure
- 12. Near airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property?      yes  no  unsure
- 13. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations?      yes  no  unsure
- 14. Governmental investigation or private assessment/audit (of environmental matters) ever being conducted? When and by whom? \_\_\_\_\_      yes  no  unsure
- 15. Encroachments; easements, other than recorded utility easements; access restrictions; covenants, conditions and restrictions; shared fences, walls, wells, driveways, signage or other shared usages; or leased parking?      yes  no  unsure

- 16. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property?      yes  no  unsure
- 17. A structure on the Property designated as a historic building, any part of the property located in a historic district, or burial sites or archeological artifacts on the Property?      yes  no  unsure
- 18. Other defects affecting the property?      yes  no  unsure
- 19. Use Value Assessments: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.
  - (a) The land has been assessed as agricultural land under Wis. Stat. § 70.32 (2r)?      yes  no  unsure
  - (b) The land has been assessed a use-value conversion charge under Wis. Stat. § 74.485(2)?      yes  no  unsure
  - (c) The payment of a use-value conversion charge has been deferred under Wis. Stat. § 74.485(4)?      yes  no  unsure
- 20. Notice: Rezoning a property zoned farmland preservation to another use or the early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Call 608-224-4500 or visit <http://www.datcp.state.wi.us/workinglands/index.jsp> for more information.  
The property is in a certified farmland preservation zoning district or subject to a farmland preservation agreement?      yes  no  unsure

EXPLANATIONS OF "YES" OR "UNSURE" ANSWERS 24 - THE DOT IS RE-LAMPING THE SEVEN MILE ROAD EXIT.

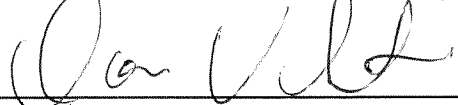
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**Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 608-240-5830.**

The Owner certifies that the information in this report is true and correct to the best of the Owner's knowledge as of the date below.

(X)       8/10/10  
Signature ▲      Date ▲

(X) \_\_\_\_\_      \_\_\_\_\_  
Signature ▲      Date ▲

Broker certifies that Broker has inspected the property and that unless otherwise indicated, Broker is not aware of any defects other than those disclosed by this report or of information inconsistent with this report.

\_\_\_\_\_  
Broker/Firm Name ▲

(X) \_\_\_\_\_      \_\_\_\_\_  
By ▲      Date ▲

I acknowledge receipt of a copy of this report.

(X) \_\_\_\_\_      \_\_\_\_\_  
Buyer's Signature ▲      Date ▲

(X) \_\_\_\_\_      \_\_\_\_\_  
Buyer's Signature ▲      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.  
This report form does not satisfy Wisconsin Statute Chapter 709 which generally applies to transfers of real estate containing 1-4 dwelling units.