

CONTRACTOR INFORMATION	
Date	10/24/16
State Master Electrician License No.	160376
State Electrical Contractor Certification No.	1104947

VILLAGE OF FOX POINT
7200 N. Santa Monica Blvd.
Fox Point, WI 53217
414-351-8900

OFFICE USE ONLY	
Permit No.	24167
Received	10/26/16
Service	
Rough-In	
Final	10/27/16

**APPLICATION
FOR
ELECTRICAL PERMIT**

Owner's Name:	Address at which work is to be done:
Tychkowski	1046 E. Thorne Ln

ESTIMATED COST OF JOB \$ 500

- Buildings:
- Residential
 - Commercial
 - Industrial
 - Institutional
 - New Construction
 - Additional Rooms
 - Remodeling
 - New Occupancy

Where on Premises? - DESCRIBE:

Kitchen Remodel

List Name of Installing Contractor

HEATING _____

AIR CONDITIONING _____

PLUMBING _____

Date of Inspection	
Rough _____	Will Call <input type="checkbox"/>
Final _____	Will Call <input type="checkbox"/>
Service Approval Sent _____	<input type="checkbox"/>

REMARKS:

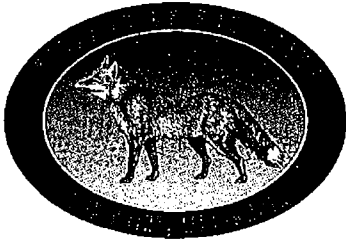
No.	Description	Qty.	Rate of Fees	Amount
1	Light, switch, and convenience outlets	10	.70 ea.	7.00
2	Lighting Fixtures	6	.70 ea.	4.20
3	Fluorescent Fixtures - per tube		.70 ea.	
4	Range, Electric		8.00 ea.	
5	Garbage Grinding and Disposal Unit		8.00 ea.	
6	Dishwasher		8.00 ea.	
7	Clothes Dryer		8.00 ea.	
8	Water Heaters, Electric		8.00 ea.	
9	Gas Burner, Oil Burner, or Stoker		8.00 ea.	
10	Refrigerating, Air Cooling or similar machine - .25 per HP		8.00 min.	
11	Feeders - No. 6 A.W.G. or Larger		10.00 ea.	
12	Temporary Service Permit for: How Long?		30.00 ea.	
13	Services: Service Switches, ea.		05.00 ea.	
	Service 1. 0 through 100 amps.		25.00 ea.	
	Service 2. 101 through 400 amps.		40.00 ea.	
	Service 3. 401 through 600 amps.		40.00 ea.	
	Service 4. 601 through 1000 amps.		60.00 ea.	
	Service 5. Thereafter, each additional 1000 amps.		5.00 ea.	
14	Motors over 1/4 HP		.70 per HP or frac.	
15	Fuel Dispensing Pumps		6.00 ea.	
16	Transformers, Rectifiers, and Generators		2.00 per KW	
17	Space Heating Systems, per circuit		4.00 ea.	
18	Power receptacles - 120 Volts or over 1. Through 30 amps.		3.00 ea.	
19			2. Over 30 amps.	
20	Wireways, busways, underfloor raceways, or auxiliary gutters		.50 per ft.	
21	Strip Lighting, Plug-in Strip, Trol-E Duct, or similar system		.50 per ft.	
22	Signs, Electric-.75 ea. Socket, plus 2.00 ea. additional transformer		8.00 min.	
23	Swimming Pool Wiring: A. Inground pools		40.00	
24			B. Above ground pools	
25	Spas, Hot-Tubs, Hydromassage Bathtubs		6.00	
26	MINIMUM CHARGE FOR ANY ONE PERMIT		60.00	
27	FAILURE TO CALL FOR FINAL INSPECTION		15.00	
28	DOUBLE FEES will be charged for any work started before obtaining permit			
	MAKE CHECKS PAYABLE TO: Village of Fox Point			
	MAIL TO: Electrical Inspector			
			TOTAL FEES	60.00

Receipt # 2.000453
60.00

The undersigned hereby makes application for a permit for the execution of electrical installation for light, heat or power as prescribed and agrees to comply with all applicable State and Local Codes and Ordinances regulating the installation of electrical wiring and equipment in the Village of Fox Point.

Contractor Alliance Electric		Signature of Supervising Electrician [Signature]	
Address N15W22180 Watertown Rd #8		Telephone No. 262-446-3331	
City Waukesha	State Wi	Zip 53186	Email Address Admin@AELWI.com

This Permit is void if work is not started within 2 months, or if started, no work is done before 2 months.



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

REGULATION OF CONSTRUCTION ON OR OVER,
AND CONTROL OF CUTTING ON, BANKS
OR RAVINES AND LAKE BLUFF

(Restriction on Cuttings, Chapter 17.11 Village Code)

Guidelines

Trees on the bluff are not only beautiful to all residents and increase the value of the property, but they help hold the bluff soil intact. It is permissible to remove trees on your lot for the purpose of improving the view, without causing erosion. This is done by thinning (selectively removing) the trees and not by clear-cutting. This thinning process should remove no more than 20% of the existing trees and in a widely-spaced pattern, leaving the remaining trees more room to develop strongly. Selectively pruning branches on existing trees can improve the health of these trees while also improving the homeowner's view. Topping of trees is a very poor running and cultural practice and results in increased tree problems several years later. No heavy equipment or vehicles should be used on the bluff; cutting can be done with chain saws or other light tools. The use of this wood for firewood is acceptable if it is collected by hand. It is important to get all remaining parts of the tree down to within three feet of the ground. This greatly speeds decomposition and reduces fire hazard.

Property Owner

Contractor

Name: Debbie Tychkowsky
Address: 1046 E. Thorne Ln.
Telephone: 803 979 5019

Name and Firm: Wachtel Tree Science
Address: P.O. Box 716 Merton
Telephone: 262 538 -1900
Fax: 262 538 1412

TERMS OF PERMIT: 11/13/14
Date of Permit ~~2/16/15~~ 3/20/15

Date of Work 2/16/15 - 3/20/15

Describe work to be done:

remove dead oak 34" (right near lot line near bottom of ravine), cut stump low, cut wood and brush to lay against ravine per village of Fox Point ordinances

x [Signature]
Property Owner's Signature

[Signature]
Village Forester Signature

cc: Dept. of Public Safety
Dept. of Public Works
Property File

(b) All of the provisions of 17.8 apply to the building of any building or structure, a portion of which will extend over the slope of a ravine.

17.10 RELEASE. Any lot owner whose professional engineer submits a certificate as to safety as provided in 17.6, 17.8, and 17.9 above shall, as a condition for obtaining a Building Permit, give to the Village a release from any liability for injury to persons or damage to property arising from the slippage of soil or building or structure on the lot where the slope and construction thereon was certified as being safe. Such release shall be in a form acceptable to the Village Attorney.

17.11 RESTRICTION ON CUTTING. Wherever in the Village the slope of the lake bluff or the slope of the bank of a ravine averages 12° or over, no one shall prune, cut, kill, or remove any natural vegetation, including trees, shrubs, bushes, plants, flowers, and grasses without first obtaining a permit as hereinafter provided.

(a) An application for the proposed pruning, cutting, killing, or removing shall be filed with the Village Clerk, which application shall give the name of the owner and address of the property on which the work is proposed, and the name of the person, company or corporation who will do the work. The Clerk shall refer the application to the Village Forester. The Village Forester shall examine said application and shall view the location of the proposed work. If, after such viewing, it is the opinion of the Village Forester that the proposed work is minor in nature and primarily for the improvement and care of the plant life involved, he shall issue the permit.

(b) If after the delivery of an application to the Village Forester and a view of the premises as above provided, and the Village Forester is of the opinion that (a) above does not apply, he shall refer the matter to the Building Board. The Building Board shall consider the application at a duly called meeting; notice of said meeting shall be given to the applicant and to the owners of abutting lots. Such notice shall be in writing, mailed not less than 6 days or delivered to a person on the premises not less than 5 days before the day of the meeting. Persons to whom notice is required to be given may attend the Building Board meeting and be heard.

If upon evidence produce at such meeting, the Building Board is of the opinion that the proposed work will not increase erosion or slippage of soil or the danger thereof and will not unreasonably and unnecessarily damage or destroy the beauty of the natural vegetation, it shall direct that the requested permit be issued. Otherwise, it shall deny such permit or may modify the proposed work and authorize the issuance of a permit if the owner agrees to such modifications.

(c) In the event of the absence or inability to act of the Village Forester, the Village Engineer shall perform the functions above given to the Village Forester.

(d) This section does not apply to the areas on which the structure is authorized to be built, the driveway, and an area extending outward from the foundation

Plumber Alpine Plumbing
 Address 14580W Greenfield Ave
 City, State, Zip Brookfield WI 53005
 Tel. No. 262-797-4130

No. 13317

Owner Ty Kowski
 Address Same
 Date 3-10, 2014

Application and Record

Village of Fox Point
 7200 N. Santa Monica Blvd.
 Fox Point, WI 53217
 (414) 351-8900

TO THE VILLAGE OF FOX POINT, PLUMBING AND WATER INSPECTION DEPARTMENT:

The undersigned hereby make application to do the work of plumbing consisting of
 laying a _____ inch _____ laying a _____ inch _____
 builder sewer from Main to Lot line water service from Main to Lot line
 to Building to Building
 at

1046 Thorne Lane Fox Point, WI
 Address at which work is to be done

PERMITS USED	
Kind	No.
Sewer and Plumbing	<u>13270</u>
Water	
Street	
Meter	
Water Usage	

Subdivision	Lot	Block

In the performance of this work the undersigned Plumber hereby agrees to bounden by and submit to all statutes, Village ordinances and rules and regulations prescribed by the Village Board for Plumbers.

State Master Lic.# 220705 Expir. 3-31-15 Building Contractor Reg# 120256 Expir. 4/24/17
 HVAC Contractor Reg# 1130431 Expir. 2/1/18 Signature [Signature] Applicant

FIXTURE WITH DRAIN OR WATER CONNECTIONS

No.	No.
Hose Bibs _____	Dishwashers _____
Bath Tubs _____	Wash Basins _____
Sump Pumps _____	Water Closets _____
Laundry Trays _____	Showers <u>1</u>
Drinking Fountains _____	Floor Drains _____
Sinks _____	Food Waste Grinders _____
Water Heaters _____	Sprinkling System _____
Wash. Mach. Wastes _____	Urinals _____
Bidets _____	
Catch Basins _____	

FEES

Water Usage _____ \$ _____
 Building Sewer _____
 Water Service _____
 Building Drain _____
 Fixtures 1 _____
 Water Meter _____
 Total _____
 Deposit to cover street repairs 60.00 Receipt # 49407
 (A current certificate of insurance must be provided when doing work in road right of way (ROW)).

[Signature] Permit Clerk

A _____ inch _____ water service pipes laid in _____

Curb box is located _____ feet _____ of _____ feet _____ of _____

_____ inch _____ Water Meter No. _____ Date Installed _____

A _____ inch _____ sanitary sewer connection was made in _____
 _____ feet _____ of manhole _____

A _____ inch _____ storm sewer connection was made in _____
 _____ feet _____ of manhole _____

Building Sewer	Report	Building Drain	Report	Rough In Plumbing Inspection	Report	Final Inspection	Report

Installation Approved _____ Application Approved _____, 20_____

As Built _____
 Water and Plumbing Inspector



Wisconsin Department of Safety and Professional Services

Credential/Licensing Search

[Credential/License Search](#)

[DSPS Home](#)

[Credential/License Search](#) [DSPS Home](#)

Trade Search Results

[Return to Search](#)

Total Result Count: 1

Credential/License ID	Name	City,State,Zip	Profession	Expiration
220705	HOLLE, CHRISTOPHER F	MENOMONEE FALLS WI 53051-6327	Master Plumber	3/31/2019

[Return to Search](#)

Consistent with The Joint Commission and NCQA standards for primary source verification. Data on this page is refreshed hourly.

Send questions or comments to dsps@wisconsin.gov.

Resent – Oct 24, 2014

Village of Fox Point
7200 N Santa Monica Blvd
Fox Point, WI 53217

ATTENTION: Scott Miller, Building Inspector

September 23/14

Dear Sir:

RE: 1046 E Thorne Lane, Fox Point

The enclosed documents refer to Permit No. 15837 taken out by Ruvn Bros. Artisans & Trades dated July 15/14 for work performed in March/April 2014 by the prior homeowners, Barry Grossman and Gail Lione.

The undersigned engaged the services of Core 4 Engineering to inspect the work and their report dated July 23, 2014 is enclosed. The report noted some omissions and recommendations for adjustments to the repair work that was done by Ruvn Bros. On Sept 22, 2014 Ruvn Bros. completed this work.

Enclosed is Core 4 Engineering report dated Sept 23, 2014 which notes that the repairs were done in a satisfactory manner.

Should you have any questions please contact the undersigned.

Yours truly,


Clayton and Debbie Tychkowsky

cc. Hale & Wagner, S.C.

RECEIVED
OCT 23 2014



September 23, 2014

Debbie Tychkowsky
1046 East Thorn Lane
Fox Point, WI

Re: Structural re-inspection at
1046 East Thorn Lane
Fox Point, Wisconsin
C4E Project No: 14051.000

Dear Ms. Tychkowsky,

Per your request and authorization, CORE 4 Engineering, Inc. has prepared the following letter outlining our observations and recommendations pertaining to the visual, structural re-inspection of the existing crawl space per our previous report dated July 23, 2014.

Per our previous letter, the following items were recommended to be repaired:

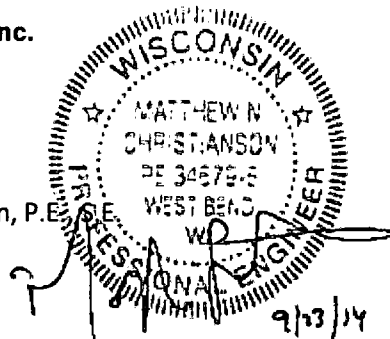
1. Shim the existing joist bearing blocks on top of the steel beam and provide a connection from each joist to the steel beam per attached sketch A.
2. Provide solid blocking or x-bridging to replace the original bridging between all joists over the steel beam location.
3. At the south end of the space, provide new 2x10 joists on the east and west sides of the fireplace hearth.

Per my inspection on September 22, 2014, the above items were repaired in a satisfactory manner. See attached photos 1 & 2.

Please feel free to contact our office if you have any questions regarding this investigation. We appreciate this opportunity to be of service to you and thank you for selecting CORE 4 Engineering, Inc.

Sincerely,
CORE 4 Engineering, Inc.

Matthew N. Christianson, P.E.
President





July 23, 2014

Debbie Tychkowsky
1046 East Thorn Lane
Fox Point, WI

Re: Structural investigation at
1046 East Thorn Lane
Fox Point, Wisconsin
C4E Project No: 14051.000

Dear Ms. Tychkowsky,

Per your request and authorization, CORE 4 Engineering, Inc. has prepared the following letter outlining our observations and recommendations pertaining to the visual, structural inspection of the existing crawlspace below the family room in the single family residence located at the address noted above, which occurred on July 16, 2014. The purpose and scope of the investigation was to evaluate the crawlspace structure for its structural condition and to verify repairs were made in accordance with a report by Fortuna Design dated 4/1/14. Existing drawings were not available for review.

OBSERVATIONS

The existing crawlspace is approximately 15 feet x 22 feet and is below a portion of the existing family room on the southwest corner of the residence. The original 2x12 joists have been severely deteriorated with dry-rot, and have been reinforced with new 2x10 joists fastened to the existing 2x12 joists with (2) rows of wood screws at 16" on center per the Fortuna Design report. The joists are bearing on the east and west concrete foundation walls and on a steel beam in the approximate center of the space. The joists bear on pressure treated blocks, but the blocks are not continuous nor are they attached to either the joists or the steel beam, and towards the south end of the space, the bearing blocks are loose and not providing bearing pressure per the Fortuna Design report (Photo 1).

There is original x-bracing between the joists near the steel beam bearing point which has been removed, but not replaced (Photo 2).

At the south end of the crawlspace, the floor frames around the fireplace hearth with an original double 2x12 (dry-rotted) and one new 2x10, however the joists that turn north-south on each side of the hearth were not reinforced or replaced (Photo 3).

On the east and west bearing ends of the joists, there is brick infill between the joists in the majority of the spaces, however the brick does not extend up tight to the sheathing (Photo 4), and at the southwest corner brick infill is missing (Photo 3). The brick infill was recommended in the Fortuna Design report,

however is not necessary to extend tight to the underside of the sheathing as the stud bearing wall above on the east side is supported by the rim joist. The exterior brick veneer is self supporting to the foundation wall.

The steel beam conditions at the north concrete wall and at the center masonry pier are shown in Photos 5 and 6 and appear to be constructed in accordance with the Fortuna Design report and appear to be in good structural condition.

The footing below the pier was measured to be 2'-6" x 2'-6" which matches the design intent; thickness was unable to be determined due to the presence of the vapor barrier.

CONCLUSIONS & RECOMMENDATIONS

In general, the crawlspace framing is in good structural condition with the following exceptions and recommendations for repair:

1. Shim the existing joist bearing blocks on top of the steel beam and provide a connection from each joist to the steel beam per attached sketch A.
2. Provide solid blocking or x-bridging to replace the original bridging between all joists over the steel beam location.
3. At the south end of the space, provide new 2x10 joists on the east and west sides of the fireplace hearth.

LIMITATIONS

CORE 4 Engineering, Inc. has prepared this report for the exclusive use of Debbie Tychkowsky. The observations described in this report are valid on the dates of the investigation and were made under the conditions noted in the report. CORE 4 Engineering, Inc. does not intend for any other individual or party to rely on the report without our express written consent. If another individual or party utilizes, references, or relies on the report, CORE 4 Engineering, Inc. shall not be held liable for any damages, losses, or expenses that may occur as a result of its unsanctioned use.

This report is limited to the specific visual observations we performed as part of our scope of services. Accordingly, we cannot comment on the condition of systems and components that we could not visually observe, or did not investigate. In addition, we are not responsible for conditions that were not within the scope of our services at the time of investigation. We did not assess the overall stability of the building, perform any engineering analysis other than noted herein as part of this evaluation, nor did we conduct a comprehensive code review.

#60.00 Receipt #48044

APPLICATION AND RECORD FOR HEATING PERMIT

TO THE BUILDING INSPECTION DEPARTMENT:

The undersigned hereby applies for a permit to install, in accordance with the information tabulated hereafter,

Winter Air Conditioner Type _____
Forced Air, Radiant, Baseboard, Etc.

Fuel: Gas Oil Coal Elect. Other _____

Desc. of Heating Plant _____

Vented to _____

Fuel Tank : _____
Size _____ Location _____

Summer Air Conditioner Size Bryant 123ANA060-5 (Ton, H.P.)

Coolant _____ #60.00

Compressor Coolant: Air ; Water ;
If Water Cooled:
Source of Water _____

Discharged to _____

Location of unit on premises including distances to lot lines required for approval of exterior apparatus.

Incinerator Manufacturer's Name _____

Model No. _____ Capacity _____ Bushels _____

Has installation permit been issued by Milwaukee Co. Dept. of Air Pollution Control? _____

Remarks _____

The undersigned acknowledges that he is familiar with Ordinance No. 261, and all amendments thereto and that the work described herewith shall conform in all respects to said ordinances and all other ordinances of the Village of Fox Point, and laws of the State of Wisconsin. Any variations of the above may cause immediate revocation of the permit, if granted.

Owner Tycho Kowsky

Address of Work 1046 E. Thorn Lane

OFFICE USE ONLY
Application Approved: 8/16/14
Installation Approved: 8/16/14

Bill New
Signed

Date 8/16/14 in compliance with Village Setbacks @ 8/14

Contractor Joe DeBelak P/BA + N/A of

Address W143 N9358 Henry (Stair) Rd Phone 262-257-2670

City Menomonee Falls State WI Zip 53051

State Credential Number 325919 & Expiration Date 10/22/15



Wisconsin Department of Safety and Professional Services Credential/Licensing Search

[Credential/License Search \(/LicenseSearch/\)](#)

[DSPS Home \(http://dsps.wi.gov/\)](http://dsps.wi.gov/)

[Credential/License Search \(/LicenseSearch/\)](#) [DSPS Home \(http://dsps.wi.gov/\)](#)

Trade Search Results

Credential/License ID	Name	City,State,Zip	Profession	Expiration
325919	JOE DEBELAK PLUMBING AND HEATING COMPANY, INC., (/LicenseSearch/Trade/SearchResultsSummary?credid=325919&credNameCode=HVACCONT)	MENOMONEE FALLS WI 53051	HVAC Contractor	10/22/2015

[Return to Search \(/LicenseSearch/\)](#)

[Login \(http://online.drl.wi.gov/UserLogin.aspx\)](http://online.drl.wi.gov/UserLogin.aspx) | [Application Status \(http://online.drl.wi.gov/ApplicationStatus/CredentialApplicationStatus.aspx\)](http://online.drl.wi.gov/ApplicationStatus/CredentialApplicationStatus.aspx) |

[Payment Inquiry \(https://epayment.epymtsevice.com/main/findPayment/\)](https://epayment.epymtsevice.com/main/findPayment/) | [PIN Lookup \(http://online.drl.wi.gov/PinLookup/PinLookup.aspx\)](http://online.drl.wi.gov/PinLookup/PinLookup.aspx)

Consistent with The Joint Commission and NCQA standards for primary source verification. Data on this page is refreshed hourly.

Send questions or comments to [dsps@wisconsin.gov \(mailto:dsps@wisconsin.gov\)](mailto:dsps@wisconsin.gov).

<http://www.wisconsin.gov>

IDES 1046

Plumber Alpine Plumbing
Address: 14580 W Greenfield
City, State, Zip Brookfield 53005
Tel. No. 262-797-4130

No. 13092

Owner Tychkavsky
Address 1046 Thorne Lane
Date 7/7/14, 20 14

Application and Record

Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217
(414) 351-8900

TO THE VILLAGE OF FOX POINT, PLUMBING AND WATER INSPECTION DEPARTMENT:

The undersigned hereby make application to do the work of plumbing consisting of
laying a _____ inch _____ laying a _____ inch _____
builder sewer from Main to Lot line water service from Main to Lot line
to Building to Building
at

1046 Thorne Lane - Remodel Fox Point, WI
Address at which work is to be done

PERMITS USED	
Kind	No.
Sewer and Plumbing	<u>13045</u>
Water	
Street	
Meter	
Water Usage	

Subdivision	Lot	Block

In the performance of this work the undersigned Plumber hereby agrees to bounden by and submit to all statutes, Village ordinances and rules and regulations prescribed by the Village Board for Plumbers.

State Master Lic.# 220705 Expir. 3/31/15 Building Contractor Reg# 120256 Expir. 4/24/17
HVAC Contractor Reg# _____ Expir. _____ Signature Chris Halle Applicant

FIXTURE WITH DRAIN OR WATER CONNECTIONS

No.	No.
Hose Bibs _____	Dishwashers <u>1</u>
Bath Tubs <u>1</u>	Wash Basins <u>3</u>
Sump Pumps _____	Water Closets <u>2</u>
Laundry Trays <u>1</u>	Showers <u>1</u>
Drinking Fountains _____	Floor Drains _____
Sinks <u>1</u>	Food Waste Grinders <u>1</u>
Water Heaters _____	Sprinkling System _____
Wash. Mach. Wastes <u>1</u>	Urinals _____
Bidets _____	
Catch Basins _____	

FEES

Water Usage _____ \$ _____
 Building Sewer _____
 Water Service _____
 Building Drain _____
 Fixtures 12 _____
 Water Meter _____
 Total _____
 Deposit to cover street repairs Receipt # 47711
(A current certificate of insurance must be provided when doing work in road right of way (ROW)).
 _____ Permit Clerk

A _____ inch _____ water service pipes laid in _____

Curb box is located _____ feet _____ of _____ feet _____ of _____

_____ inch _____ Water Meter No. _____ Date Installed _____

A _____ inch _____ sanitary sewer connection was made in _____
_____ feet _____ of manhole _____

A _____ inch _____ storm sewer connection was made in _____
_____ feet _____ of manhole _____

Building Sewer	Report	Building Drain	Report	Rough In Plumbing Inspection	Report	Final Inspection	Report

Installation Approved _____ Application Approved _____, 20 _____

As Built _____

Receipt No: 1.047711

Jul 10, 2014

1046 E THORN LANE

LICENSES & PERMITS-PLUMBING PERMIT	96.00
24-44470 PLUMBING PERMIT	

Total:	<u>96.00</u>
--------	--------------

CHECK	Chk No: 028052	96.00
Total Applied:		<u>96.00</u>

Change Tendered:	<u>.00</u>
------------------	------------

07/10/14 11:36am

Search for Individual or Company by Credential ID here:	
Specific Credential ID	<input type="text" value="220705"/>
<input type="button" value="Search"/>	

1 record(s) were returned by your search.

ID	Name	City,State,Zip	Credential Type	Expiration
220705	<u>HOLLE,</u> <u>CHRISTOPHER F</u>	MENOMONEE FALLS WI 53051- 6327	Master Plumber	03/31/15

VILLAGE OF FOX POINT

7200 N. SANTA MONICA BLVD.
FOX POINT 53217
414-351-8900

OFFICE USE ONLY	
Permit No.	20911
Received	7/10/14
Service	
Rough-in	
Final	

APPLICATION FOR ELECTRICAL PERMIT

Date 7/7/14
 License No. 160165 / 1104947 PLEASE TYPE OR PRINT WITH BALL POINT PEN

Builder Alliance Electrical	Owner Tychkowsky	Occupant Same
Job Address 10410 E. Thorne Lane		

ESTIMATED COST OF JOB	No.	Description	Qty.	Rate of Fees	Dollars	Cents
Buildings <input checked="" type="checkbox"/> Residential	1	Light, switch and convenience outlets	12	.35 ea	4	20
<input type="checkbox"/> Commercial	2	Lighting Fixtures	10	.30 ea	3	00
<input type="checkbox"/> Industrial	3	Fluorescent Fixtures - per tube	-	.30 ea		
<input type="checkbox"/> Institutional	4	Range, Electric	-	4.00 ea		
<input type="checkbox"/> New Construction	5	Garbage Grinding and Disposal Unit	-	3.00 ea		
<input type="checkbox"/> Additional Rooms	6	Dishwasher	-	4.00 ea		
<input type="checkbox"/> Remodeling	7	Clothes Dryer	1	4.00 ea	4	00
<input type="checkbox"/> New Occupancy	8	Water Heaters, Electric		4.00 ea		
Where on Premises?	9	Gas Burner, Oil Burner or Stoker		5.00 ea		
Describe <u>Laundry Room</u>	10	Refrigerating, Air Cooling or similar machine - .25 per HP		5.00 min		
<u>Bathroom</u>	11	Feeders - No. 6 A.W.G. or Larger		7.00 ea		
	12	Temporary Service Permit for: How Long?		10.00 ea		
	13	Services: Service Switches, ea.		5.00 ea		
		Service 1. 0 through 100 amps.		5.00 ea		
		2. 101 through 400 amps.		10.00 ea		
		3. 401 through 600 amps.		10.00 ea		
		4. 601 through 1000 amps.		15.00 ea		
		5. Thereafter, ea. additional 1000 amps.		5.00 ea		
	14	Motors over 1/4 HP		.30 per HP or frac		
	15	Fuel Dispensing Pumps		6.00 ea		
	16	Transformers, Rectifiers and Generators		.30 per KW		
	17	Space Heating Systems, per circuit		3.00 ea		
	18	Power receptacles - 120 Volts or over 1. Through 30 amps		3.00 ea		
	19	2. Over 30 amps		5.00 ea		
	20	Wireways, busways, underfloor raceways or auxillary gutters		.25 per ft		
	21	Strip Lighting, Plug-in Strip, Trol-E Duct or similar system		.20 per ft		
	22	Signs, Electric - .10 ea. socket, plus .50 ea. add'l. transformer		8.00 min		
	23	Swimming Pool Wiring: A. Inground pools		40.00		
	24	B. Above ground pools		25.00		
	25	Spas, Hot-tubs, Hydromassage Bathtubs		6.00		
	26	MINIMUM CHARGE FOR ANY ONE PERMIT		50.00 ea		
	27	FAILURE TO CALL FOR FINAL INSPECTION		15.00		
	28	DOUBLE FEES will be charged for any work started before obtaining permit.				

Receipt # 47704

TOTAL FEES	60 00
------------	-------

The undersigned hereby makes application for a permit for the execution of electrical installation for light, heat or power as prescribed and agrees to comply with all applicable State and Local Codes and Ordinances regulating the installation of electrical wiring and equipment in the Village of Fox Point.

MAKE CHECKS PAYABLE TO:
Treasurer, Village of Fox Point
MAIL TO: Electrical Inspector

Contractor Alliance Electrical	Supervising Electrician (Signature) 	Date 7/7/14
Address 215W22180 Waterbury Rd #8	Telephone 262-446-3331	
City Waukesha	State WI	Zip Code 53186

This Permit is void if work is not started within 2 months, or if started, no work is done for 2 months.

Receipt No: 1.047704

Jul 10, 2014

1046 E THORN LANE

LICENSES & PERMITS-ELECTRICAL PERMIT 24-44430 ELECTRICAL PERMIT	10.00
LICENSES & PERMITS-ELECTRICAL PERMIT 24-44430 ELECTRICAL PERMIT	50.00

Total:	<u>60.00</u>
--------	--------------

CHECK	Chk No: 15995	60.00
Total Applied:		<u>60.00</u>

Change Tendered:	<u>.00</u>
------------------	------------

07/10/14 11:31am

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTION DEPARTMENT:

The undersigned hereby applies for a permit to build, in accordance with the information tabulated hereafter.

Type of Structure Residence
Residence, Garage, Store, Office, School, Fence, Shed, Sign, Swimming Pool, Etc.

Address 1046 E. Thorne Lane

Lot Block

Subdivision

District

Does contemplated structure violate the Village zoning ordinance?

Height of Structure.....(stories or feet)

Width (parallel to highway).....(feet) Depth (perpendicular to highway).....(feet)

Distance: Street Line to Front Line of Structure.....(feet)

Distance: Side Lot Line to Structure.....

Type of Construction:..... Exterior finish.....
Frame, Brick-tile, Etc. Stucco, Siding, Brick Veneer, Etc.

Height of front yard above street grade.....

Number of rooms Baths.....

Garage

Estimated cost Building 18,485.00
Structure.....

Is there a private garage?.....

Does the contemplated garage violate the Village zoning ordinance?.....

Size..... Number of stalls.....

Where situated

General construction.....
Frame - Brick - Stucco - Etc.

Have plans been submitted to the Wisconsin Department of Industry, Labor and Human Relations for examination and approval?

Have plans been approved as being in compliance with all applicable sections of the Wisconsin Administrative code?

Herewith are filed the following duplicate plans..... in number, which I certify I will conform to in the work hereby applied for.

Remarks: Foundation Repair - Excavation, Reinforcing drain tile and bleeder System per attached. Work performed per WAFRP STANDARDS.

Herewith are filed the specifications that describe the work in question and as shown on plans above submitted.

In making the application the undersigned agrees to obey the Fox Point Building and Zoning Codes pertaining to the erection of all structures and also agrees to obey all other ordinances of the Village of Fox Point.

The undersigned, owner or being duly authorized so to do, hereby gives express authorization to the Village of Fox Point, its officers, agents and employees, to enter upon the premises herein described and fill up any excavation, or tear down, remove or enclose the unfinished structure for which a permit is herein requested in the event of cessation of the building, whenever the Building Inspector shall determine that such premises in the unfinished condition of the structure are dangerous to members of the public, including children, even though trespassers. The undersigned further hereby waives all statutory notices and consents to the determination by the Village Board and the levy and placing upon the tax roll of a special assessment in the amount of the cost to the Village, including customary Village overhead charges incurred in filling up any such excavation or tearing down, removing or enclosing any such unfinished structure.

We hereby agree to provide a house number plate or sign readily observable from the public highway which will be installed not less than 15 days after the structure is occupied.

Owner of Structure MS. Debbie Tyckowsky Arch. or Contr. Basement Specialists, Inc

Address 916 E. Oaden Ave. #112 Address 4335 S. 114TH ST.

City Milwaukee WI 53202 City Greenfield WI 53228

State Zip State Zip
Phone 803-979-5019 Phone 414-425-0600

Size of Structure.....(sq. ft.) Permit Fee \$1700 herewith tendered

Date Submitted..... State ID#..... Exp. Date.....

Date Approved 7/28/14 Signed Margaret Dobbe for

Date of Permit..... DALE H. Dobbe - owner
Architect, Owner, Builder

Rec# 47897

→ please see Attached

Wisconsin Department of Safety and Professional Services
Trades Credentialing Unit
PO Box 78780
Milwaukee, WI 53293-0780

Credential Unit
1400 E. Washington Ave.
Madison WI 53703-7082
Phone: (608) 266-2112
Fax: (608) 267-0592
DspSbCredentialing@wi.gov

DALE H DOBBE
BASEMENT SPECIALISTS INC
4335 S 114 ST
GREENFIELD WI 53228

This is your new Certification, License, or Registration Card.

ID:
5022

BASEMENT SPECIALISTS INC


Certification, License, or Registration Name

Expires

Dwelling Contractor Certification

05/03/15



Wisconsin Department of Safety and Professional Services
Signature: 

Please check your credentials to see if they require continuing education prior to your next renewal.

Peel the credential card from the letter. Sign the card!

*** Please check your credentials to see if they require continuing education prior to your next renewal.***

Show the card to whomever requests proof that you hold a credential administered by the Department of Safety and Professional Services.

This card should indicate other Department of Safety and Professional Services certifications, licenses, or registrations you currently hold. Destroy all previous cards that have a credential category which also appears on this card. Please review the information on the card. If errors or discrepancies are found, contact the Department, 608-266-2112, and ask for the Building Trades unit. You can also send an email to DspSbCredentialing@wi.gov. Be prepared to give the staff person the ID number printed on the card. The department should also be notified of changes in addresses as they occur. Notification of address changes is the responsibility of the credential holder.


A renewal notice will be sent to the address on file about 30 days before the expiration date of each credential indicated on the card. Renewals are contingent upon compliance with the requirements specified in SPS305, Wisconsin Administrative Code.

Wisconsin Department of Safety and Professional Services
Trades Credentialing Unit
PO Box 78780
Milwaukee, WI 53293-0780

Credential Unit
1400 E. Washington Ave.
Madison WI 53703-7082
Phone: (608) 261-8467
TDD: (608) 264-8777
Fax: (608) 267-0592
DspsSbCredentialing@wi.gov

DALE H DOBBE
4335 S 114 ST
GREENFIELD WI 53228

This is your new Certification, License, or Registration Card.

ID: 5024	
DALE H DOBBE	
Certification, License, or Registration Name	Expires
Dwelling Contractor Qualifier Certification	09/25/15
	
Wisconsin Department of Safety and Professional Services Signature:	

Peel the credential card from the letter. Sign the card!

*** Please check your credentials to see if they require continuing education prior to your next renewal.***

Show the card to whomever requests proof that you hold a credential administered by the Department of Safety and Professional Services.

This card should indicate other Department of Safety and Professional Services certifications, licenses, or registrations you currently hold. Destroy all previous cards that have a credential category which also appears on this card. Please review the information on the card. If errors or discrepancies are found, contact the Credential Unit, 608-261-8467. You can also send an email to DspsSbCredentialing@wi.gov. Be prepared to give the staff person the ID number printed on the card. The department should also be notified of changes in addresses as they occur. Notification of address changes is the responsibility of the credential holder.

A renewal notice will be sent to the address on file about 30 days before the expiration date of each credential indicated on the card. Renewals are contingent upon compliance with the requirements specified in SPS305, Wisconsin Administrative Code.

Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217
(414) 351-8900

Date Submitted _____

No. 15837

APPLICATION FOR BUILDING

The undersigned hereby applies for a permit to build, in accordance with the information tabulated hereafter,

Type of Project Structural Repairs Address 1046 E Thorne Lane
Residence, Garage, Store, Office, School, Fence, Shed, Sign, Swimming Pool, Underground Storage Tank, Etc.

Lot _____ Block _____ Subdivision _____ District _____

Does contemplated structure violate the Village zoning ordinance? N/A

Height of Structure N/A (stories or feet)

Width (parallel to highway) N/A (feet) Depth (perpendicular to highway) N/A (feet)

Distance: Street Line to Front Line of Structure N/A (feet)

Distance: Side Lot Line to Structure N/A

Type of Construction: N/A Exterior finish N/A
Frame, Brick-tile, etc. Stucco, Siding, Brick Veneer, Etc.

Height of front yard above street grade N/A

Number of rooms N/A Baths _____

Garage N/A

Estimated cost Building N/A

Structure N/A 31,797

Is there a private garage? N/A

Does the contemplated garage violate the Village zoning ordinance? N/A

Size N/A Number of Stalls N/A Where Situated N/A

Have plans been submitted to the Wisconsin Department of Industry, Labor and Human Relations for examination and approval? N/A

Have plans been approved as being in compliance with all applicable sections of the Wisconsin Administrative code? N/A

Herewith are filed the following duplicate plans N/A in number, which I certify I will conform to in the work hereby applied for:

Remarks: _____

Herewith are filed the specifications that describe the work in question and as shown on plans above submitted.

In making the application the undersigned agrees to obey the Fox Point Building and Zoning Codes pertaining to the erection of all structures and also agrees to obey all other ordinances of the Village of Fox Point.

The undersigned, owner or being duly authorized so to do, hereby gives express authorization to the Village of Fox Point, its officers, agents and employees, to enter upon the premises herein described and fill up any excavation, or tear down, remove or enclose the unfinished structure for which a permit is herein requested in the event of cessation of the building, whenever the Building Inspector shall determine that such premises in the unfinished condition of the structure are dangerous to members of the public, including children, even though trespassers. The undersigned further hereby waives all statutory notices and consents to the determination by the Village Board and the levy and placing upon the tax roll of a special assessment in the amount of the cost to the Village, including customary Village overhead charges incurred in filling up any such excavation or tearing down, removing or enclosing any such unfinished structure.

We hereby agree to provide a house number plate or sign readily observable from the public highway which will be installed not less than 15 days after the structure is occupied.

Owner of Structure Barry and Gail Lione Arch. or Contr. Ruvin Bros. Artisans & Trades

Address 1056 E Thorn Lane Address 8601 N 43rd St

City Fox Point State WI Zip 53217 City Brown Deer State WI Zip 53209

Phone _____ Phone 414-354-4220

Size of Structure N/A (sq. ft.) Permit Fee 604⁰⁰ Receipt 47777 7/15/14

Dwelling Contractor Certification No. 6013 Expires 8/21/14

Dwelling Contractor Qualifier Certification No. 6014 Expires 9/4/15

Building Contractor Certification No. _____ Applicant Signature _____
Architect, Owner, Builder

Date of Approved 7/15/14
Builder Inspector

Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217
(414) 351-8900

Date Submitted 7/7/14

No. 15826

APPLICATION FOR BUILDING

The undersigned hereby applies for a permit to build, in accordance with the information tabulated hereafter,

Type of Project BATH & LAUNDRY REMODEL Address 1046 E. THORNE LANE
Residence, Garage, Store, Office, School, Fence, Shed, Sign, Swimming Pool, Underground Storage Tank, Etc.

Lot _____ Block _____ Subdivision _____ District _____

Does contemplated structure violate the Village zoning ordinance? No

Height of Structure N/A (stories or feet)

Width (parallel to highway) _____ (feet) Depth (perpendicular to highway) _____ (feet)

Distance: Street Line to Front Line of Structure _____ (feet)

Distance: Side Lot Line to Structure _____ (feet)

Type of Construction: FRAME Exterior finish _____
Frame, Brick-tile, etc. Stucco, Siding, Brick Veneer, Etc.

Height of front yard above street grade _____

Number of rooms _____ Baths _____

Estimated cost Garage _____ Building \$42,000 Structure _____

Is there a private garage? _____

Does the contemplated garage violate the Village zoning ordinance? _____

Size _____ Number of Stalls _____ Where Situated _____

Have plans been submitted to the Wisconsin Department of Industry, Labor and Human Relations for examination and approval? _____

Have plans been approved as being in compliance with all applicable sections of the Wisconsin Administrative code? _____

Herewith are filed the following duplicate plans _____ in number, which I certify I will conform to in the work hereby applied for:

Remarks: _____

Herewith are filed the specifications that describe the work in question and as shown on plans above submitted.

In making the application the undersigned agrees to obey the Fox Point Building and Zoning Codes pertaining to the erection of all structures and also agrees to obey all other ordinances of the Village of Fox Point.

The undersigned, owner or being duly authorized so to do, hereby gives express authorization to the Village of Fox Point, its officers, agents and employees, to enter upon the premises herein described and fill up any excavation, or tear down, remove or enclose the unfinished structure for which a permit is herein requested in the event of cessation of the building, whenever the Building Inspector shall determine that such premises in the unfinished condition of the structure are dangerous to members of the public, including children, even though trespassers. The undersigned further hereby waives all statutory notices and consents to the determination by the Village Board and the levy and placing upon the tax roll of a special assessment in the amount of the cost to the Village, including customary Village overhead charges incurred in filling up any such excavation or tearing down, removing or enclosing any such unfinished structure.

We hereby agree to provide a house number plate or sign readily observable from the public highway which will be installed not less than 15 days after the structure is occupied.

TUCHKOWSKY

Owner of Structure DEBBIE & CLAYTON Arch. or Contr. DESIGN GROUP THREE

Address 1046 E. THORNE LANE Address 5050 N. FORT WASHINGTON RD.

City FOX POINT State WI Zip 53217 City GLENDALE State WI Zip 53217

Phone _____ Phone 414-962-5560

Size of Structure NA (sq. ft.) Permit Fee 440 Receipt 47656 7/8/14

Dwelling Contractor Certification No. 4997 Expires _____

Dwelling Contractor Qualifier Certification No. 4998 Expires _____

Building Contractor Certification No. _____ Applicant Signature [Signature]
Architect, Owner, Builder


Date of Approved 7/8/14
[Signature]
Builder Inspector

Wisconsin Department of Safety and Professional Services
Trades Credentialing Unit
PO Box 78780
Milwaukee, WI 53293-0780

Credential Unit
1400 E. Washington Ave.
Madison WI 53703-7082
Phone: (608) 261-8467
TDD: (608) 264-8777
Fax: (608) 267-0592
DspsSbCredentialing@wi.gov

ROBERT PRINDIVILLE
5050 N PORT WASHINGTON ROAD
GLENDALE WI 53217

This is your new Certification, License, or Registration Card.

ID: 4998	
ROBERT PRINDIVILLE	
Certification, License, or Registration Name	Expires
Dwelling Contractor Qualifier Certification	02/19/16
Wisconsin Department of Safety and Professional Services Signature: 	

Peel the credential card from the letter. Sign the card!

*** Please check your credentials to see if they require continuing education prior to your next renewal.***

Show the card to whomever requests proof that you hold a credential administered by the Department of Safety and Professional Services.

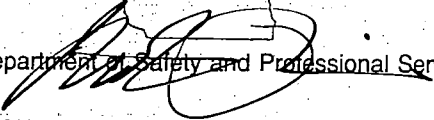
This card should indicate other Department of Safety and Professional Services certifications, licenses, or registrations you currently hold. Destroy all previous cards that have a credential category which also appears on this card. Please review the information on the card. If errors or discrepancies are found, contact the Credential Unit, 608-261-8467. You can also send an email to DspsSbCredentialing@wi.gov. Be prepared to give the staff person the ID number printed on the card. The department should also be notified of changes in addresses as they occur. Notification of address changes is the responsibility of the credential holder.

A renewal notice will be sent to the address on file about 30 days before the expiration date of each credential indicated on the card. Renewals are contingent upon compliance with the requirements specified in SPS305, Wisconsin Administrative Code.

Credential Unit
1400 E. Washington Ave.
Madison WI 53703-7082
Phone: (608) 261-8467
TDD: (608) 264-8777
Fax: (608) 267-0592
DspsSbCredentialing@wi.gov

ROBERT PRINDIVILLE
DESIGN GROUP THREE INC
5050 N PORT WASHINGTON RD
GLENDALE WI 53217

This is your new Certification, License, or Registration Card.

ID: 4997	
DESIGN GROUP THREE INC	
Certification, License, or Registration Name	Expires
Dwelling Contractor Certification	05/05/14
Wisconsin Department of Safety and Professional Services Signature: 	

*** Please check your credentials to see if they require continuing education prior to your next renewal.***

Peel the credential card from the letter. Sign the card!

Show the card to whomever requests proof that you hold a credential administered by the Department of Safety and Professional Services.

This card should indicate other Department of Safety and Professional Services certifications, licenses, or registrations you currently hold. Destroy all previous cards that have a credential category which also appears on this card. Please review the information on the card. If errors or discrepancies are found, contact the Credential Unit, 608-261-8467. You can also send an email to DspsSbCredentialing@wi.gov. Be prepared to give the staff person the ID number printed on the card. The department should also be notified of changes in addresses as they occur. Notification of address changes is the responsibility of the credential holder.

A renewal notice will be sent to the address on file about 30 days before the expiration date of each credential indicated on the card. Renewals are contingent upon compliance with the requirements specified in SPS305, Wisconsin Administrative Code.

SBD-10183 (R.1/12)

Search for Individual or Company by Credential ID here:	
Specific Credential ID	<input type="text" value="4997"/>
<input type="button" value="Search"/>	

1 record(s) were returned by your search.

ID	Name	City,State,Zip	Credential Type	Expiration
4997	<u>DESIGN GROUP</u> <u>THREE INC,</u>	GLENDAL WI 53217	Dwelling Contractor	05/05/15

PROP FILE



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Guidelines and Village Permit (Control of Cutting on Slope, Chapter 17.11 Village Code)

Trees on the bluff are not only beautiful to all residents and increase the value of the property, but they help hold the bluff soil intact. It is permissible to remove trees on your lot for the purpose of improving the view, without causing erosion. This is done by thinning (selectively removing) the trees and not by clear-cutting. This thinning process should remove no more than 20% of the existing trees and in a widely-spaced pattern, leaving the remaining trees more room to develop strongly. Selectively pruning branches on existing trees can improve the health of these trees while also improving the homeowner's view. Topping of trees is a very poor pruning and cultural practice and results in increased tree problems several years later. No heavy equipment or vehicles should be used on the bluff; cutting can be done with chain saws or other light tools. The use of this wood for firewood is acceptable if it is collected by hand. It is important to get all remaining parts of the tree down to within three feet of the ground. This greatly speeds decomposition and reduces fire hazard.

TERMS OF PERMIT:

Property Owner: Name: Barry L. Grossman, GAIL A. LIONE
 Address: 1046 E. THORN LN.
 Telephone: (H) 228-7749 Home fax 352-6339
(O) 247-5724

Contractor: Name and Firm: PERRY CRUICKSHANK - TREE SERVICE
 Address: _____
 Telephone: 414-587-9235 (CELL)

Date of Permit 9/3/04 Date of Work 9/3/04 to 10/3/04

Describe work to be done:

- Removals: 3" or less in diameter - approx. 22, all tagged; mostly dead live ones doing poorly.
- 4-8" in diameter - approx. 12, all tagged; dead/dying poor condition, cankered, broken off, etc.
- Hazard - 1 - 10" basswood, large basal crack
- 2 - 8" dead and cankered
- Pruning: Approx 37 trees, trimming beech, leaving mature maple; all tagged
- Replant: Approximately 20 hemlock, 2 foot minimum in height; no later than May 1, 2005.

Property Owner's Signature
Barry Grossman
 cc: Dept. of Public Safety
 Property File

Village Forester Signature
Judy Smith
 (valid only if signed)

TAX ROLL YEAR 2011	UNIT Village of Fox Point	KEY NUMBER 095-9993-003
NAME & DESCRIPTION		ELIMINATE KEY NUMBERS
OWNER: MILWAUKEE METROPOLITAN SEWERAGE DISTRICT		
LANDS IN SE ¼ SEC 16-8-22, DESC IN DOC #02011958, 09923259, 09956785 & 09959767		095-9006 095-9993-002
Date: 1/24/2011 S. Kroll	09959767	

PREPARED IN TRIPLICATE

**MILWAUKEE COUNTY REGISTER OF DEEDS OFFICE
TAX LISTING DIVISION**

TAX ROLL YEAR 2011	UNIT Village of Fox Point	KEY NUMBER 095-9006-001
<p>NAME & DESCRIPTION</p> <p>OWNER: BARRY L GROSSMAN & GAIL ANN LIONE</p> <p>CERTIFIED SURVEY MAP NO 784, NE & SE 16-8-22, LOT 2, EXC PT DESC IN DOC #09959767</p> <p><i>1046 E. Tchan</i></p> <p>Date: 1/24/2011 S. Kroll</p>		<p>ELIMINATE KEY NUMBERS</p> <p>095-9006 095-9993-002</p>

PREPARED IN TRIPLICATE

**MILWAUKEE COUNTY REGISTER OF DEEDS OFFICE
TAX LISTING DIVISION**

PROP. FILE



VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217
414-351-8900

GUIDELINES AND VILLAGE PERMIT
(CONTROL OF CUTTING ON SLOPE, CHAPTER 17.8 VILLAGE CODE)

Trees on the bluff are not only beautiful to all residents and increase the value of the property, but they help hold the bluff soil intact. It is permissible to remove trees on your lot for the purpose of improving the view, without causing erosion. This is done by thinning (selectively removing) the trees and not by clear-cutting. This thinning process should remove no more than 20% of the existing trees and in a widely-spaced pattern, leaving the remaining trees more room to develop strongly. Selectively pruning branches on existing trees can improve the health of these trees while also improving the homeowners' view. Topping of trees is a very poor pruning and cultural practice and results in increased tree problems several years later. No heavy equipment or vehicles should be used on the bluff; cutting can be done with chain saws or other light tools. The use of this wood for firewood is acceptable if it is collected by hand. It is important to get all remaining parts of the tree down to within three feet of the ground. This greatly speeds decomposition and reduces fire hazard.

TERMS OF PERMIT:

Property Owner: Name WEIGLER
Address 1046 E. THORN LN
Telephone _____

Contractor: Name and Firm CRAWFORD TREE SERVICE
Address _____
Telephone (354-5521 FAX)

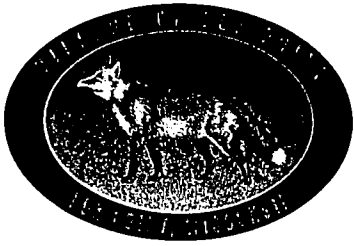
Describe work to be done and date of operation:

Deep cut on pruning of Ashes - Prune / raise up various hardwoods;
Cut honey suckles to ground level - Remove several small
trees (2" Diameter or less); Remove several tagged dead
trees Date of work 7-16-97 to 8-1-97
" " permit 7-16-97

[Signature]
Property Owner's Signature
cc: Department of Public Safety
Property File

[Signature]
Village Forester Signature
(valid only if signed)

Crawford signing for Weigler



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

Resident
1046 Thorn Lane
Fox Point, WI 53217

June 11, 2003

Dear Resident:

I am writing to you to ask for your permission for the Village of Fox Point to clean out storm inlets at the back of your property. These inlets are positioned at the bottom of what we refer to as the "Beach Hill Ravine".

The storm inlets are there to allow excess water to run into a storm sewer, which carries the water to Lake Michigan. Currently they are not working properly because they are covered with sediment. This could cause a problem for residents downstream if there are heavy rains.

In order to clean the storm inlets the Village must receive a permit from the DNR. One aspect of the permit is receiving permission from you to enter your property. We will access the storm inlets from Beach Hill.

If you have any questions please feel free to call Lindsay Kaufmann at 351-8900.

Your cooperation with this project is greatly appreciated. We look forward to hearing from you. Thank you.

Sincerely,

Susan E. Robertson, cm
Susan E. Robertson
Village Manager

I will/will not allow the Village to clean out the storm inlets at the back of my property.

(Signed) 10____ E. Thorn Lane

June ____, 2003
(Date)

VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

Property Owner Barry Grossman + Gail Ann Lipre
Address 1046 Bithorn Ln.

Date 5/30/03

The Village's goal is to inspect the exterior of all properties within the Village to ensure compliance with the Village's Property Maintenance Code. An inspection of your property has revealed that your property does not adhere to Village code in the following area(s):

Description

Comments

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Other

OK

Pursuant to section 33.7 of the Village code, the Village hereby requests that you bring the above referenced items into code compliance by _____. Please be aware that failure to comply with this notice will result in a citation to appear in municipal court.

Please feel free to contact Lindsay Kaufmann should you have any questions concerning this notice.

Sincerely,



Property Maintenance Inspector

Ranches

M/F 1962	17800	847.00
1939"	1548	30.00
1957"	1911	61.00
1954"	1186	38.00
1958"	1308	30.00
1950"	1160	35.00
1954	1269	37.00
1957	1503	39.00
Str 1946"	1403	45.00
M/F 1950	1657	48.00
Wd 1956	1524	43.00
M/F 1948	2081	40.00

USED

1945"	1684	53.00
1968"	2602	45.00
1959"	3828	42.00
M/F 1943	1486	56.00
M/F 1952	2581	42.00
BK 1952	2856	43.00
M/F 1941	2278	37.00

2 story

1.5 story

1948"	1939	30.00
M/F 1957"	2122	42.00
M/F 1982	2246	40.00

Contemporary

M/F 3703	40.00
1ST M/F 2200	49.00

1ST BK 1800 P	50.00
1ST BK 2400	45.00
1ST BK WOOD 400	35.00
SPLIT M/F 1600	52.00
" " 2000	45

SPLIT 2100	= 39
1.5 story 1700	= 45
" 1400	= 45
" 1200	= 45

2 story
1 story
SPLIT
2 story

35.00	2400
50.00	1500 P
39.00	943.00
215.00	2200

Five Part

Verfahren:
Verfahren

Verfahren (1) vor 1.20x

(2) vor ~~1.50x~~
1.50x

(3) vor 1.20x

(4) vor ~~1.75x~~
1.75x

(5) vor 2.5x

(6) vor 2.0x

(7) vor 2.0x

(8) vor 1.20x

(9) vor ~~1.20x~~
1.20x

(10) vor 1.25



NATIONAL APPRAISAL CORP.

certified appraisals

3359 SOUTH 13th STREET • MILWAUKEE, WI 53215 • (414) 383-2122
FAX (414) 383-5207

August 21, 1990

RE: 1990 Assessment Village of Fox Point

PARCEL NO. 95-9006

Dear Taxpayer:

Based upon our review at the Open Book Conference, the assessment on the above referenced parcel has not been changed. If you wish to pursue your objection further please contact the Village Clerk for a Board of Review Appointment time. The Board of Review will meet on Tuesday September 11, 1990 starting at 9:00 a.m.

Yours very truly,

NATIONAL APPRAISAL CORP.

Keith W. Munson,
Assessor Village of Fox Point

KWM/js

AUG. -27' 97 (WED) 11:21 FEDERATED BROOKFIELD

TEL: 414 785 4399

P. 004



Approved by Wisconsin Department of Regulation and Licensing
11-1-83 (Optional Use Date)
2-1-84 (Mandatory Use Date)

Wisconsin Legal Blank Co., Inc.
Milwaukee, Wisconsin

WB-11 RESIDENTIAL OFFER TO PURCHASE

Approved by Manager

THE BROKER DRAFTING THIS OFFER ON Aug. 27, 1997 (DATE) IS THE AGENT OF (SELLER)(BUYER) ~~STRIKE AS APPLICABLE~~

GENERAL PROVISIONS

The Buyer, BARRY L. Grossman and Gail Ann Lione
offers to purchase the Property known as (Street Address) 1046 E. Thorne Lane Parcel 1 and 2
in the Village of Fox Point, County of Milwaukee, Wisconsin.
(Additional description, if any:) as per title on the following terms:

■ PURCHASE PRICE: Seven Hundred Thirty Thousand Dollars Dollars (\$ 730,000.00).

■ EARNEST MONEY of \$ 35,000.00 in the form of check accompanies this Offer and earnest money of \$ 35,000.00 in the form of check will be paid within 7 days of acceptance.

■ THE BALANCE OF THE PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.

■ ADDITIONAL ITEMS INCLUDED IN PURCHASE PRICE: Seller shall include in the purchase price and transfer, free and clear of encumbrances, all fixtures, as defined at lines 194 to 202 and as may be on the Property on the date of this Offer, unless excluded at lines 16-17, and the following additional items: Refrigerator, double oven, range, microwave, compactor, all window treatments except Dining Room, doghouse.

■ ITEMS NOT INCLUDED IN THE PURCHASE PRICE: Dining Room window treatments, dining room chandelier

■ PROPERTY CONDITION REPRESENTATIONS: Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of conditions affecting the Property or transaction (as defined at lines 188 to 188) other than those identified in Seller's Real Estate Condition Report dated 5/20/97 which was received by Buyer prior to Buyer signing this Offer

~~COMPLETE DATE OR STRIKE AS APPLICABLE~~ and ~~-----~~

■ TIME IS OF THE ESSENCE as to: (1) Earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of closing. ~~STRIKE AS APPLICABLE~~ and all other dates and deadlines in this Offer except:

OPTIONAL PROVISIONS AND ADDENDA See lines 225 to 270 for optional provisions including contingencies. See line 271 to determine if addenda, riders or other documents have been made a part of this Offer.

ADDITIONAL PROVISIONS Addendum "5" Lead Based Paint Disclosure is attached hereto and made a part hereof. Seller to review and sign prior to acceptance of Offer. If Sellers Disclosure on Addendum "5" is incorrect, Seller to Counter this Offer with revised Addendum "5". Buyer to acknowledge, review & sign before acceptance of the counter offer.

ACCEPTANCE, DELIVERY AND RELATED PROVISIONS

■ BINDING ACCEPTANCE: This Offer is binding upon both parties only if a copy of the accepted Offer is delivered to Buyer on or before Aug. 29th 7:00 p.m. CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.

■ DELIVERY OF DOCUMENTS AND WRITTEN NOTICES: Unless otherwise stated in this Offer, delivery of documents and written notices to a party shall be effective only when accomplished in any of the following ways:

(1) By depositing the document or written notice postage or fees prepaid in the U.S. Mail or a commercial delivery system addressed to the party at: Buyer: Marlene Friedman, Federated Realty, 6000 N. Pt. Washington Rd., Glendale WI 53217
Seller: Linda Jacobson, Federated Realty, 6000 N. Pt. Washington Rd. Glendale, WI 53217

(2) By giving the document or written notice personally to the party;

(3) By electronically transmitting the document or written notice to the following telephone number:
Buyer: (414) 963-3018 Seller: (414) 963-3018

OCCUPANCY AND RELATED PROVISIONS

■ OCCUPANCY of entire premises shall be given to Buyer at time of closing unless otherwise provided in this Offer (lines 252 through 255). At time of Buyer's occupancy, Property shall be free of all debris and personal property except for personal property belonging to current tenants, or that sold to Buyer or left with Buyer's consent.

■ LEASED PROPERTY: If Property is currently leased and leases extend beyond closing, Seller shall assign Seller's rights under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written)(oral) ~~STRIKE ONE~~ lease(s), if any, are n/a

■ RENTAL WEATHERIZATION: This transaction (is)(is not) ~~STRIKE ONE~~ exempt from State of Wisconsin Rental Weatherization Standards (ILHR67, Wisconsin Administrative Code). If not exempt, (Buyer)(Seller) ~~STRIKE ONE~~ will be responsible for compliance, including all costs.

CLOSING AND RELATED PROVISIONS

■ CLOSING: This transaction is to be closed at the place designated by Buyer's mortgagee or Federated Realty Group no later than October 20, 1997 unless another date or place is agreed to in writing.

■ CLOSING PRORATIONS: The following items shall be prorated at closing: real estate taxes, rents, water and sewer use charges, garbage pick-up and other private and municipal charges, property owner's association assessments, fuel and -----. Any income, taxes or expenses shall accrue to Seller, and be prorated, through the day prior to closing.

Net general real estate taxes shall be prorated based on (the net general real estate taxes for the current year, if known, otherwise on the net general real estate taxes for the preceding year) (See "Tax Proration" section of Addendum A.

~~STRIKE AND COMPLETE AS APPLICABLE~~ CAUTION: If Property has not been fully assessed for tax purposes (for example, new construction, remodeling or completed/pending reassessment) or if proration on the basis of net general real estate taxes is not acceptable (for example, changing mill rate, lottery credits), insert estimated annual tax or other basis for proration.

■ SPECIAL ASSESSMENTS: Special assessments, if any, for work on site actually commenced or levied prior to date of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer. CAUTION: Consider a special agreement if area assessments or property owner's association assessments are contemplated.

■ FORM OF TITLE EVIDENCE: Seller shall give evidence of title by Seller's choice of: (1) an abstract of title; or (2) an owner's policy of title insurance ~~STRIKE AS APPLICABLE~~ as further described at lines 147 to 161.

65 title insurance ~~STRIKE AS APPLICABLE~~ as further described at lines 147 to 161.
66 ■ CONVEYANCE OF TITLE: Upon payment of the purchase price, Seller shall convey the Property by warranty deed (or other
67 conveyance as provided herein) free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
68 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and
69 covenants, general taxes levied in the year of closing and _____
70 (provided none of the foregoing prohibit present use of the Property), which constitutes merchantable title for purposes of this transaction.
71 Seller further agrees to complete and execute the documents necessary to record the conveyance. **WARNING: Municipal and zoning**

72 **ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore**
73 **should be reviewed, particularly if Buyer contemplates making improvements to Property or a use other than the current use.**

74 **PROPERTY CONDITION PROVISIONS**

75 **REAL ESTATE CONDITION REPORT:** Wisconsin law requires sellers of property which includes 1-4 dwelling units to provide buyers
76 with a Real Estate Condition Report. Excluded from this requirement are sales of property that has never been inhabited, sales exempt from
77 the real estate transfer fee, and sales by certain fiduciaries, (for example, personal representatives who have never occupied the Property).
78 The form of the Report is found in Wis. Stats. §709.03. The law provides: "709.02 Disclosure . . . the owner of the property shall furnish, not
79 later than 10 days after acceptance of the contract of sale, to the prospective buyer of the property a completed copy of the report . . . A
80 prospective buyer who does not receive a report within the ten days, may within two business days after the end of that ten day period,
81 rescind the contract of sale by delivering a written notice of rescission to the seller or the seller's agent." Buyer may also have certain
82 rescission rights if a Real Estate Condition Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is
83 submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding these rescission
84 rights.

85 **PROPERTY MEASUREMENT AND TOTAL SQUARE FOOTAGE:** Buyer acknowledges that there are various formulas used to
86 calculate total square footage and that total square footage figures will vary dependent upon the formula used. Buyer also acknowledges
87 that all room and house measurements may be approximate because of rounding or other reasons. **CAUTION: Buyer should verify total**
88 **square footage formula and room measurements if material to Buyer's decision to purchase.**

89 **INSPECTIONS:** Seller agrees to allow Buyer's inspectors reasonable access to the Property, upon reasonable notice. Buyer agrees to
90 promptly provide copies of all inspection reports to Seller, and to listing broker if Property is listed.

91 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING:** Seller shall maintain the Property until the earlier of closing or
92 occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary wear and tear. If, prior to
93 the earlier of closing or occupancy of Buyer, the Property is damaged in an amount of not more than five percent (5%) of the selling price,
94 Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer. If the damage shall
95 exceed such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be cancelled at option of Buyer. Should
96 Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds relating to the damage to the
97 Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on such policy. However, if this sale is financed
98 by a land contract or a mortgage to Seller, the insurance proceeds shall be held in trust for the sole purpose of restoring the Property.

99 **PRE-CLOSING INSPECTION:** At a reasonable time, preapproved by Seller or Seller's agent, within 3 days before closing, Buyer shall
100 have the right to inspect the Property to determine that there has been no significant change in the condition of the Property, except for
101 ordinary wear and tear and changes approved by Buyer, and that any defects Seller has elected to cure have been repaired in a good and
102 workmanlike manner.

103 **DEFAULT**

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

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

- 108 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
109 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) direct Broker to return the
110 earnest money and have the option to sue for actual damages.

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

- 112 (1) sue for specific performance; or
113 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

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

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

119 **NOTE: WISCONSIN LICENSE LAW PROHIBITS A BROKER FROM GIVING ADVICE OR OPINIONS CONCERNING THE LEGAL**
120 **RIGHTS OR OBLIGATIONS OF PARTIES TO A TRANSACTION OR THE LEGAL EFFECT OF A SPECIFIC CONTRACT OR**
121 **CONVEYANCE. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS REQUIRED. Buyer's or Seller's legal right to**
122 **earnest money cannot be determined by Broker. In the absence of a mutual agreement by the Parties, earnest money will be**
123 **distributed as set forth in lines 125 to 146.**

124 **EARNEST MONEY**

125 **HELD BY:** Earnest money, if held by a broker, shall be held in the trust account of the broker drafting the Offer prior to acceptance of
126 Offer and in the trust account of the listing broker (buyer's agent if Property is not listed) after acceptance until applied to purchase price or
127 otherwise disbursed as provided in the Offer. If negotiations do not result in an accepted offer, the earnest money shall be promptly
128 disbursed (after clearance from payor's depository institution if earnest money is paid by check) to the person who paid the earnest
129 money. **CAUTION: If someone other than Buyer makes payment of earnest money on behalf of Buyer, consider a special agreement**
130 **regarding disbursement.**

131 **DISBURSEMENT:** At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the
132 earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said disbursement
133 agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse the earnest money: (1) as
134 directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; (2) into a court hearing a lawsuit involving
135 the earnest money and all Parties to this Offer; (3) as directed by court order; or (4) any other disbursement required or allowed by law.
136 Broker may retain legal services to direct disbursement per (1) or to file an interpleader action per (2) and broker may deduct from the
137 earnest money any costs and reasonable attorneys fees, not to exceed \$250, prior to disbursement. Should persons other than broker hold
138 earnest money, an escrow agreement should be drafted by the Parties or an attorney for Buyer or Seller.

139 **LEGAL RIGHTS/ACTION:** Broker's disbursement of earnest money does not determine the legal rights of the Parties in relation to this
140 Offer. At least 30 days prior to disbursement per (1) or (4), broker shall send Buyer and Seller notice of the disbursement by certified mail. If
141 Buyer or Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small
142 Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with 1-4 dwelling units and
143 certain other earnest money disputes. The Buyer and Seller should consider consulting attorneys regarding their legal rights under this
144 Offer in case of a dispute.

145 Both parties agree to hold the broker harmless from any liability for good faith disbursement of earnest money in accordance with this
146 Offer or applicable Department of Regulation and Licensing regulations concerning earnest money. See Wis. Administrative Code RL 18.

TITLE EVIDENCE

- 148 ■ **FORM OF TITLE EVIDENCE:** Seller shall give evidence of title (as selected at lines 64 to 65) to the Property in the form of: (1) an
 149 abstract of title prepared by an attorney licensed to practice law in Wisconsin or an abstract company; or (2) an owner's policy of title
 150 insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin.
 151 ■ **PROVISION OF MERCHANTABLE TITLE:** Seller shall pay all costs of providing such title evidence. For purposes of closing, title
 152 evidence shall be acceptable if the abstract or a commitment for the required title insurance is delivered to Buyer's attorney or to Buyer not
 153 less than 3 business days before closing, showing title to the Property as of a date no more than 15 days before delivery of such title
 154 evidence to be merchantable, subject only to liens which will be paid out of the proceeds of closing and standard abstract certificate
 155 limitations or standard title insurance requirements and exceptions, as appropriate.
 156 ■ **TITLE ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title by
 157 the time set for closing. In such event, Seller shall have a reasonable time, but not exceeding 15 days, to remove the objections, and the time
 158 for closing shall be extended as necessary for this purpose. In the event that Seller is unable to remove said objections, Buyer shall have 5
 159 days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly.
 160 If Buyer does not waive objections, this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish
 161 Seller's obligations to give merchantable title to Buyer.

ENTIRE CONTRACT

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

DEFINITIONS

- 167 ■ **ACCEPTANCE:** Acceptance occurs when all Buyers and Sellers have signed the Offer. See lines 31 and 32 regarding binding acceptance.
 168 ■ **CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION:** A "condition affecting the Property or transaction" is defined as follows:
 169 (a) planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property or
 170 the present use of the Property;
 171 (b) government agency or court order requiring repair, alteration or correction of any existing condition;
 172 (c) structural inadequacies which if not repaired will significantly shorten the expected normal life of the Property;
 173 (d) mechanical systems inadequate for the present use of the Property;
 174 (e) conditions constituting a significant health or safety hazard for occupants of Property;
 175 (f) insect or animal infestation of the Property;
 176 (g) underground storage tanks on the Property for storage of flammable or combustible liquids including but not limited to gasoline and
 177 heating oil; **NOTE: Wis. Adm. Code, Chapter ILHR 10 contains registration and operation rules for such underground storage tanks.**
 178 (h) any portion of the Property being in a 100 year floodplain, a wetland or a shoreland zoning area under local, state or federal regulations;
 179 (i) completed or pending reassessment of the Property for property tax purposes;
 180 (j) material violations of environmental rules or other rules or agreements regulating the use of the Property;
 181 (k) construction or remodeling on Property for which required state or local permits had not been obtained;
 182 (l) any land division involving the subject Property, for which required state or local approvals had not been obtained;
 183 (m) material violation of applicable state or local smoke detector laws; **NOTE: State law requires smoke detectors on all levels of all**
 184 **residential properties.**
 185 (n) high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property;
 186 (o) that a structure on the Property is designated as a historic building or that any part of the Property is in a historic district;
 187 (p) other conditions or occurrences which would significantly reduce the value of the Property to a reasonable person with knowledge of
 188 the nature and scope of the condition or occurrence. See lines 18 to 22.
 189 ■ **DAYS:** Deadlines expressed as a specific number of "days" from the occurrence of an event, such as acceptance, are calculated by
 190 excluding the day the event occurred. The deadline then expires at midnight on the last day. Deadlines expressed as a specific number of
 191 "business days" exclude Saturdays, Sundays and any legal public holiday under Wisconsin or Federal law, or other holiday designated by
 192 the President such that the postal service does not receive registered mail or make regular deliveries on that day. Deadlines expressed as a
 193 specific day of the calendar year or as the day of a specific event, such as closing, expire at midnight of that day.
 194 ■ **FIXTURES:** A "fixture" is an item of property which is physically attached to or so closely associated with land or buildings so as to be
 195 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the
 196 premises, items specifically adapted to the premises, and items customarily treated as fixtures including but not limited to all: garden bulbs;
 197 plants; shrubs and trees; screen and storm doors and windows; electric lighting fixtures; window shades; curtain and traverse rods; blinds
 198 and shutters; central heating and cooling units and attached equipment; water heaters and softeners; sump pumps; attached or fitted floor
 199 coverings; awnings; attached antennas, satellite dishes and component parts; garage door openers and remote controls; installed security
 200 systems; central vacuum systems and accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans;
 201 fences; storage buildings on permanent foundations and docks/piers on permanent foundations. See lines 12 to 17. **CAUTION: Address**
 202 **rented fixtures, if any, e.g. water softener, L.P. tanks, etc.**
 203 ■ **TIME IS OF THE ESSENCE:** If "Time is of the Essence" applies to a date or deadline, failure to perform by the exact date or deadline is a
 204 breach of contract. If "Time is of the Essence" does not apply to a date or deadline, then performance within a reasonable time of the date or
 205 deadline is allowed before a breach occurs. See lines 23 and 24.

PROVISIONS RELATED TO FINANCING

- 207 ■ **LOAN COMMITMENT:** If this Offer is contingent on financing, Buyer agrees to pay all customary financing costs (including closing
 208 fees), to apply for financing promptly, and to provide evidence of application promptly upon request of Seller. If Buyer qualifies for said
 209 financing or other financing acceptable to Buyer, Buyer agrees to deliver to Seller, or Seller's agent, a copy of the written loan commitment
 210 no later than the deadline for loan commitment under the Financing Contingency. If Buyer does not make timely delivery of said
 211 commitment, Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's actual receipt of a
 212 copy of Buyer's written loan commitment.
 213 ■ **FINANCING UNAVAILABILITY:** If this Offer is contingent on financing and financing is not available on the terms stated, Buyer shall
 214 promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of unavailability. Unless a
 215 specific loan source is named in the financing contingency, Seller shall then have 5 days to give Buyer written notice of Seller's decision to
 216 finance this transaction on the same terms set forth herein, and this Offer shall remain in full force and effect, with the time for closing
 217 extended accordingly. If Seller's notice is not timely given, this Offer shall be null and void.
 218 ■ **LAND CONTRACT:** If this Offer provides for a land contract, prior to execution of the land contract Seller shall provide the same
 219 evidence of merchantable title as required above and written proof, at or before execution, that the total underlying indebtedness, if any, is not
 220 in excess of the proposed balance of the land contract, that the payments on the land contract are sufficient to meet all of the obligations of

AUG. -27 97(WED) 11:23

FEDERATED BROOKFIELD

TEL:414 785 4399

P.005

222 PROPERTY ADDRESS: 1046 E. Thorne Lane Parcel 1 and 2 page 4 of 4

223 224 OPTIONAL PROVISIONS: THE PROVISIONS ON LINES 223 THROUGH 271 ARE A PART OF THIS OFFER IF MARKED, SUCH AS WITH AN "X". THEY ARE NOT PART OF THIS OFFER IF MARKED N/A OR ARE LEFT BLANK.

225 FINANCING CONTINGENCY: This Offer is contingent upon Buyer being able to obtain, within _____ days of acceptance
226 of this Offer, a _____ INSERT LOAN PROGRAM (fixed)(adjustable) STRIKE ONE rate first mortgage loan
227 commitment, in an amount of not less than \$ _____ for a term of not less than _____ years, amortized over not less
228 than _____ years. If the purchase price under this Offer is modified, the loan amount, unless otherwise provided, shall be adjusted to
229 the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain the
230 term and amortization stated above.
231 IF FINANCING IS FIXED RATE the annual rate of interest shall not exceed _____ % and monthly payments of principal and
232 interest shall not exceed \$ _____
233 IF FINANCING IS ADJUSTABLE RATE the initial annual interest rate shall not exceed _____ %. The initial interest rate shall be
234 fixed for _____ months; at which time the interest rate may be increased not more than _____ % per year. The maximum
235 interest rate during the mortgage term shall not exceed _____ %. Initial monthly payments of principal and interest shall not exceed
236 \$ _____. Monthly payments of principal and interest may be adjusted to reflect interest changes.
237 MONTHLY PAYMENTS MAY ALSO INCLUDE 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and
238 private mortgage insurance premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay a loan fee in an amount
239 not to exceed _____ % of the loan. [Loan fee refers to discount points and/or loan origination fee, but DOES NOT include Buyer's
240 other closing costs.] SEE LINES 207 TO 221 FOR ADDITIONAL FINANCING PROVISIONS.

241 SALE OF BUYER'S PROPERTY CONTINGENCY: This Offer is contingent upon the sale and closing of Buyer's property
242 located at _____, no later than _____ Seller may keep Seller's
243 Property on the market for sale and accept secondary offers. If Seller accepts a bona fide secondary offer, Seller may give written notice to
244 the Buyer of acceptance. If Buyer does not deliver a written waiver of this contingency and _____
245 _____ INSERT OTHER REQUIREMENTS, IF ANY, FOR EXAMPLE
246 WAIVER OF ADDITIONAL CONTINGENCIES within _____ hours of Buyer's actual receipt of said notice, this Offer shall be null and void.

247 SECONDARY OFFER: This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery of written
248 notice to Buyer that this Offer is primary. Seller agrees to deliver sale notice to Buyer promptly upon Seller's receipt of evidence satisfactory
249 to Seller that the prior offer is null and void. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller
250 prior to delivery of Seller's notice that this Offer is primary. Buyer may give notice of withdrawal no earlier than _____ hours from
251 acceptance of this Offer. Offer deadlines measured from acceptance shall be measured from the time this Offer becomes primary.

252 OCCUPANCY AFTER CLOSING: Occupancy of _____
253 shall be given to Buyer on _____ at _____ a.m./p.m. At closing, Seller shall prepay an occupancy charge of \$ _____ per day
254 or partial day of post-closing occupancy, the unearned portion (shall)(shall not) STRIKE ONE be refundable based on actual occupancy.
255 CAUTION: Consider a special agreement regarding occupancy escrow, insurance, utilities, maintenance, keys, etc. if appropriate.

256 INSPECTION CONTINGENCY: This Offer is contingent upon a qualified independent inspector conducting an inspection of
257 the Property/or _____ which discloses
258 no defects as defined below. This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to
259 Seller a copy of the inspector's written inspection report and a written notice listing the defects identified in the inspection report to which
260 Buyer objects. Buyer agrees to deliver a copy of the report and notice to Listing Broker, if Property is listed, upon delivery to Seller.
261 ■ RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE have a right to cure the defects. If Seller has right to cure, Seller may satisfy
262 this contingency by: (1) delivering a written notice of Seller's election to cure defects within 10 days of receipt of Buyer's notice; and (2)
263 curing the defects in a good and workmanlike manner and delivering to Buyer a written report detailing the work done no later than 3 days
264 prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the above notice and report and: (1) Seller has a right to
265 cure but does not timely deliver the notice of election to cure; or (2) Seller does not have a right to cure.
266 ■ "DEFECT" DEFINED: For the purposes of this contingency, a defect is defined as a structural, mechanical or other condition that would
267 have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the
268 Property; or that if not repaired, removed or replaced would significantly shorten or have a significant adverse effect on the expected
269 normal life of the Property. Defects do not include structural, mechanical or other conditions the nature and extent of which Buyer has
270 actual knowledge or written notice before signing this Offer.

271 OTHER: The attached _____ Addendum A and Addendum S _____ is/are made part of this Offer

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

276 This Offer was drafted on Aug. 27, 1997 [date] by [Licensee and Firm] Marlene Friedman, Federated Realty

277 (X) [Signature] 05140 2188 8/27/97
278 (Buyer's Signature) & Print Name here: _____ (Social Security No.) (Date)

279 (X) [Signature] 155-38-4589 8/27/97
280 (Buyer's Signature) & Print Name here: _____ (Social Security No.) (Date)

281 EARNEST MONEY RECEIPT Broker acknowledges receipt of earnest money as per line 9 of the above Offer.

282 _____ Broker (By)

283 SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING
284 AND THE CONVEYANCE OF THE PROPERTY. THE UNDERSIGNED HEREBY AGREES TO CONVEY THE ABOVE-MENTIONED PROPERTY
285 ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.

286 (x) _____
287 (Seller's Signature) & Print Name here: _____ (Social Security No.) (Date)

AUG. - 27 97(WED) 11:26 FEDERATED BROOKFIELD

TEL: 414 785 4399

P. 008

Page 3 of 3 Revised 9/96

Addendum A attached to and made part of the Offer to Purchase dated 8/27/97 made by the Buyer, BARRY L. GROBMAN and Gail Ann Leone with respect to the Property at 1046 E. Thorne La, Parcel 16

134 N/A UNDERGROUND (UST), ABOVE GROUND (AST), AND BASEMENT (AST) FUEL TANKS: There is a UST or AST on the
135 property. Buyer and Seller are aware that Wisconsin law provides that, effective May 1, 2001, existing in service UST systems will require
136 periodic tightness testing, an implemented release detection system, or permanent closure or upgrading, any of which could result in substantial
137 expense.

138 If 134 is "X"ed, CHOOSE ONE:

- 139 A. Seller shall, prior to closing, comply with all Federal, State, and Local regulations regarding the tank, including DILHR tank
140 registration and abandoned tank closure requirements. Seller shall confirm to Buyer in writing, prior to closing, that any in-use UST
141 is registered and meets current DILHR operating standards, that any abandoned UST was properly closed in conformance with
142 applicable DILHR standards, that any contamination detected upon closure has been cleaned up in accordance with all applicable laws
143 and regulations, and that any abandoned AST has been emptied, cleaned, and registered in conformance with applicable DILHR
144 standards. Seller's written confirmation shall include a copy of any applicable contractor's closure report and any required DILHR
145 registration. It is Buyer's sole responsibility to reregister any tanks remaining upon the property after closing to comply with DILHR's
146 tank registration requirements.
147 B. Seller agrees to remove, in compliance with Department of Industry, Labor, and Human Relations (DILHR), Municipal, State, and
148 Federal regulations, the UST's on the property prior to closing. Total of all work necessitated with the removal and restoration of
149 property not to exceed \$ (zero, if not filled in). Buyer, at his/her option, may pay any excess or Seller, at his/her option,
150 may cancel this agreement and all funds paid hereunder shall be returned to Buyer forthwith.
151 C. Buyer assumes responsibility for any currently in-use AST(s) or UST(s) on property. It is Buyer's sole responsibility to reregister
152 any tanks remaining upon the property after closing to comply with DILHR's tank registration requirements.

153 x ASBESTOS, LEAD, LEAD-BASED PAINT AND RADON GAS: The Parties are aware that newspapers and other public
154 information sources indicate that asbestos, lead-based paint, lead in drinking water, radium, radon gas and other toxic substances and chemicals
155 within a structure, in soils or water supplies can cause serious health hazards. Property may contain asbestos, lead-based paint or abnormal
156 concentrations of radon gas, lead, radium or other toxic or harmful substances or chemicals. Buyer is encouraged to inspect and test the
157 property with respect to these substances and to consult with the appropriate experts, as is required, regarding these issues.

158 x METRO-MILWAUKEE SEWER CONSTRUCTION: Newspaper and other public information indicates a likelihood that
159 litigation (by the Metropolitan Sewerage District) relative to a coalition known as FLOW (Fair Liquidation of Waste) may result in a substantial
160 increase in real estate taxes and/or assessments and/or sewer user fees in the Communities of Brookfield, Butler, Elm Grove, Germantown,
161 Menomonee Falls, Mequon, New Berlin, and Thiensville. Buyer is advised to contact the community involved for current information
162 regarding FLOW issue.

163 N/A OCCUPANCY AFTER CLOSING: Occupancy of shall be given to Buyer on
164 At closing, Seller shall prepay an occupancy charge of \$ per day or
165 partial day of post-closing occupancy, the unearned portion (shall)(shall not) STRIKE ONE be refundable based on actual occupancy.
166 CAUTION: Consider a special agreement, if appropriate, regarding occupancy escrow, insurance, utilities, maintenance, keys, etc.

167 x BUYERS RELIANCE: Buyer acknowledges that in purchasing this property the Buyer has relied on Buyer's independent
168 inspection and analysis of the property and upon the statements, disclosures and representations of the Seller contained in this Offer and in
169 Seller's completed Real Estate Condition Report. Buyer further acknowledges that neither Seller nor Broker have made any representations
170 other than contained in this Offer, nor has Broker or Broker's agents made any statements purporting to be based on personal knowledge unless
171 the same is specifically set forth in this Offer. It is understood that Broker and Broker's agents have had only limited exposure to this property
172 and its condition. While Broker and Broker's agents have a duty to inspect the Property and disclose all known or detected adverse material
173 facts, Broker and Broker's agents should not be relied upon as having the technical knowledge, skills or training possessed by competent third
174 party inspectors and investigators. Buyer has not requested Seller or Broker to verify the accuracy of any of Seller's statements, disclosures and
175 representations contained in this Offer unless the request is specifically set forth in this Offer.

176 x FACSIMILE USE: The parties agree that any signed document transmitted by facsimile machine (herein "fax") shall be treated in
177 all manner and respects as an original document and the signature of any party upon a document transmitted by fax shall be considered an
178 original signature. Any document transmitted by fax shall have the binding legal effect of an original document.

179 x INSPECTIONS: Buyer is advised of the prudence of a professional inspection of subject property, including but not limited to, a
180 complete home inspection, a lead-based paint inspection, etc. (Buyer's initials)

181
182
183
184
185
186
187
188
189
190

THE PARTIES HAVE READ AND FULLY UNDERSTAND THIS ADDENDUM A AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS ADDENDUM A BY SIGNING AND DATING BELOW.

Signature: Gail Ann Leone Date: 8/27/97

288 (x) _____ (Seller's Signature) Print Name here: _____ (Social Security No.) _____ (Date)

290 This Offer was presented to Seller by _____ on _____, 18____, at _____ a.m./p.m.

291 THIS OFFER IS REJECTED _____ THIS OFFER IS COUNTERED [See attached counter] PSO Jm 8/27/97
292 (Seller's Initials) (Date) (Seller's Initials) (Date)

ADDENDUM A TO THE OFFER TO PURCHASE

1 Addendum A attached to and made part of the Offer to Purchase dated 8/27/97 made by the Buyer, Barry L. Grossman
 2 and Gail Ann Liore with respect to the Property at 1046 E. Thorne Lane Parcels 1 and 2
 3 Fox Point Wisconsin

4 NOTE: In the event of conflicts between Offer to Purchase and Addendum A, Addendum A shall control.

5 **THE PROVISIONS SET FORTH BELOW ARE A PART OF THIS ADDENDUM A IF MARKED, SUCH AS WITH AN "X".**
 6 **THEY ARE NOT PART OF THIS ADDENDUM A IF MARKED N/A OR ARE LEFT BLANK.**

7 **N/A** **NO FINANCING CONTINGENCY:** This Offer is not contingent upon financing. Buyer's financing requirements relative to the
 8 purchase of the subject property have been discussed and Buyer does not make financing a condition of this offer. *Buyer understands*
 9 *this offer in effect is a cashoffer. Buyer agrees to bring separate certified or cashier's checks, as required. Properties listed by Federated*
 10 *Realty Group will close at Federated's Closing Department in Mequon.*

11 **FINANCING CONTINGENCY:** This Offer is contingent upon Buyer obtaining within 30 days of acceptance of this offer, a
 12 fixed **INSERT LOAN PROGRAM** (fixed) (~~adjustable~~) **STRIKE ONE** rate first mortgage loan commitment, in an amount
 13 of not less than \$ 584,000 for a term of not less than 30 years, amortized over not less than 30 years. If the
 14 purchase price under this Offer is modified, the loan amount, unless otherwise provided, shall be adjusted to the same percentage of the
 15 purchase price in this contingency and monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

16 IF FINANCING IS FIXED RATE, the annual rate of interest shall not exceed 8.125 % and monthly payments of principal and
 17 interest shall not exceed \$4336.18.

18 IF FINANCING IS ADJUSTABLE RATE, the initial annual interest rate shall not exceed _____%. The initial interest rate shall be
 19 fixed for _____ months, at which time the interest rate may be increased not more than _____% per year. The maximum interest rate
 20 during the mortgage term shall not exceed _____%. Initial monthly payments of principal and interest shall not exceed
 21 \$ _____. Monthly payments of principal and interest may be adjusted to reflect interest changes.

22 **FINANCING CONTINGENCY — DIFFERENT TERMS:** In the event Buyer applies for or agrees to financing with terms different from the
 23 financing terms set forth herein, and receives a written loan commitment for such financing, Buyer waives the right to cancel this contract on
 24 the basis of such difference(s) in the terms of said financing and this offer shall be deemed to be amended accordingly.

25 IF BUYER DOES NOT make timely delivery of a *written firm* loan commitment*, Seller may terminate this Offer if Seller delivers a written
 26 notice of termination to Buyer prior to Seller's actual receipt of a copy of Buyer's written loan commitment. **[Such as, not being "subject to*
 27 *the sale of other property" or "subject to the successful closing of a real estate transaction" or "subject to satisfaction of other debt."]*

28 **MONTHLY PAYMENTS MAY ALSO INCLUDE** 1/12 of the estimated net annual real estate taxes, hazard insurance premiums and private
 29 mortgage insurance premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay a loan fee in an amount not to
 30 exceed 0 % of the loan. *[Loan fee refers to discount points and/or loan origination fee, but DOES NOT include Buyer's other*
 31 *closing costs.] Buyer agrees to pay for flood insurance if required by lender.*

32 **PERSONAL PROPERTY:** Unless otherwise indicated, any personal property included in the purchase price has no monetary value.

33 **INSPECTION CONTINGENCY:** This Offer is contingent upon qualified independent inspector(s), at Buyer's expense, conducting
 34 inspection(s) of the Property and/or _____

35 _____ which disclose no defects as defined below. Seller and Buyer agree to furnish each other and the Broker(s) the
 36 written results of all inspections or tests of the subject property obtained by [or in the possession of] either party. This contingency shall be
 37 deemed satisfied unless Buyer, within 12 days of acceptance, delivers to Seller and Listing Broker a copy of the inspector's written
 38 inspection report(s) and a written notice listing the defects identified in the inspection report(s) to which Buyer objects.

39 **RIGHT TO CURE:** Seller (~~shall~~)(shall not) **STRIKE ONE** have the right to cure the defects. If Seller has the right to cure, Seller may
 40 satisfy this contingency by: (1) delivering a written notice of Seller's election to cure defects and the proposed cure within 10 days of receipt of
 41 Buyer's notice; and (2) buyer delivering written approval of said notice within 3 days of receipt thereof; and (3) curing the defects in a good an
 42 workmanlike manner and delivering to Buyer a written report detailing the work done no later than 3 days prior to closing. This Offer shall be
 43 null and void if Buyer makes timely delivery of the above notice and report(s) and: (1) Seller has a right to cure but does not timely deliver the
 44 notice of election to cure and the proposed cure; or (2) Buyer does not timely deliver the written approval; or (3) Seller does not have a right to cure.

45 **"DEFECT" DEFINED:** For the purpose of this contingency, a defect is defined as a structural, mechanical or other condition that would
 46 have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the
 47 Property; or that if not repaired, removed or replaced would significantly shorten or have a significant adverse effect on the expected normal
 48 life of the Property. Defects do not include structural, mechanical or other conditions the nature and extent of which Buyer had actual
 49 knowledge or written notice before signing this Offer. **However, the Buyer reserves the right to include the following disclosed defects in**
 50 **the inspection process:** _____

51 **N/A** **PRIVATE WELL WATER CONTINGENCY:** This offer is contingent upon Buyer receiving, within 30 days of closing, a current
 52 report from a state-approved laboratory which indicates that the well water is bacteriologically safe (of the Coliform Group) for human
 53 consumption and that the well water has a nitrate concentration less than the maximum health related level established by the State of
 54 Wisconsin for public water systems. (Buyer) (Seller) **STRIKE ONE** shall be responsible for obtaining the report including all costs. If the
 55 report received by Buyer discloses that the well water is not bacteriologically safe or has nitrate levels over the state-established maximum
 56 level, Buyer may give Seller a written notice stating any such defects and a copy of the report within 5 days of Buyer's receipt of the report.

57 **RIGHT TO CURE:** Seller (shall) (shall not) **STRIKE ONE** have the right to cure by bringing the well water into compliance with the
 58 standards stated in this contingency. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering a written notice of
 59 Seller's election to cure within 10 days of receipt of Buyer's notice; and (2) by curing the defects in a good and workmanlike manner and
 60 giving Buyer a report of the work done no later than 3 days prior to closing. This Offer shall be null and void if Buyer makes timely delivery
 61 of the above notice and report and: (1) Seller has the right but does not timely deliver the notice of the Seller's election to cure; or (2) Seller
 62 does not have the right to cure.

63 **N/A** **PRIVATE WELL SYSTEM INSPECTION CONTINGENCY:** This Offer is contingent upon Buyer receiving, within 30 days of
 64 closing, a current report from a licensed well driller, a licensed pump installer or a master plumber competent to inspect well systems which
 65 indicates that the well and pressure system conform to the code in effect at the time they were installed and are not disapproved for current use.
 66 (Buyer)(Seller) **STRIKE ONE** shall be responsible for obtaining the report including all costs. If the report received by Buyer discloses that the
 67 well system does not conform to the applicable code or is not approved for current use, Buyer may give Seller a written notice stating
 68 any such defects and a copy of the report within 5 days of Buyer's receipt of the report.

Addendum A attached to and made part of the Offer to Purchase dated 8/27/97 made by the Buyer, Barry L. Grossman and Gail Ann Lione with respect to the Property at 1046 E. Thorne La. Parcels 1 & 2

69 **RIGHT TO CURE:** Seller (shall)(shall not) ~~STRIKE ONE~~ have the right to cure by bringing the well system into compliance with the
70 standards stated in this contingency. If Seller has the right to cure, Seller may satisfy this contingency: (1) by delivering a written notice of
71 Seller's election to cure within 10 days of receipt of Buyer's notice; and (2) by curing the defects in a good and workmanlike manner and
72 giving Buyer a report of the work done no later than 3 days prior to closing. This Offer shall be null and void if Buyer makes timely delivery
73 of the above notice and report and: (1) Seller has the right, but does not timely deliver the notice of the Seller's election to cure; or (2) Seller
74 does not have the right to cure.

75 **PRIVATE COMMUNITY WELL WATER CONTINGENCY:** This offer is contingent upon Seller providing Buyer, prior to
76 closing, the most recent report from a State approved laboratory which indicates compliance with State of Wisconsin standards.

77 **SANITARY SYSTEM INSPECTION CONTINGENCY:** This Offer is contingent upon Buyer receiving, within ___ days of
78 acceptance, a current report from a qualified individual or agency competent to inspect sanitary systems which indicates that the current sanitary
79 system is not disapproved for current use. (Buyer)(Seller) ~~STRIKE ONE~~ shall be responsible for obtaining the report including all costs. If the
80 report received by Buyer discloses that the sanitary system is not approved for current use, Buyer may give Seller a written notice stating such
81 defect and a copy of the report within 5 days of Buyer's receipt of the report.

82 **RIGHT TO CURE:** Seller (shall)(shall not) ~~STRIKE ONE~~ have the right to cure by bringing the current sanitary system into compliance
83 with the standard stated in this contingency. **Replacement of current sanitary system requires Buyer's written approval** or this offer shall be
84 null and void. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering a written notice of Seller's election to cure
85 within 10 days of receipt of Buyer's notice; (2) and by curing the defects in a good and workmanlike manner and giving Buyer a report of the
86 work done no later than 3 days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the above notice and report
87 and: (1) Seller has the right, but does not timely deliver the notice of the Seller's election to cure; or (2) Seller does not have the right to cure.

88 **CODE COMPLIANCE/OCCUPANCY PERMIT/FHA OR VA WORK ORDERS:** Seller agrees to provide Certificate of Code
89 Compliance/Occupancy permit, if required by municipality, and/or completion of FHA/VA work orders, if required by lender, on or before
90 closing. Seller agrees to perform on ~~STRIKE A or B:~~
91 A. All work orders.
92 B. Total of all work orders not to exceed \$ _____. Buyer, at his/her option, may pay any excess or Buyer, at his/her option, may
93 declare this Offer null and void.

94 **REASSESSMENT:** Buyer acknowledges that the subject property may be reassessed which may result in an increase in real estate taxes.

95 **TAX PRORATION:** Taxes shall be prorated on the basis of the net real estate taxes after allowed lottery credit for the current year,
96 if known, otherwise on ___% of the previous year's net taxes after allowed lottery credit. *[If blank is not filled in, proration is to be based*
97 *on 100%].* [Buyer and Seller understand that Broker does not warrant or guarantee that the property will receive a lottery tax credit].

98 **SALE OF BUYER'S PROPERTY CONTINGENCY:** *[Delete the word "firm" in the financing contingency.]* This Offer is
99 contingent upon the sale and closing of Buyer's property located at _____
100 _____, no later than _____, 19____ or this offer is null and void. Seller may keep Seller's property on
101 the market for sale and accept a secondary offer. If Seller accepts a bona fide secondary offer, Seller may give written notice of the secondary
102 acceptance to the Buyer or Selling Broker. This offer shall be null and void if Buyer does not deliver, within 24 hours of Buyer's or Selling
103 Broker's actual receipt of said notice, a written waiver of this contingency, all financing contingencies, and *[Insert other requirements, if any,*
104 *for example: Appraisal Contingencies; Spouse Approval Contingencies]*

105 **INTERIM FINANCING CONTINGENCY:** This Offer is contingent upon Buyer obtaining, within ___ days of acceptance, an
106 interim loan commitment in an amount of not less than \$ _____ for a term of not less than _____ months with the interest rate not
107 to exceed ___% per annum. If Buyer does not make timely delivery of a written loan commitment, Seller may terminate this Offer if Seller
108 delivers a written notice of termination to Buyer prior to Seller's actual receipt of a copy of Buyer's written loan commitment.

109 **CLOSING OF SALE OF BUYER'S PROPERTY:** *[Use only when Buyer has an Accepted Offer. Delete the word "firm" in the*
110 *financing contingency.]* This offer is contingent upon the closing of the sale of Buyer's property located at _____
111 _____ Buyer has an accepted offer on said property subject to the following contingencies: _____
112 _____
113 _____. This contingency is to be removed in writing on or before _____, 19____, or this offer shall be null and void.

114 **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery of written
115 notice to Buyer that this Offer is primary. Seller agrees to deliver said notice to Buyer promptly upon Seller's receipt of evidence satisfactory to
116 Seller that the prior offer is null and void. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior
117 to this offer becoming primary, but Buyer may not give notice of withdrawal earlier than _____ days after acceptance of this Offer. Offer
118 deadlines measured from acceptance shall be measured from the time this Offer becomes primary.

119 **LEGAL NON-CONFORMING USE (Proper lot size, setbacks, zoning):** The Buyer acknowledges that subject Property is
120 considered to be legal non-conforming use under current regulations. If this Property is severely damaged in an amount of 50% or more
121 of the assessed value, the governing community may restrict or prohibit the reconstruction without a zoning or use variance. Buyer is
122 encouraged to obtain an endorsement of Buyer's Home Owners Insurance Policy for protection.

123 **NON-OWNER OCCUPIED OR "AS IS" PROPERTIES:** Neither Seller nor any Broker make any warranties or representations as
124 to the structural or mechanical components of subject Property. Subject Property is being sold and purchased in "as is" condition. Any
125 reference to warranties or representations surviving closing is hereby deleted.

126 **RENTAL RECORDING ORDINANCE:** The City of Milwaukee requires Buyers and Sellers of residential and commercial
127 properties (except one and two-family owner-occupied dwellings) to notify the Building Inspector of a change of ownership within 15 days of
128 closing. Buyer must file a Rental Recording Application. Seller must file a Seller Notification.

129 **HOME WARRANTY PROGRAM:** Seller agrees to provide Buyer with a limited term home warranty agreement to be effective on
130 the date of closing, provided that the Property qualifies for the warranty plan. The charge for the warranty is \$ _____ to be paid by the
131 (Buyer)(Seller) ~~STRIKE ONE~~ at closing. This price includes the full amount of all fees due and payable and the costs of inspection and
132 administration. The warranty plan will be provided by the (listing) (cooperating) ~~STRIKE ONE~~ Broker. Buyer and Seller understand, approve
133 and consent to the fact that a portion of this fee may be paid to the Broker.

Paul Simpson 8/27/97
Brenda Simpson 8/27/97
Buyer(s) signature Date

[Signature] 8/27/97
Patti Gaudier 8/27/97
Seller(s) signature Date

White—Closing Yellow—Agent Pink—Seller Gold—Buyer

AUG. -27' 97(WED) 11:31 FEDERATED BROOKFIELD

TEL:414 785 4399

P.012

08/27/1997 09:30 99999999

FEDERATED GLENDALE

PAGE 02

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

ADDENDUM 5 TO OFFER TO PURCHASE - LEAD-BASED PAINT DISCLOSURES AND ACKNOWLEDGMENTS

1 Addendum made part of the Offer to Purchase dated _____ made by the Buyer (referred to in the singular whether
2 one or more), _____ with respect to the
3 Property at 1046 E. Tanager Lane, Wisconsin.

4 **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential
5 dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may
6 place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent
7 neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
8 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property
9 is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the
10 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible
11 lead-based paint hazards is recommended prior to purchase.

12 **SELLER'S DISCLOSURES:** (a) Seller (referred to in the singular whether one or more) hereby represents that Seller has
13 no knowledge of any lead-based paint or lead-based paint hazards (collectively referred to as LBP) present in or on the Property
14 except: None
15
16 (Explain the information known to Seller, including any additional information available regarding the basis used for determining the existence of LBP
17 in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none".)

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all of the reports
19 and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property: None
20
21 (Identify the LBP records and report(s) (e.g. LBP inspections,
22 assessments, abatements, etc. as defined at lines 116-117, 123-126, & 114-115) provided to Buyer, or indicate "none available".)

23 **AGENT'S ACKNOWLEDGMENT:** The agent(s) in this transaction hereby acknowledge that: (1) the Seller was
24 informed of his or her obligations under the Federal LBP Law (see lines 57-112); and (2) they are aware of their duty to ensure
25 compliance with the requirements of Federal LBP Law.

26 **BUYER'S ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
27 disclosures (see lines 12-22), reports and records concerning any known LBP in or on the Property; (b) received a lead hazard information
28 pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment or inspection of the Property
29 (Lead-Based Paint Inspection Contingency below on lines 32-46) or has waived the opportunity.

30 **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one]
31 The Buyer waives the Lead-Based Paint Inspection Contingency. If no box is checked, buyer is deemed to have selected the contingency.

32 **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified or other
33 qualified lead-based paint inspector or contractor conducting an inspection or risk assessment of the Property, at Buyer's cost, which
34 discloses no lead-based paint or lead-based paint hazards, as defined on page 2 of this Addendum (collectively referred to as LBP).
35 This contingency shall be deemed satisfied, and Buyer will have elected to buy the Property "as is" with respect to LBP, unless Buyer,
36 within _____ days of acceptance, delivers to Seller a copy of the inspector's written inspection report and a written notice listing the
37 LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report and notice to the
38 listing broker, if any.

39 **RIGHT TO CURE:** Seller ~~may~~ (shall not) **STRIKE ONE** have a right to cure (if neither is struck, Seller shall have the right to cure).
40 If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering to Buyer, within 10 days of receipt of Buyer's notice,
41 written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days prior to
42 closing, with certification from a risk assessor or other certified or qualified LBP inspector or contractor that the identified LBP
43 problems have been abated. This Offer shall be null and void if Buyer makes timely delivery of the notice and LBP report and: (1)
44 Seller has the right to cure but does not timely deliver his or her notice of election to abate the identified LBP; or (2) Seller does not
45 have a right to cure. "Abate" shall mean to permanently eliminate the LBP by methods such as removing, replacing, encapsulating,
46 containing, sealing or enclosing the LBP, in conformance with any requirements stated in any applicable law.

47 **CERTIFICATION:** The undersigned have reviewed the information above and certify, to the best of their knowledge, that the
48 information provided by them is true and accurate.

49 (X) Jordan M. Weyler
50 (Seller's Signature) Print Name Here
51 (Date) 1/29/97

51 (X) Barry L. Grossman
52 (Buyer's Signature) Print Name Here
53 (Date)

REAL ESTATE CONDITION REPORT

Disclaimer

A. THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 1046 E. Thorne Lane (STREET ADDRESS) IN THE Village (CITY) (VILLAGE) (TOWN) OF Fox Point COUNTY OF Wilwaukee, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF 29th (MONTH), Jan (DAY), 1997 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

A BUYER WHO DOES NOT RECEIVE A FULLY COMPLETED COPY OF THIS REPORT WITHIN 10 DAYS AFTER THE ACCEPTANCE OF THE CONTRACT OF SALE OR OPTION CONTRACT FOR THE ABOVE-DESCRIBED REAL PROPERTY SHALL HAVE THE RIGHT TO RESCIND THAT CONTRACT (WIS. STATS. SECTION 709.02), PROVIDED THE OWNER IS SUBJECT TO WISCONSIN STATUTES CHAPTER 709.*

Note: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not part of the REAL ESTATE CONDITION REPORT required pursuant to Section 709.03 of the Wisconsin Statutes.

OWNER'S INFORMATION

B1. In this form, "am aware" means have notice or knowledge. "Am aware" means that the owner has notice or knowledge based on an official notice issued by a governmental body, advice or recommendations received from a contractor, inspector or other person regarding a property condition or the correction of a property defect or problem, personal observation, or some other source of information. 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.

In this form, "owner" means that person or those persons, or the entity or organization, which is the owner of the above-described real property. If the property is owned by two or more individuals as joint tenants or tenants-in-common, each joint owner or tenant-in-common must join in the execution of this Real Estate Condition Report or complete a separate report based on his or her individual awareness. Owners subject to Wisconsin Statutes Chapter 709 include all persons who transfer real estate containing one to four dwelling units by sale, exchange or land contract, except personal representatives, trustees and conservators and except fiduciaries who are appointed by, or subject to supervision by, a court if those persons have never occupied the property transferred; and excluding owners who transfer property which has not been inhabited and who transfer property by conveyance exempt from the real estate transfer fee. Owners not subject to Chapter 709 may complete this report on a voluntary basis without becoming subject to the provisions of Chapter 709. In this form, "principal" refers either to the owner or the buyer.

B2. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B3. The owner represents that to the best of his or her knowledge the following statements have been accurately noted as "yes", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes".

B4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred.

Instead of responding to any statement below with a "yes", "no" or "not applicable", and explaining the "yes" statements, the owner may substitute for any statement answer below an answer supplied by a public agency such as a governmental agency or department (Wis. Stats. Section 66.073(3)(h)); or information supplied by one of the following experts or professionals, provided the information is in writing, is furnished on time, and the statement to which it relates is identified: licensed engineers, land surveyors and structural pest control operators; contractors with respect to matters within the scope of the contractor's occupation; or other persons who the seller, buyer or any agent involved in the transaction reasonably believes has sufficient experience to meet the standards of practice for the kind of information provided (Wis. Stats. Sections 709.02 & 452.23(2)(b)). If a statement is answered by such an expert's or professional's written information, report or document, the owner may place an "X" in the "See Expert's Report" column next to the statement(s) which are answered by the expert's information and attach the expert's written information to this Real Estate Condition Report, or provide the written information separately before the applicable deadline. The owner is asked to disclose present defects, and also past defects which the owner has knowledge of, even if such defects have been repaired.

THE ITALICIZED LISTS OF POSSIBLE TYPES OF DEFECTS FOLLOWING EACH STATEMENT BELOW ARE EXAMPLES ONLY AND ARE NOT THE ONLY DEFECTS WHICH MIGHT PROPERLY BE DISCLOSED IN RESPONSE TO EACH RESPECTIVE STATEMENT.

PROPERTY CONDITION STATEMENTS

	Yes (Past or Present)	No	NA	See Expert's Report
C1. I am aware of defects in the roof. <i>Roof defects might include, but are not limited to such things such as leakage, damage from ice build-up, or significant problems with gutters or eaves.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2. I am aware of defects in the electrical system. <i>Electrical defects might include, but are not limited to, electrical wiring not in compliance with applicable code, or defects in an attached antenna and cables, satellite dish, security system, doorbells or intercom.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale. <i>Other plumbing system defects might include, but are not limited to, excessive or insufficient water pressure, leaks or other defects in pipes, toilets, interior or exterior faucets, bath tubs, showers, or any sprinkler system, jacuzzis, whirlpools, or hot tubs. If swimming pool, attach swimming pool checklist.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers). <i>Other heating and air conditioning defects might include, but are not limited to, defects in supplemental heaters, ventilating fans or fixtures, or solar collectors.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C5. I am aware of defects in the well, including unsafe well water. <i>Well defects might include, but are not limited to, an unused well not properly closed in conformance with state regulations, a well which was not constructed pursuant to state standards or local code, or a well which requires modifications to bring it into compliance with current code specifications.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller _____ Property Address _____

City _____ Zip _____



Yes (Past or Present)	No	NA	See Expert's Report
--------------------------	----	----	---------------------

C6. I am aware that this property is served by a joint well. _____

C6A. I am aware of a written well agreement. _____

C7. I am aware of defects in the septic system or other sanitary disposal system. (Including municipal sewer, storm sewer, septic system, mound system or holding tank.) System defects might include, but are not limited to, back-ups in toilets or in the basement; exterior ponding, overflows or back-ups; or defective or missing baffles in septic tank, or a disconnected septic tank not properly closed in conformance with state regulations. _____

C8. I am aware of underground or above ground fuel storage tanks on or previously located on the property. (If "yes", the owner, by law, may have to register the tanks with the department of commerce at P.O. Box 7970, Madison, Wisconsin, 53707, whether the tanks are in use or not. Regulations of the department of commerce may require the closure or removal of unused tanks). _____

C9. I am aware of an "LP" tank on the property. (If correct, specify in the additional information space whether or not the owner of the property either owns or leases the tank). _____

C10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges). Other basement defects might include, but are not limited to, flooding, dampness or wet walls or wet floors, or defects in drain tiling or sump pumps. _____

C11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area. (This property may require flood insurance with substantial premiums to buyer.) _____

C12. I am aware of defects in the structure of the property. Structural defects with respect to the residence or other improvements might include, but are not limited to, movement, shifting or deterioration in walls or foundation; major cracks or flaws in interior or exterior walls, siding, partitions or foundations; wood rot; leaking or clouded thermopane windows; or significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways or insulation; or an awareness of a fire, flood, or relocation of the structure. _____

C13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property. In addition to heating, ventilation, and air conditioning (HVAC) equipment defects, mechanical equipment defects might include, but are not limited to, defects in any stove, oven, hood, microwave, dishwasher, refrigerator, freezer, washer, dryer, trash compactor, garbage disposal, central vacuum, garage door opener, or incinerator which is included in the sale. _____

C14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway). _____

C15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint, lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the premises. _____

C16. I am aware of the presence of asbestos or asbestos-containing materials on the premises. _____

C17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties. Such defects might include, but are not limited to, environmental hazards resulting from an adjacent or nearby dump, gas station, or commercial/industrial business which improperly uses/handles toxic substances. _____

C18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations. _____

C19. I am aware of defects in a woodburning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property. Such defects might include, but are not limited to, defects in the chimney, fireplace flue, inserts or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code. _____

C20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits. _____

C21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an existing condition. This might include, but is not limited to, orders to correct building code violations. _____

C22. I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment. Abnormal property tax increases might include, but are not limited to, area assessments or other reassessments. _____

C23. I am aware that remodeling that may increase the property's assessed value was done. _____

C24. I am aware of proposed or pending special assessments. Such assessments might be for planned public improvements such as, but not limited to, sidewalks, streets, curb and gutter, sewer or water mains or laterals, terrace trees, or lake improvements such as dredging. _____

C25. I am aware of the proposed construction of a public project that may affect the use of the property. _____

C26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, rights-of-way, easements, or another use of a part of the property by non-owners, other than recorded utility easements. _____

AUG. -27 97 (WED) 11:30

FEDERATED BROOKFIELD

TEL: 414 785 4399

P. 011

Property Condition Report

Page 3 of 3 pages

Revised 11/96

Seller _____ Property Address _____
City _____ Zip _____

	Yes (Past or Present)	No	NA	See Expert's Report
C27. I am aware of other defects affecting the property. Other defects might include, but are not limited to, diseased or dying trees or shrubs; rodent, reptile or insect infestation; drainage easement or grading problems; pet damage; excessive sliding, settling, earth movements, upheavals or other soils problems; environmental nuisances affecting the property such as noise, smoke or odor; deed restriction violations; rooms with partial hardwood floors, finished rooms without heat and/or air conditioning; or any other defect or material adverse condition.		✓		
C28. I am aware that Newspaper and other public information indicate a likelihood that litigation (by the Metropolitan Sewerage District) relative to a coalition known as FLOW (Fair Liquidation of Waste) may result in a substantial increase in real estate taxes and/or assessments and/or sewer user fees in the communities of Brookfield, Butler, Elm Grove, Germantown, Menomonee Falls, Mequon, New Berlin, and Thiensville.			✓	
D1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.			✓	

ADDITIONAL INFORMATION

D1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.

D2. The owner has lived on the property for _____ years.

D3. Explanation of "yes" responses. (sec B.3.) On rare occasions, when the wind is blowing in a particular direction during a hard driving rain, there may be minor water seepage. This may occur once a year or as seldom as every two or three years. Seepage may occur in basement under the breakfast room and on the wall adjoining the garden room & living room. Such as the stone on the south bedroom exterior wall. Besides this, some of the floor under the living room area rug is not stained same color.

D4. The attached Lead-Based Paint Disclosure Addendum is made a part of this Real Estate Condition Report.

Owner and buyer understand that the information provided in this Real Estate Condition Report is based on owner's notice and knowledge about conditions affecting this property and there is no guaranty that the owner will have notice or knowledge of all property conditions. Owner and buyer further understand that the buyer is relying on this information in determining whether to purchase this property, and if the owner misstates his or her notice and knowledge, the owner may be liable to the buyer.

OWNER'S CERTIFICATION

E. 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 on which the owner signs this report. Note: Wisconsin Statute 709.035 requires owners who, prior to acceptance, obtain information which would change a response on this report, to submit a new report or an amended report to the prospective buyer.

The undersigned owner believes he or she is not subject to Wisconsin Statutes Chapter 709, but is completing this report on a voluntary basis. Accordingly, buyer would have no rescission rights based on this report. (Check if applicable)

Owner [Signature] Date 5/20/97 Owner _____ Date _____

Owner [Signature] Date 5/20/97 Owner _____ Date _____

CERTIFICATION BY PERSONS SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H1. THE PROSPECTIVE BUYER ACKNOWLEDGES THAT TECHNICAL KNOWLEDGE SUCH AS THAT ACQUIRED BY PROFESSIONAL INSPECTORS MAY BE REQUIRED TO DETECT CERTAIN DEFECTS SUCH AS THE PRESENCE OF ASBESTOS, BUILDING CODE VIOLATIONS AND FLOODPLAIN STATUS.

H2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Prospective Buyer [Signature] Date 8/27/97 Prospective Buyer _____ Date _____

Prospective Buyer [Signature] Date 8/27/97 Prospective Buyer _____ Date _____

Buyer (Upon Closing of Property) _____ Date _____ Seller (Upon Closing of Property) _____ Date _____

09:08B-08/28/97 070 FEDERATED (BROOKFIELD) GLENDALE 14147854399B

WB-44 Counter-Offer
Approved by the Wisconsin Department of Regulation and Licensing
7/30/91 (optional use date) 1/1/92 (mandatory use date)

Wisconsin Legal Blank Co., Inc.
Milwaukee, WI

Counter-Offer No. _____ by (Buyer/Seller)

COUNTER-OFFER

1 The Offer to Purchase dated August 27, 1997
2 and signed by Buyer Barry L. Grossman and Cecil Ann Liane
3 for purchase of real estate at 1046 Thorne Lane, Bristol Land 2.
4 Milw. Wisc. is countered

5 All terms and conditions remain the same as stated in the Offer to Purchase except the following:
6 [Caution: This Counter-Offer does not include the terms or conditions in any other Counter-Offer unless incorporated by
7 reference.]

- 8
- 9 1. Re lines 95-97 of Addendum A: Buyer and seller agree to
10 escrow the property taxes based on the current tax bill
11 (Escrow to be agreed upon between Buyer & seller.) Upon receipt
12 of the 1997 taxes, the taxes will be prorated; any excess shall be
13 returned to seller or seller agrees to reimburse Buyer for any
14 deficiency.
- 15
- 16
- 17 2. purchase price to be 750,000.00
- 18
- 19 3. Closing and occupancy to be October 15, 1997
- 20
- 21 4. line 42 of Offer to Purchase to say "is exempt"
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29

30 Any warranties and representations made in this Counter-Offer survive the closing of this transaction.

31 This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the party making the
32 Counter-Offer on or before Aug 28 - 7:00 P.M., 1997 (Time is of the Essence). Delivery of the accepted
33 Counter-Offer may be made in the following ways: (1) by depositing a copy of the accepted Counter-Offer postage or fees prepaid in the
34 U.S. mail or a commercial delivery system addressed to Linda Johnson, 6000 N. Rock, Waukesha
35 at Glendale, WI, 53120
36 (2) by personal delivery to the party making the Counter-Offer, or (3) by electronic transmission of the accepted Counter-Offer to the following
37 telephone number: 463-3018

38 The party making this Counter-Offer may withdraw the Counter-Offer prior to acceptance and delivery as provided in lines 31-36.

39 Date: Aug 27 Time: 9:00 a.m. (p.m.) Linda Johnson
40 This Counter-Offer was drafted by (Licensee and Firm): Linda Johnson Social Security No. 390-38-4095
41 First Weber Realty
42 Real Estate
43 Real Estate Social Security No. 0798-30-2600
44

Acceptance of Counter-Offer

45 The above Counter-Offer is accepted.
46 Date: 8/28 Time: 4:15 a.m. (p.m.) Cecil Ann Liane
47 Buyer/Seller
48 This Counter-Offer was presented by (Licensee and Firm): Maureen Friedman
49 Maureen Friedman
50 Real Estate
51 Date: 8/28 Time: _____ a.m./p.m. Barry L. Grossman
Buyer/Seller

ATTACH THIS COUNTER OFFER TO THE OFFER TO PURCHASE

Note: Provisions from a previous Counter-Offer may be included by reproduction of the entire provision or incorporation by reference.



Business Relationship Disclosure Statement Notice to All Federated Realty Group, Inc. Clients/Customers

This is to give you notice that Federated Realty Group, Inc. has a business relationship with Federated Mortgage Ltd., a partnership, and Metro Title Service, a partnership. Federated Mortgage Ltd., a lender providing funds for home purchases (and refinances), has been set up as a partnership between two entities: (1) Federated Mortgage Limited Partnership, owned by the principals of Federated Realty Group, Inc., and (2) Shelter Mortgage Corporation, a corporation owned by Guaranty Bank, SSB. Metro Title Service is an agent of Chicago Title Insurance Co. The principals of Federated Realty Group, Inc., are the sole principals of Metro Title Service.

Federated Realty Group, Inc. may refer you to Federated Mortgage Ltd., Guaranty Bank, SSB., or Metro Title Service. You are not required to use Federated Mortgage Ltd. as a condition of your purchase/sale of property. You are not required to use Metro Title Service as a condition for settlement of your transaction or for your purchase/sale of property. There are other businesses offering competitive services and products in our marketplace at a variety of prices depending on the service or product.

If you should choose Federated Mortgage Ltd. or Metro Title Service, estimates of the charges or range of charges for loans by Federated Mortgage Ltd. and the charges or range of charges for insurance by Metro Title Service are shown on the reverse side of this form. Federated Realty Group, Inc. Sales Executives receive no compensation when you use Federated Mortgage Ltd. or Metro Title Service.

The buyer's lender is allowed to require the use of an attorney, credit reporting agency, home-owner's insurance agency, or real estate appraiser chosen to represent the lender's interest.

The undersigned hereby acknowledge they have read and understood the above notice.

[Signature]
Client/Customer Signature

8/27/97
Date

[Signature]
Client/Customer Signature

8/27/97
Date

[Signature]
Sales Executive Signature

8/27/97
Date

RECORD DISPLAY for Letter: A Class: 18 Group: 18 Sub-Gp: 18
 06-25-1990, 10:31:26 Frame = 1.2 Brick = 1.25

Record # 2284

1	PARCEL ID	0000095 9005			
2	OWNER'S NAME				
3	STREET NAME	E THORN LANE			
4	STREET NO.	1,046	5	ROUTING NO.	0
6	MAINT. DATE	0.000	7	STATUS FLAG	0
8	NBHRANK/GRP	7 100 GRP7	9	NEIGHBORHOOD	7 130 NBH7
10	SALE DATE	0 100 NO SALE	11	SALES PRICE	0.000
12	LOT TYPE	0 0 NONE	13	LOT WIDTH	0.000
14	LOT DEPTH	0	15	DEPTH FACTOR	0 0 N/A
16	INFL FACTOR	0	17	TOPOGRAPHY	0 0 N/A
18	SIDEWALK	0 100 NONE	19	DWEL SETBACK	0 100 NONE
20	TRAFFIC	0 0 N/A	21	ENTRANCECODE	0 0 N/A
22	STORY HEIGHT	0 0 N/A	23	STYLE	0 0 VACANT
24	EXTR WALL	0 0 NONE	25	ERECTED 19__	0 0 VACANT
26	REMODLD 19__	0 100 NOT REM	27	BASEMENT	0 0 N/A
28	BSMT QUALITY	0 0 N/A	29	CENTRAL HEAT	0 0 N/A
30	FUEL TYPE	0 0 N/A	31	SYSTEM TYPE	0 0 N/A
32	TOTAL ROOMS	0 0 NONE	33	BEDROOMS	0 0 NONE
34	FAMILY ROOM	0 100 NONE	35	FULL BATH	0 0 NONE
36	HALF BATH	0 100 NONE	37	ADD'L FIXTRS	0 100 NONE
38	TOTAL FIXTRS	0 0 NONE	39	EQUIPMENT RT	0 0 NONE
40	KITN RATING	0 0 NONE	41	BATH RATING	0 0 NONE
42	INTERIOR CON	0 0 NONE	43	EXT PHY COND	0 0 NONE
44	MASONRY ADJ	0	45	REC. ROOM	0
46	FIREPLACE	0 100 NONE	47	METAL FP	0 100 NONE
48	BSMT GARAGE	0 100 NONE	49	TOT OTH FEAT	0 100 NONE
50	GRADE FACTOR	0 0 N/A	51	COST/DESIGN	0
52	C.D.U.	0 0 NONE	53	BSMT AREA	0
54	FBLA	0	55	FIRST FLOOR	0
56	SECOND FLOOR	0	57	ATTIC FIN	0
58	1/2STORY FIN	0	59	UNFIN AREA	0
60	OPEN PORCH	0	61	CLOSED PORCH	0
62	WOOD DECK	0	63	CONC. PATIO	0
64	ATT. GARAGE	0	65	DET GAR 19__	0
66	DET GAR SF	0	67	DET GAR COND	0
68	OBI VAL ADJ	0	69	\$FIRST FLOOR	0.000
70	\$SECOND FLR	0.000	71	\$ATTIC	0.000
72	\$1/2 STORY	0.000	73	\$UNFIN AREA	0.000
74	\$BSMT ADJ	0.000	75	\$FBLA	0.000
76	\$HEATING/AC	0.000	77	\$PLUMB ADJ	0.000
78	\$OTHER FEATR	0.000	79	\$OPEN PORCH	0.000
80	\$CLOS PORCH	0.000	81	\$WOOD DECK	0.000
82	\$CONC. PATIO	0.000	83	\$ATT. GARAGE	0.000
84	\$ATT VAL ADJ	0.000	85	ADJ BASE VAL	0.000
86	GRFACT/C&D	0.000	87	SFLA	0.000
88	RCN	0.000	89	% GOOD	0.000
90	% MARKET ADJ	0.000	91	% SIZE ADJ	1.000
92	RCNLD	0.000	93	OBI	0.000
94	TOT OTHR IMP	0.000	95	TOT VAL IMPS	0.000
96	TOT VAL LAND	0.000	97	TOTAL VALUE	0.000



Photo 1 – Bearing block installed tight and bridging replaced



Photo 2 – Joists near fireplace replaced

Permit No. _____

Appraisal Card No. 51

Street & No. 1046 E. Thorn La.

Tax Index No. 365-1

Building Appraisal Computations

Type 8-D

Square Feet 2339 + ^{ADDITION} 260 = 2599
2590 + 320 = 2910

580 x 4300 = 960
2599 diff 1-1/2

Volume _____

Basic Value 27500 - 960 = 26540

Computation Modifications (Addition)

Porch - open roofed	.75 per sq. ft.	_____
Porch - enclosed	1.00 per sq. ft.	_____
Recreation Room -(Basement)	200 to 600	_____
Dormers (small) No. <u>4</u>	50 ea.	<u>200</u>
Dormers (shed type)	150	_____
Fire Place (natural) No. <u>1</u> <small>GRILL-FAM. Rm.</small>	Av.200 Good 400 Exc.800	<u>600</u>
Extra Plumbing - Toilet - No. <u>4</u>	100 ea.	<u>400</u>
" " Lavatory No. <u>4</u>	70 Ea.	<u>280</u>
" " Bath Tub No. <u>2</u>	100 Ea.	<u>200</u>
Add. Tile Shower Stall No. _____	150 Ea.	_____
Add. Tile Bathroom - No. <u>2</u>	150 Ea.	<u>300</u>
Dishwasher	100	_____
Heating Addition (Radiant)	.50 per sq. ft.	_____
Garage - (detached or attached) 1 car	F-300 S or B-600	_____
" " " " 2 car	F-450 S or B-800	<u>800</u>
Breezeway (open)	.75 per sq. ft.	_____
Breezeway (enclosed)	1.00 per sq. ft.	_____
Front (partial) Stone or Brick	.40 per sq. ft.	_____
Extras		_____
_____		_____
_____		_____
_____		_____
_____		_____

TOTAL 2780

Computation Modifications (Deductions)

No Basement <u>2067</u>	.50 per sq. ft.	<u>1030</u>
No Automatic Heat	200	_____

TOTAL _____

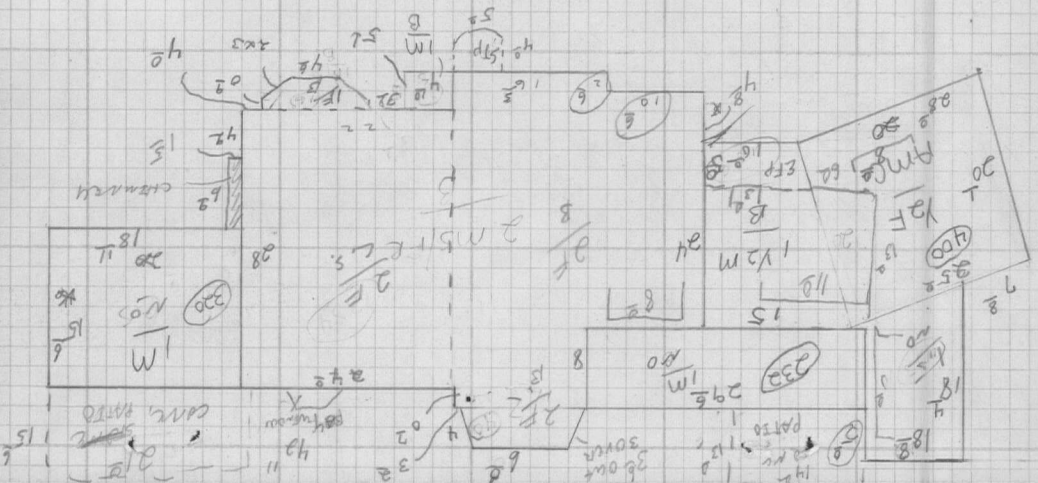
\$ Modification Value TOTAL 1750

Year
 Total Basic Value
 Modification Value
 Basic Replacement Value
 Adj. Basic Replacement Value
 1924 Depreciation - Residual %74
 Depreciated Replacement Value
 Special obsc. or Location Factor
 Final Computed Value

1952	1953	1954	1959	1961
20300	23530		23530	26540
2149	2019		2220	1750
22449	25549		25750	28290
16610	18900		19050	20930
		22680	22860	25100

L-16700

77-155,000



SEWER AND PLUMBING DEPARTMENT

Permit No. 13210 Application No. 13317 Fox Point, WI 3/13/15 20

Permission is hereby given to do the necessary plumbing work on the premises of
described as follows:

Lot	Block	Subdivision
-----	-------	-------------

Located at 1046 E Tilden Lane

The above named is permitted to employ Craig Holle

License No. 220705 for the purpose of laying a _____ inch _____.

Sanitary Building Sewer from Main to Curb to Lot line to Premises. Connection to be made in
_____ feet _____ of _____

Laying a _____ inch _____ Building Storm Sewer _____

Fixtures with drain or water connection:

	No.		No.		No.
Hose Bids		Water Heaters		Water Closets	
Bath Tubs		Wash Machine Waste		Showers	1
Sump Pumps		Bidets		Floor Drains	
Laundry Trays		Catch Basins		Floor Waste Grinders	
Drinking Fountains		Dishwashers		Sprinkling Systems	
Sinks		Wash Basins		Urinals	

as per application made subject to the Rules and Regulations of the Village Board and of Chapter 12 of the Fox Point Village Code.

Building Sewer \$ _____

Fixtures \$ _____

Building Drain \$ _____

Rec'd for permit \$ 60⁰⁰

Plumbing Inspector

Receipt #
49407

SEWER AND PLUMBING DEPARTMENT

Permit No. 13045 Application No. 13092 Fox Point, WI 7/10/14 20

Permission is hereby given to do the necessary plumbing work on the premises of
described as follows:

Lot _____ Block _____ Subdivision _____

Located at 1076 Thru Way

The above named is permitted to employ Chris Hill

License No. 220705 for the purpose of laying a _____ inch _____

Sanitary Building Sewer from Main to Curb to Lot line to Premises. Connection to be made in _____ feet _____ of _____

Laying a _____ inch _____ Building Storm Sewer _____

Fixtures with drain or water connection:

	No.		No.		No.
Hose Bids		Water Heaters		Water Closets	<u>2</u>
Bath Tubs	<u>1</u>	Wash Machine Waste		Showers	<u>1</u>
Sump Pumps		Bidets		Floor Drains	
Laundry Trays	<u>1</u>	Catch Basins		Floor Waste Grinders	<u>1</u>
Drinking Fountains		Dishwashers	<u>1</u>	Sprinkling Systems	
Sinks	<u>1</u>	Wash Basins	<u>3</u>	Urinals	

as per application made subject to the Rules and Regulations of the Village Board and of Chapter 12 of the Fox Point Village Code.

Building Sewer \$ _____

Fixtures \$ _____

Building Drain \$ _____

Rec'd for permit \$ 96⁰⁰

S Receipt #
Plumbing Inspector

47711



OCT 19 1967

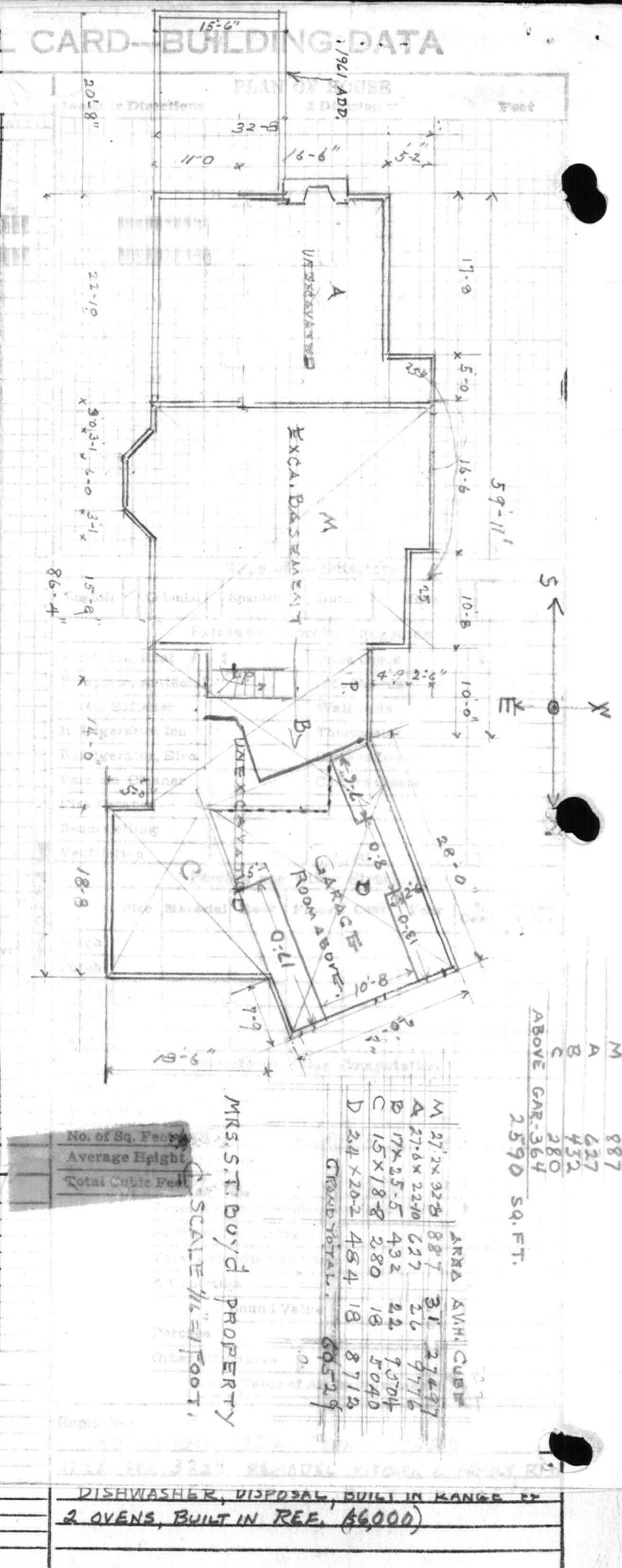
#ME32	Address	1046 East Thorne Lane	Fam.	Rooms	10	Baths	Price
Sec. 1	Municipality	Fox Point	County	Milw.	1	Bd. Rms.	5
							3 1/4 \$135,000.00
Basement		1st Floor		2nd Floor			
Full steel beam and col.	X	L.R. 25.4 x 21 + Bay	NFP				
Heat: gas	coal	oil	X	Den.	13.7 x 11.6	NFP	Paneled
gravity fur.	stoker	D.R.	16 x 12.2 + Bay	D.R.			
hot water	X	forced air	Kitchen	16 x 12	Kitchen		
name of unit	cabinets		X	cabinets		Size	
annual fuel cost	US Radiator	disposal	X	dish w.	disposal	Age Built in 1926	
Water heater:	gal. cap.	low	Powder Room	low	Ba. SOT, c/t.	Constr. Brick	
elec. X	gas	coal	Bath:	(3) Bath:	tub---Ba. SOT, c/t.	Cond. Good	
name	Permaglass	Play Room	19.3 x 11	1	axes	\$2660.66	
Lavatory	220 Wiring	X	Laundry Rm & Lav	B R	25.2 x 14.2 + Bay	Garage 2 car attached OHD.	
Roof: comp.	wood	X	slate	B.R.	16.2 x 13.1	pvd. street X curb & gutters	
Carpeting	No			B.R.	19.9 x 10.6	pvd. alley pvd. sidewks.	
Draperies	No				13.1 x 10	sewer X mun. water X	
Schools:	Public grade	Fox Point-Bayside Schools	High	Nicolet	Parochial St. Eugene's		
Transportation	1 Block			Churches All faiths nearby			
Location:	hundred (N/S)	hundred (E/W);		Closest main streets or highways			
<p>* MBR has Dressing Room. Entire Parcel is 3.87 acres. 1 acre to west and north can be sold off separately. Not Included: Paintings on doors to Living Room from Hall, Dog House, Lead fountain to south. Additions were made in 1950, 1960, & 1966.</p>							
<p>General: (1) Reason for sale (2) Trade? (3) Rents, occupants (4-5) Financing (6) Contingencies (7) Compensation to co-op broker</p>							
Owner	phone	address					
Realtor	OGDEN & COMPANY	phone	352-4660	Sls. person	res. ph.		
<p>Information shown on this sheet is believed to be accurate and reliable but is not guaranteed and is subject to correction.</p>							

#ME32
Address 1046 E. Thorne La.
Municipality Fox Point
1
Family Price
5 Bd Rms \$135,000.00

RESIDENTIAL APPRAISAL CARD--BUILDING DATA

BUILDING VALUE FACTORS

Class	Projections A. B.	STORIES								
		NO. ROOMS	1ST	2ND	3RD	4TH				
Single Dwelling		2	FAMILY	LIVING	DINING	KITCHEN	BATH	SUN HEATED	BED ROOM	BATH
Double Dwelling										
Duplex										
Bungalow Duplex										
Three Family										
Four Family										
Apartment										
Summer Cottage										
Dimensions		Floors								
Length		Oak PLANK ✓								
Width		Maple								
Average Height		Hard Pine								
Stories		Soft Pine								
Foundation		Tile								
Masonry		Linoleum ✓								
Concrete	✓	Concrete								
Block		Trim								
Brick		Birch								
Posts		Oak								
Piers		Gum								
Rubble		Pine								
Exterior Wall		Enamel								
Brick, Common		Paint								
Brick, Face	✓	Varnish								
Brick on Tile		Walls								
Brick Veneer	✓	Main								
Concrete		Rough								
Concrete Block		Painted								
Stone, Rough		Paneled								
Stone, Cut		Papered								
Stone Veneer		Heating								
Siding		Stove								
Siding, Drop		Hot Air—Piped								
Siding, Metal		Steam								
Stucco on Frame	✓	Vapor								
Stucco on Tile		Hot Water								
Shingle		Gas								
Half Timber		Oil								
Paper		Lighting								
Roof Type		Gas								
Flat		Electric								
Gambrel		Lamps								
Gable	✓	Plumbing								
Hip		Baths 3								
Mansard		Toilets 5								
Irregular		Lavatories 5								
Mixed		Showers								
Dormers, No. 4	✓	Sinks								
Jerkin Head		City Water								
Roof Material		Well Water								
Shingles, Wood	✓	Sewer								
Shingles, Dipped		Septic Tank								
Shingles, Asphalt		Cess Pool								
Shingles, Asphalt		Cistern								
Shingles, Asbestos		Year Built								
Slate		1924								
Tile		Gen'l Condition								
Composition, Plain		Good								
Composition, Surf'd		Bad Repair								
Tar and Gravel		Bad Paint								
Metal		Bad Foundation								
Basement		Bad Roof								
Whole		Settling Floors								
Part		Cracked Plaster								
None		Bad Furnace								
Cement Floor		General Aver. %								
Laundry		Obsolences								
Partition		Obsol. Construct.								
		Migration								
		Business Encroach.								
		Racial Influence								
		Bad Gen'l Plan								
		Industry Cond.								
		Bldg. Restrictions								
		Over Improvement								
		Under Improvement								
		Public Annoyance								



DESCRIPTION
 Sub. or Add'n— Ward
 Description Part of N.E. Lot Block
 1-16-8-22 Lot Block
 4 sec. in Vol 998 p. 490 in
 lts. 1-9
 Certified Survey Map #784 Parcel 2

OWNER—TENANT
 Street and Number 1046 20A Thum Lane.
 Owner Spring Road Realty Co.
 Owner's Address 806 Blackshire Road.
 Widenwastan Bld.
 Tenants Mrs. S.T Boyd property
 Address JOHN OGDEN JORDAN M. WEIGLER

SALES INFORMATION

COMPARATIVE				OTHER PROPERTIES			
Year	No. of Sales	Total Consideration	Average Sale Price	No.	Year	Full Rental Val.	Vacancy Factor
1950	1	\$50,000	\$				
2-68		115,000 incl lot #1					
3-78		235,000 " " "					

THIS PROPERTY

Date	Consideration	Volume	Page	Remarks

Sales Value Trend: Up Down Constant

RENTAL INFORMATION

COMPARATIVE				THIS PROPERTY			
No.	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	Aver.	3Yr. Av.	
	19	\$	\$	\$	\$		
	19						
	19						\$

Rental Value Trend: Up Down Constant

GENERAL INFORMATION

OK Photo

Appraisal—Date Am't. \$ By
 Appraisal—Date Am't. \$ By
 Asking Price \$ Offer
 Owner's Estimate: Land Bldgs. Equip. Total
 Cost Value Book: Land Bldgs. Equip. Total
 Deprec. Value Book: Land Bldgs. Equip. Total
 Bldg. Permit: Date Am't. Original Cost: Date Amt.

LAND MAP
 Indicate Directions 20' 20' 1 Division—
 180' Spru

LAND VALUE FACTORS

Width 50' Sur Map Surface Top + Bk
 Average Depth — Grade —
 Facing on Thum Lane Pavement —
 Corner — Sidewalk —
 Exposure: N - S - E - W . Curb and Gutter -
 Alley: Side Rear Water in + met
 Distance From: Sewer in
 Center of City 10 1/2 m. Gas —
 Car or Bus Line 1/4 m. Electricity —
 Grade School 1 m. Cement Drives and Walks \$
 High school — Fences
 Church — Shrubs, Trees and Lawn
 Zone 1-7 Leads com
 Neighborhood 7th + 8th + not graph
 Total \$

COMPUTATION OF LAND VALUE

Width	
Front Foot Unit	\$
Value Full Depth	\$
Depth Factor %	
Unadjusted Land Value	\$
Adjustments	
Alley Influence	
Corner Influence	
Total Land Value	\$

Remarks: Cont's of two parcels
 27.7.212 A. Areas are not
 appraised only B. correct.

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalization of Rental Value		Sound Value	General Information
		Rent	Rate		
Land	\$	\$		\$	\$
Improvements					
Total					
Obsolescence					

ASSESSMENT SUMMARY

By Whom Assessed	DATE	No.	AMOUNT	PURPOSE
	3-6-61	3599	10,000	ADD.
Land				
Improvements				
Total				

WISCONSIN COMMISSION PROPERTY TAX NO. 1013

95-9006

JORDAN M WEIGLER & PATTI'S

WEIGLER

1046 E. THORN LANE

MILWAUKEE

WI 53217 FOX PT

RESID

50,100 LAND

75,300 IMPRV

125,400 TOTAL

PARCEL 2 CERTIFIED SURVEY

MAP NO. 784

NE1/4 AND SE FRACTIONAL 1/4

SEC 16-8-22

2.815 ACRES

YEAR 1990

YEAR

CL	RI	YEAR 1990					YEAR								
		NO AC	PER AC	LAND	IMPTS.	TOTAL	NO AC	PER AC	LAND	IMPTS.	TOTAL				
A	RESIDENTIAL		X X	115,000	185,800	300,800			230,500	228,000	458,000				
B	MERCANTILE		X X												
C	MANUFACTURING		X X												
D	1st GR TILLABLE				X X X X	X X X X									
	2nd GR TILLABLE				X X X X	X X X X									
	3rd GR TILLABLE				X X X X	X X X X									
	PASTURE				X X X X	X X X X									
	HOMESITE				X X X X	X X X X									
	WELL				X X X X	X X X X									
	SEPTIC				X X X X	X X X X									
	TOTAL D														
E	SWAMP														
F1	FOREST														
F2	FOREST														
	F. C. L.				X X X X	X X X X									
	F. C. L. SPEC				X X X X	X X X X									
	CO. F. C.		X X	X X X X	X X X X	X X X X									
	W. T. L.		X X	X X X X	X X X X	X X X X									
EXEMPT	FEDERAL		X X	X X X X	X X X X	X X X X									
	STATE		X X	X X X X	X X X X	X X X X									
	COUNTY		X X	X X X X	X X X X	X X X X									
	OTHER		X X	X X X X	X X X X	X X X X									
	TOTAL		X X												

500 V VACANT D DWELLING O OTHER

STORY HEIGHT
1.0 1.5 (2.0) 2.5 3.0

STYLE USE
01 RANCH 07 TOWN HOUSE 11 DUPLEX
02 BI-LEVEL 08 RESIDENCE O/S 12 CONDOMINIUM
03 SPLIT LEVEL 09 MANSION
04 CAPE COD 10 COTTAGE
05 COLONIAL 13 OTHER
06 CONTEMPORARY TUPOR

EXTERIOR WALL COVERING
1 Wood 4 ALUM / VINYL (7) BRICK 80%
2 BLOCK 5 ASBESTOS 8 STONE
(3) STUCCO 20% 6 METAL 9 MS/FR

510 AGE
ERECTED 1 9 24 REMODELED 19

515 BASEMENT
1 NONE (2) CRAWL (3) PART 4 FULL

HEATING
1 NONE 2 BASE (3) AIR CON.

FUEL TYPE
(1) GAS 2 ELECT 3 OIL 4 COAL

SYSTEM TYPE
1 WARM AIR 2 ELECT (3) HOT WATER 4 STEAM

520 LIVING ACCOMMODATIONS
TOTAL ROOMS 12 BED ROOMS 05 FAMILY ROOM 1
FULL BATHS 3 HALF BATHS 2 ADDN'L FIXTURES 0 TOTAL FIXTURES 15

530 KITCHEN RATING BATHROOM RATING
1 2 3 4 1 2 3 4
VG (G) AV P VG G (AV) P

540 INTERIOR CONDITION RELATIVE TO EXTERIOR
1 BETTER (2) SAME (3) POORER

PHYSICAL CONDITION
(1) GD 2 AV 3 PR 4 UN

551 OTHER FEATURES AMOUNT
1 MASONRY ADJ []
2 REC ROOM
3 WB FP: STACKS 2 OPENINGS 2 3600
4 METAL FP: STACKS
5 BASEMENT GARAGE NO. CARS
556 6 TOTAL ADDTNL OTHER FEATURE AMT. 3600

560 GRADE FACTOR AA (A) B C D E []
COST & DESIGN FACTOR []
CDU EX VG (GD) AV FR PR VP UN

ATTACHMENTS						ATTACHMENT CODES	
	1st	2nd	3rd	AREA	AMOUNT		
601	<u>23</u>			<u>400</u>	<u>4300</u>	11 OFP	21 OMP
602						12 EFP	22 EMP
603						13 FR GAR	(23) M GAR
604						30 CARPORT	
605						31 WD DECK	
606						32 CANOPY	
						33 CONC/M PATIO	
						34 STN/TL PATIO	
						35 MS/TERRACE	
						99 ADDITIONAL ATTACHMENT AMOUNT	
TOTAL ATTACHMENT AMOUNT \$ <u>4300</u>							

COND/DES/USFL	NO.	EX	VG	G	AV	FR	PR	VP	UN	UNF
EXTERIOR WALLS				X						
ROOF & COVER				X						
WINDOWS & DOORS				X						
HEATING										
ELECTRICAL										
PLUMBING										
B REC ROOM										
OTHER										
KITCHEN				X						
DINING RM.	1			X						
LIVING RM.	1			X						
1st BEDROOM	1			X						
POWDER RM.	2			X			X+			
BEDROOM	1			X			X-			
BEDROOM	1			X			X+			
OTHER	1			X			X+			
2nd OR ATT KITCHEN										
DINING RM.										
LIVING RM.										
BATHROOM	3									
BEDROOM	4									
OTHER										
3rd LIVING AREA										

LIVING AREAS

570	575	580
BSMT <u>2147</u>	ADDN'L FLOOR	ATTIC UNFIN
FIN BSMT LIV	ATTIC FIN	1/2 STORY UNFIN
FIRST FLOOR <u>2467</u>	1/2 STORY FIN <u>855</u>	UNFIN ROOM
SECOND FLOOR <u>1424</u>		

DWELLING COMPUTATIONS

	EXT WALL CONST	AREA	VALUE
FIRST FLOOR	<u>20% 80%</u> <u>3-7</u>	<u>23.96 2467</u>	<u>59109</u>
SECOND FLOOR	<u>3-7 80%</u>	<u>12.89 1424</u>	<u>18355</u>
ADDITIONAL STORY			
1/2 STORY	<u>20% 80%</u> <u>3-7 80%</u>	<u>8.15 855</u>	<u>6968</u>
ATTIC			
BASE PRICE			<u>84433</u>
UNFINISHED	AREA	FACTOR	ADJ AREA
UNFINISHED ROOM		X <u>1.00</u>	=
1/2 STORY UNFINISHED		X <u>0.75</u>	=
ATTIC UNFINISHED		X <u>0.50</u>	=
PRICE PER SQ FT		X TOTAL AREA	=

BASEMENT ADJUSTMENT

	AREA	FACTOR	ADJ AREA	COST
BASEMENT AREA	<u>2147</u>	= +		<u>8350</u>
CRAWL AREA	<u>320</u>	= +		<u>864</u>
1st FLOOR AREA	<u>2467</u>	= -		<u>9260</u>
NET BASEMENT ADJUSTMENT		=		<u>-46</u>

HEATING (AC) SFLA 4532 ± +3580

PLUMBING 5 FIXTURES IN BASE
TOT FIXTURES 15 - 5 = 10 x 400/EX ± +4000

TOTAL OTHER FEATURE AMOUNT = +3600

TOTAL ATTACHMENT AMOUNT = +4300

ADJUSTED BASE PRICE (ACTUAL SQ. FT. LIV. AREA) 4532 = 99867

X GRADE FACTOR = 1.45

X COST & DESIGN FACTOR =

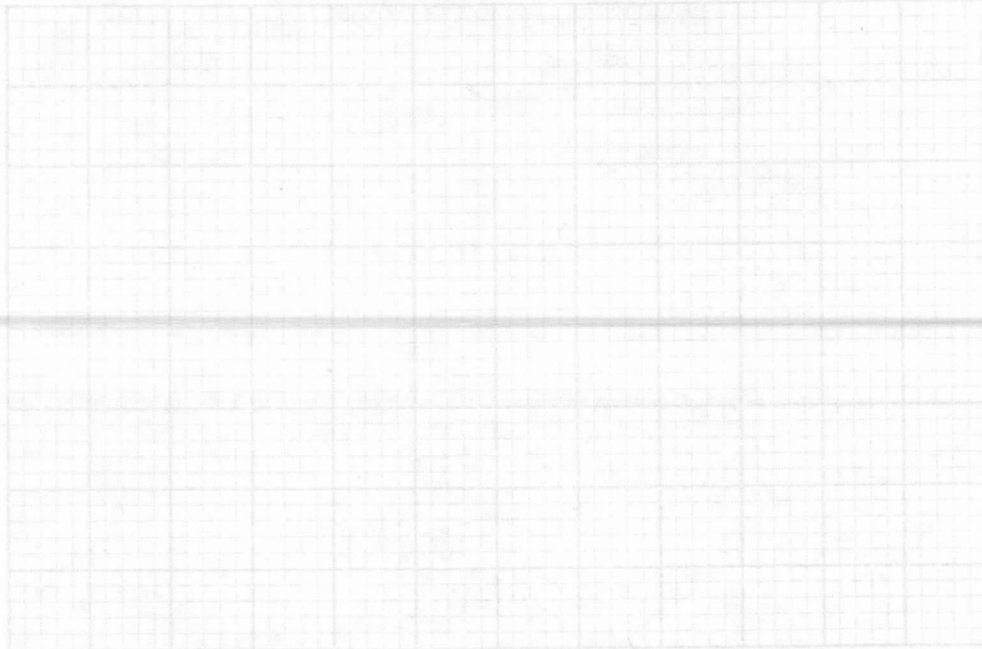
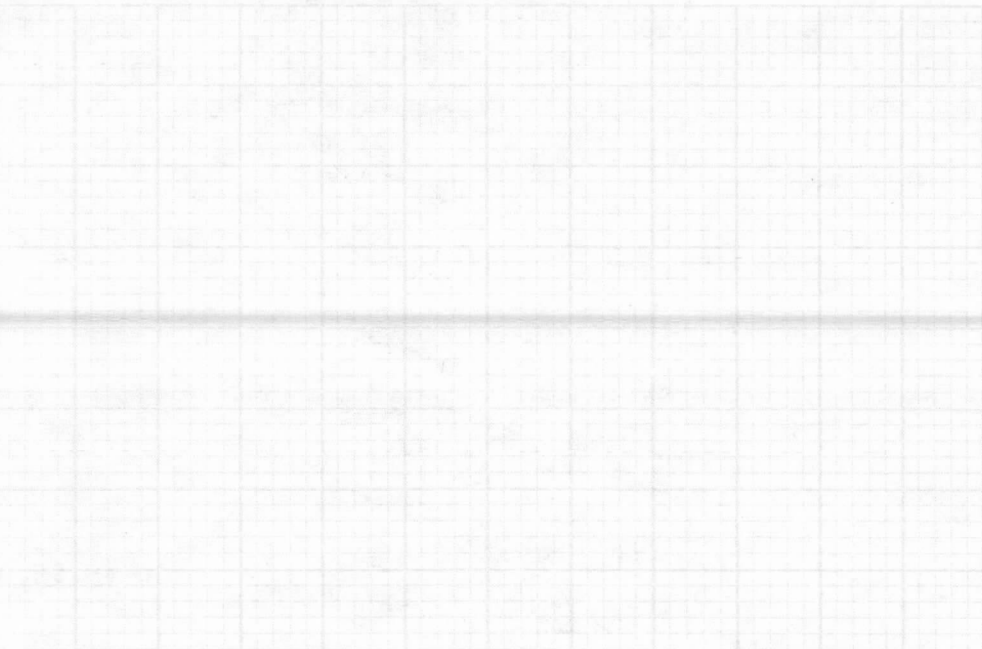
X LOCAL MODIFIER = R CN = 1.55

X PER CENT GOOD .69 R CNLD = 1.20 185845

+ OTHER BUILDING IMPROVEMENTS

+ GROSS BLDG. SUMMARY

TOTAL IMPROVEMENT VALUE 185,800



BUILDING SKETCH OR PHOTOGRAPH

BUILDING SKETCH OR PHOTOGRAPH

BUILDING SKETCH DESCRIPTION: _____ _____ _____ _____ _____ _____ _____ _____ _____ _____	OFF STREET PARKING					PRIMARY BATH FEATURES			BUILTINS-OTHER FEATURES			
	NO. CARS	1	2	3	4 >4	ENTRANCE NEAR BEDROOMS	Y	N	1-ELECTRIC GARAGE DOOR OPENER 2-SUMP PUMP 3-FLOOR DRAIN 4-WATER SOFTENER 5-ELECTRONIC AIR FILTER 6-HUMIDIFIER 7-SECURITY SYSTEM 8-VACCUM CLEANER 9-INTER COM SYSTEM 10-STEREO SYSTEM 11-RANGE 12-OVEN 13-DISHWASHER 14-GARBAGE DISPOSAL 15-KITCHEN WORK STATION			
	FRONT ENTRANCE					TUB =	1-CAST IRON	2-FIBERGLASS				
	SIDEWALK TO PARKING			Y	N	TILE =	1-CERAMIC	2-PLASTIC				
	OUTSIDE LIGHTING			Y	N	AREA =	1-FLOOR	2-WAINS				3-WALLS
	AIRLOCK			Y	N	SINK =	1	2				
	BASEMENT EXCAVATION					IN SEPARATE AREA	Y	N				
	1-NONE					VANITY =	1-MOLDED	2-FORMICA				3-MARBLE
	2-CONCRETE BLOCK					OTHER =	1-EXHAUST FAN	2-HEATER				
	3-POURED CONCRETE					3-COMBINATION						
4-STONE					INTERIOR FINISH							
5-OTHER					WALLS =	1-PLASTERED	2-DRYWALL					
1-EXPOSED	2-WALKOUT					3-PANELED	4-COMBINATION					
INSULATION					TRIM =	1-HD. WOOD	2-SFT. WOOD					
BASEMENT =	1-WALLS	2-CEILING				3-VINYL						
EXT WALLS =	1-4' X 8'	2-CAVITY				KITCHEN FL =	1-WOOD	2-TILE				
CEILING =	1-MIN	2-< 6"	3-> 6"				3-CARPET	4-LINOLEUM				
WINDOWS =	1-SINGLE	2-DOUBLE				BEDROOMS =	1-WOOD	2-TILE				
		3-TRIPLE GLAZED				3-CARPET	4-LINOLEUM					
STORMS			Y	N								
ROOF VENTS			Y	N								
SKETCH DESC. BY _____												

MEASURED _____ LISTED BY _____ CALCULATED _____ REVIEWED BY _____	BUILDING PERMIT RECORD				TRANSFER OF OWNERSHIP			
	DATE	NUMBER	AMOUNT	PURPOSE	GRANTEE	CONV	VOL	PG

TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS														
TYPE CODE	QUAN	CONST	YEAR	SIZE	G	HGT	RATE	MODIFICATION	LM	RCN	COND	% GOOD	OB / MA	RCNLD
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												

TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS												_ _ _ _ _ _	
MARKET CORRELATION FINAL REVIEW ADJ. REASON CODE ____ BY ____ DATE ____ - ____ - ____												± [] _ _ _ _ _ _	
BOARD OF REVIEW ADJ. REASON CODE ____ BY ____ DATE ____ - ____ - ____												± [] _ _ _ _ _ _	
TOTAL ADDITIONAL OTHER IMPROVEMENTS BUILDING AND ADJUSTMENTS (ENTER HERE & FACTOR #94)												± [] _ _ _ _ _ _	

LISTING NOTES: BK ___ LINE ___

OWNER/OPEN BOOK/BOARD OF REVIEW - BK ___ LINE ___

22 STORY HEIGHT 00 10 15 <u>20</u> 25					COND/DES/USFL					FLOOR LEVEL	8 EX	7 VG	6 GD	5 AV	4 FR	3 PR	2 VP	1 UN	COND/DES/USFL					FLOOR LEVEL	8 EX	7 VG	6 GD	5 AV	4 FR	3 PR	2 VP	1 UN
23 STYLE					EXTERIOR PHYSICAL CONDITION													INTERIOR CONDITION														
00 VACANT 06 CONTEMPORARY 12 CONDOMINIUM					EXTERIOR WALLS													LIVING ROOM														
01 RANCH 07 TOWN HOUSE 13 OTHER					ROOF & COVER													FAMILY ROOM														
02 BI-LEVEL 08 RESIDENCE O/S 14 OTHER IMP'S.					WINDOWS & DOORS													DINING ROOM														
03 SPLIT LEVEL 09 CUSTOM 15					GUTTERS													BEDROOM														
04 CAPE COD 10 COTTAGE 16					TOTALS													#2 BEDROOM														
05 COLONIAL 11 DUPLEX 17					EXTERIOR POINTS <u> </u> ÷ 4 = <u> </u> (FACTOR #43)													#3 BEDROOM														
24 EXTERIOR WALL CONSTRUCTION					EQUIPMENT RATING													#4 BEDROOM														
1 WD. SIDING 4 ALUM/VINYL 7 BRICK					HEATING													#5 BEDROOM														
2 BLOCK 5 ASBESTOS/ASPH 8 STONE					ELECTRICAL													#6 BEDROOM														
3 STUCCO 6 METAL 9 MASONRY/REMODELED					PLUMBING													TOTALS														
25 ERECTED AGE <u>19 24</u> 26 REMODELED <u>19</u>					EQUIPMENT POINTS <u> </u> ÷ 3 = <u> </u> (FACTOR #39)													INTERIOR POINTS <u> </u> ÷ (ROOMS FACTOR #32 <u> </u> - 1) = <u> </u> (FACTOR #42)														
27 BASEMENT					BATHROOM RATING													LIVING AREA														
1 NONE 2 CRAWL 3 PART 4 FULL					BATHROOM																											
28 BASEMENT RATING					#2 BATHROOM																											
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					BATHROOM																											
29 CENTRAL HEATING					#3 BATHROOM																											
1 NONE 2 BASIC 3 AIR CON					BATHROOM																											
30 FUEL TYPE					#1 HALF BATH																											
1 GAS 2 ELECT 3 OIL 4 WD/COAL					#2 HALF BATH																											
31 SYSTEM TYPE					TOTALS																											
1 WARM AIR 2 ELECT 3 HOT WATER 4 STEAM					BATHROOM POINTS <u> </u> ÷ NO. OF BATHS <u> </u> = <u> </u> (FACTOR #41)																											
32 LIVING ACCOMMODATIONS					ATTACHMENTS													OTHER BUILDING IMPROVEMENTS														
33 TOTAL ROOMS <u>12</u>					1ST 2ND AREA													65 YR 66 SQUARE FEET GRADE 67 COND OB/MA HGT RCNLD														
34 BED ROOMS <u>5</u>					1 <u>64</u> <u>0400</u>													53 BASEMENT <u>2147</u> ADD'L FLOOR														
35 FAMILY ROOM <u>1</u>					2													54 PIN BSMT LIV <u> </u> 57 ATTIC FINISHED														
36 FULL BATHS <u>3</u>					3													55 FIRST FLOOR <u>2467</u> 58 1/2 STORY FINISHED <u>0855</u> 59 UNFIN AREA														
37 HALF BATHS <u>2</u>					4													56 SECOND FLOOR <u>1424</u>														
38 ADD'L FIXTURES <u>1</u>					5																											
39 TOTAL FIXTURES <u>16</u>					6 <u>84</u> +- []																											
40 EQUIPMENT RATING					60-OPP 61-EMP 64-FR GAR 84-CARPORT																											
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					60-OMP 62-WD DECK 64-M GAR 84-MS/TERRACE																											
41 KITCHEN RATING					61-EFP 63-CONC/M PATIO 84-CANOPY 84-STN/TL PATIO																											
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					84-OTHER ATTACHMENT VALUES																											
42 BATHROOM RATING					APARTMENT DATA													68 OTHER BUILDING IMPROVEMENT VALUE ADJUSTMENT +- []														
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					TYPE GR BEDS BATHS NO. UNITS RENTAL													NOTE BOOK BK LINE														
43 INTERIOR CONDITION					INCOME DATA																											
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					ACTUAL RENT																											
44 EXTERIOR PHYSICAL CONDITION					ECONOMIC RENT																											
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN					VACANCY																											
45 OTHER FEATURES					EXPENSES																											
46 MASONRY ADJ [-] <u>605</u>					TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS AND ADJUSTMENTS													VALUE ± []														
47 REC ROOM					94 TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS AND ADJUSTMENTS																											
48 WB FP: STACKS <u>2</u>																																
49 METAL FP: STACKS																																
50 BASEMENT GARAGE NO. CARS																																
51 TOT. ADDITIONAL OTH. FEATURES <u>15</u>																																
52 GRADE FACTOR 1=+ [] 2=- [] AA 1 2 3 4 5 6 BB 1 2 3 4 5 CC 1 2 3 4 5 DD 1 2 3 4 5 EE 1 2 3 4 5																																
53 COST & DESIGN FACTOR ()																																
54 CDU 8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN																																

Records

1	095-9066 KEY NUMBER	2	OWNER'S NAME		
3	E THORN LANE STREET NAME	4	1046 STREET NUMBER	5	ROUTING NO.
6	MAINTENANCE DATE		7		NEIGHBORHOOD
	MONTH	DAY	YEAR	STATUS CODE	
	LISTING TYPE	SALES DATE		BASE DATE	
		MONTH	YEAR	MONTH	YEAR
	SUBJECT			10	MONTH =
	SALE			11	MONTH =
					MONTH =
					SALES PRICE
					SOURCE
					VALID
					MVS-HD SALES NUMBER

LAND SKETCH

LAND DATA & COMPUTATIONS											
TYPE CODES	12	TYPE	ACTUAL FRONTAGE	13	EFFECTIVE FRONTAGE	14	EFFECTIVE DEPTH	15	DEPTH FACTOR	16	INFLUENCE FACTOR
0 None 1 Regular lot 2 Irregular lot 3 Apartment 4 Waterfront		7									%

BASE DATE SPECIAL CODES	SOURCE CODES	VALIDITY CODES
00 No Sale 98 Vacant 99 Not Valid	1 Buyer 2 Seller 3 Fee 4 Agent	0 Valid sale. 1 70.325. 2 Sale involved additional parcels. 3 Not open market, not reasonable marketing time. 4 Parties under compulsion to act. 5 Property changed after sale. 6 Related individuals or corporations. 7 Liquidation / Foreclosure. 8 Financing / Land Contract.

LOOKUP TABLE FOR DEPTH FACTOR NUMBER

DEPTH	NO.	DEPTH	NO.	DEPTH	NO.	DEPTH	NO.	DEPTH	NO.
SQ. FEET	1	70 TO 74	11	120 TO 124	21	170 TO 174	31	220 TO 224	41
AC/GROSS	2	75 TO 79	12	125 TO 129	22	175 TO 179	32	225 TO 229	42
30 TO 34	3	80 TO 84	13	130 TO 134	23	180 TO 184	33	230 TO 234	43
35 TO 39	4	85 TO 89	14	135 TO 139	24	185 TO 189	34	235 TO 239	44
40 TO 44	5	90 TO 94	15	140 TO 144	25	190 TO 194	35	240 TO 244	45
45 TO 49	6	95 TO 99	16	145 TO 149	26	195 TO 199	36	245 TO 249	46
50 TO 54	7	100 TO 104	17	150 TO 154	27	200 TO 204	37	250 TO 254	47
55 TO 59	8	105 TO 109	18	155 TO 159	28	205 TO 209	38	255 TO 259	48
60 TO 64	9	110 TO 114	19	160 TO 164	29	210 TO 214	39	260 TO 264	49
65 TO 69	10	115 TO 119	20	165 TO 169	30	215 TO 219	40	265 TO 269	50

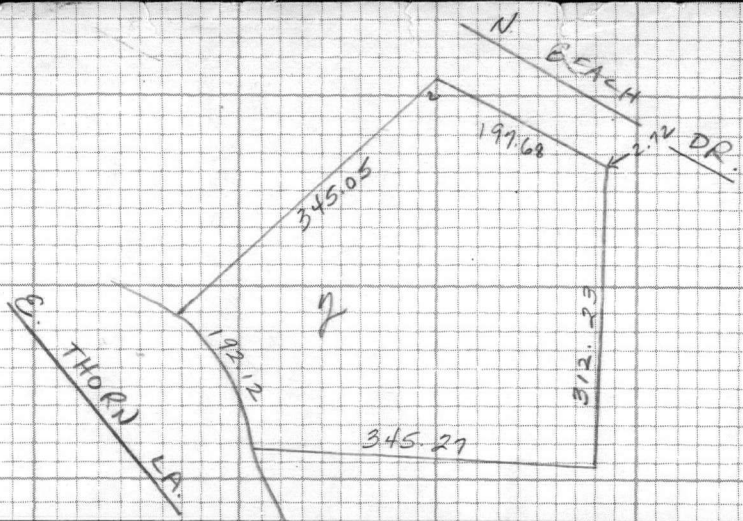
INFLUENCE FACTORS	STATUS CODES
0 None 1 Unimp 2 Exc Front 3 Exc Depth 4 Shape or Size 5 Econ 6 Restrict 7 Land 8 Corner / Alley 9 View	0 DATA MEETS ALL EDITS 4 DATA NOT SUPPLIED 6 WARNING 7 SEVERE WARNING 8 REJECT 9 NOT EDITED

SUMMARY OF VALUES		ENTRANCE CODES	
TOTAL VALUE LAND		21	0
TOTAL VALUE BUILDING			
TOTAL VALUE OBI'S			
TOTAL VALUE LAND & BLDGS			
		0 Entrance gained. 1 Not applicable - Unimproved parcel. 2 Entrance and information refused. 3 Entrance refused, into at door. 4 Currently unoccupied.	5 Est. for misc. reasons (see memo). 6 Occupant not at home. 7 Appointment. 8 Building permit. 9 Special.
INSPECTION WITNESSED BY			

PROPERTY FACTORS										OWNERSHIP [ALT.]			
17 TOPOGRAPHY		UTILITIES		STREET OR ROAD		19 DWELLING SETBACK		20 FRONTING TRAFFIC		PRIVATE	[NA]	1	0
LEVEL	1	ALL PUBLIC	1	PAVED	1	NONE	0	LIGHT	1	CITY	[UN]	2	0
ABOVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2			MEDIUM	2	COUNTY	[VP]	3	0
BELOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	MORE THAN NEIGHBORHOOD AVG	1	HEAVY	3	STATE	[PR]	4	0
ROLLING	4	GAS	4	PROPOSED	4			NONE	4	FEDERAL	[FR]	5	0
STEEP	5	WELL	5	LANDLOCKED	5	SAME AS NEIGHBORHOOD AVG	2	CUL-DE-SAC	5	RELIGIOUS	[AV]	6	0
LOW	6	SEPTIC	6							FRATERNAL	[GD]	7	0
SWAMPY	7			18 SIDEWALK		LESS THAN NEIGHBORHOOD AVG	3			UTILITY	[VG]	8	0
FLOOD FLAIN	8			SIDEWALK-NONE	0					PUB. SERV.	[EX]	9	0
				SIDEWALK-YES	1								
				SIDEWALK-CORNER	2								

ASSESSOR'S FINAL REPORT					
EFF YR	REASON	L or I	+	-	AMOUNT

REASON CODES	
11 Gains due to annexation.	16 Shift in class to.
12 Higher land use, N/C, new plats.	17 Losses by annexation.
13 New machinery.	18 Machinery removed.
14 Formerly exempt, now assessed.	19 Formerly assessed, now exempt.
15 Reval increase.	20 Reval decrease.



BUILDING PERMIT RECORD			
DATE	NUMBER	AMOUNT	PURPOSE

MAP NUMBER 95 ROUTING NO. _____ CARD NUMBER 12 OF 30

101	102	103	104
NEIGHBORHOOD	LAND USE	LIV UNITS	ZONING

PROPERTY LOCATION

TRANSFER OF OWNERSHIP											
GRANTEE	CONV.	VOL	PG	MO	YR	UNIQUE SALES NUMBER	TYPE	SALES PRICE	SOURCE	VALID	D

NUMBER _____ STREET NAME _____

LAND DATA & COMPUTATIONS **TYPE CODES** **VALIDITY CODES**

NONE	300	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	INFLUENCE FACTOR	LAND USE CODE	LAND VALUE
LOTS 1 Regular lot 2 Rear lot 3 Apartment site 4 Waterfront	301	L						[]		115000
	302	L						[]		
	303	L						[]		
	304	L						[]		
SQUARE FEET 1 Primary site 2 Secondary site 3 Residual 4 Waterfront	311	S			SQ. FT.		Influence Factors	[]		
	312	S			SQ. FT.		1 Unimp	[]		
	313	S			SQ. FT.		2 Exc Fr	[]		
ACREAGE 1 Homesite 2 Tillable 3 Pasture 4 Woodland 5 Wasteland 6 Primary site 7 Secondary site 8 Residual 9 Waterfront 0 Other	321	A		ACRES	PROD RTG		3 Topo	[]		
	322	A		ACRES		4 Shape or Size	[]			
	323	A		ACRES		5 Econ Misimp	[]			
	324	A		ACRES		6 Restrict Noncont	[]			
	325	A		ACRES		7 Land Locked	[]			
	326	A		ACRES		8 Corner Alley (+)	[]			
330	G					9 View (+)	[]		115000	

1 LAND
2 LAND & BUILDING

SOURCE CODES

1 BUYER
 2 SELLER
 3 FEE
 4 AGENT

0 VALID SALE.
 1 70.325.
 2 Sale involved additional parcels.
 3 Not open market, not reasonable marketing time.
 4 Parties under compulsion to act.
 5 Property changed after sale.
 6 Related individuals or corporations.
 7 Liquidation / Foreclosure
 8 Financing / Land Contract.
 9 Included excessive personal property, or other. See Memo

402 0 **ENTRANCE CODES**

0 Entrance gained.
 1 Not applicable - Unimproved parcel.
 2 Entrance and information refused.
 3 Entrance refused, info at door.

4 Currently unoccupied.
 5 Est. for misc. reasons (see memo).
 6 Occupant not at home.

x Patti Weigler
 INSPECTION WITNESSED BY

MEMORANDUM

(see) 1:40 PM 2-26 PM LC W MAID

SUMMARY OF VALUES	
TOTAL VALUE LAND	
TOTAL VALUE BUILDING	
TOTAL VALUE LAND & BLDGS	

ASSESSORS FINAL REPORT

PROPERTY FACTORS										401 OWNERSHIP	
TOPOGRAPHY		UTILITIES		STREET OR ROAD		DWELLING SETBACK		FRONTING TRAFFIC		PRIVATE	
LEVEL	1	ALL PUBLIC	1	PAVED	1	MORE THAN NEIGHBORHOOD AVG	1	LIGHT	1	CITY	2
ABOVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	SAME AS NEIGHBORHOOD AVG	2	MEDIUM	2	COUNTY	3
BELOW STREET	3	PUBLIC SEWER	3	UNPAVED	3			HEAVY	3	NONE	4
ROLLING	4	GAS	4	PROPOSED	4	LESS THAN NEIGHBORHOOD AVG	3	CUL-DE-SAC	5	FEDERAL	5
STEEP	5	WELL	5	LANDLOCKED	5			RELIGIOUS	6	FRATERNAL	7
LOW	6	SEPTIC	6	SIDEWALK	6					PUBLIC SERVICE	9
SWAMPY	7										

EFF DATE	REASON	L or I	+-	AMOUNT
901				
902				
903				
904				
910	DEACTIVATE _____			

REASON CODES

01 Gains due to annexation.
 02 Higher land use, N/C, new plats.
 03 New machinery.
 04 Formerly exempt, now assessed.
 05 Reval increase.
 06 Shift in class to.
 07 Losses by annexation.
 08 Machinery removed.
 09 Formerly assessed, now exempt.
 10 Reval decrease.

TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS														
TYPE CODE	QUAN	CONST	YEAR	SIZE	G	HGT	RATE	MODIFICATION	LM	RCN	COND	% GOOD	OB/MA	RCNLD
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
		FMO												
TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS														
MARKET CORRELATION FINAL REVIEW ADJ. REASON CODE ____ BY ____ DATE ____-____-____ ± [] ____ ____ ____ ____ ____														
BOARD OF REVIEW ADJ. REASON CODE ____ BY ____ DATE ____-____-____ ± [] ____ ____ ____ ____ ____														
TOTAL ADDITIONAL OTHER IMPROVEMENTS BUILDING AND ADJUSTMENTS (ENTER HERE & FACTOR #94) ± [] ____ ____ ____ ____ ____														

LISTING NOTES: BK ____ LINE _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____	OWNER/OPEN BOOK/BOARD OF REVIEW - BK ____ LINE _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____
---	--

Doc 2284

1	095-9005 KEY NUMBER			2	OWNER'S NAME		
3	E THORN LANE STREET NAME			4	1046 STREET NUMBER	5	ROUTING NO.
6	MAINTENANCE DATE MONTH DAY YEAR			7	STATUS CODE		
				NEIGHBORHOOD			
				8	07 GROUP	9	07 NUMBER
				SUBJECT NO.			
LISTING TYPE		SALES DATE MONTH YEAR		BASE DATE MONTH YEAR = 1		SALES PRICE	
SUBJECT				10		SOURCE VALID	
SALE				11		MVS-HD SALES NUMBER	

LAND SKETCH

LAND DATA & COMPUTATIONS										BASE DATE SPECIAL CODES	
TYPE CODES	12	TYPE	ACTUAL FRONTAGE	13	EFFECTIVE FRONTAGE	14	EFFECTIVE DEPTH	15	DEPTH FACTOR	16	INFLUENCE FACTOR
0 None 1 Regular lot 2 Irregular lot 3 Apartment 4 Waterfront		7									%
5 Square feet 6 Acreage 7 Gross											

SOURCE CODES	VALIDITY CODES
1 Buyer 2 Seller 3 Fee 4 Agent	0 Valid sale. 1 70.325. 2 Sale involved additional parcels. 3 Not open market, not reasonable marketing time. 4 Parties under compulsion to act. 5 Property changed after sale. 6 Related individuals or corporations. 7 Liquidation / Foreclosure. 8 Financing / Land Contract.

LOOKUP TABLE FOR DEPTH FACTOR NUMBER

DEPTH	NO.	DEPTH	NO.	DEPTH	NO.	DEPTH	NO.	DEPTH	NO.
SQ. FEET	1	70 TO 74	11	120 TO 124	21	170 TO 174	31	220 TO 224	41
AC/GROSS	2	75 TO 79	12	125 TO 129	22	175 TO 179	32	225 TO 229	42
30 TO 34	3	80 TO 84	13	130 TO 134	23	180 TO 184	33	230 TO 234	43
35 TO 39	4	85 TO 89	14	135 TO 139	24	185 TO 189	34	235 TO 239	44
40 TO 44	5	90 TO 94	15	140 TO 144	25	190 TO 194	35	240 TO 244	45
45 TO 49	6	95 TO 99	16	145 TO 149	26	195 TO 199	36	245 TO 249	46
50 TO 54	7	100 TO 104	17	150 TO 154	27	200 TO 204	37	250 TO 254	47
55 TO 59	8	105 TO 109	18	155 TO 159	28	205 TO 209	38	255 TO 259	48
60 TO 64	9	110 TO 114	19	160 TO 164	29	210 TO 214	39	260 TO 264	49
65 TO 69	10	115 TO 119	20	165 TO 169	30	215 TO 219	40	265 TO 499	50

INFLUENCE FACTORS	STATUS CODES
0 None 1 Unimp 2 Exc Front 3 Exc Depth 4 Shape or Size 5 Econ Misimp 6 Restrict Nonconf 7 Land Locked 8 Corner / Alley 9 View	0 DATA MEETS ALL EDITS 4 DATA NOT SUPPLIED 6 WARNING 7 SEVERE WARNING 8 REJECT 9 NOT EDITED

SUMMARY OF VALUES	
TOTAL VALUE LAND	
TOTAL VALUE BUILDING	
TOTAL VALUE OBJ'S	
TOTAL VALUE LAND & BLDGS	

21	ENTRANCE CODES
1	0 Entrance gained. 1 Not applicable - Unimproved parcel. 2 Entrance and information refused. 3 Entrance refused, into at door. 4 Currently unoccupied. 5 Est. for misc. reasons (see memo). 6 Occupant not at home. 7 Appointment. 8 Building permit. 9 Special.
INSPECTION WITNESSED BY	

PROPERTY FACTORS										OWNERSHIP [ALT.]					
17	TOPOGRAPHY	UTILITIES			STREET OR ROAD			19	DWELLING SETBACK	20	FRONTING TRAFFIC	PRIVATE	[NA]	1	0
LEVEL	1	ALL PUBLIC	1	PAVED	1	NONE	0	LIGHT	1	CITY	[UN]	2	0		
ABOVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	MORE THAN NEIGHBORHOOD AVG	1	MEDIUM	2	COUNTY	[VP]	3	0		
BELOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	SAME AS NEIGHBORHOOD AVG	2	HEAVY	3	STATE	[PR]	4	0		
ROLLING	4	GAS	4	PROPOSED	4	LESS THAN NEIGHBORHOOD AVG	3	NONE	4	FEDERAL	[FR]	5	0		
STEEP	5	WELL	5	LANDLOCKED	5			CUL-DE-SAC	5	RELIGIOUS	[AV]	6	0		
LOW	6	SEPTIC	6							FRATERNAL	[GD]	7	0		
SWAMPY	7			18	SIDEWALK					UTILITY	[VG]	8	0		
FLOOD FLAIN	8				SIDEWALK-NONE	0				PUB. SERV.	[EX]	9	0		
					SIDEWALK-YES	1									
					SIDEWALK-CORNER	2									

ASSESSOR'S FINAL REPORT				
EFF YR	REASON	L or I	+ -	AMOUNT
---	---	---	---	---
---	---	---	---	---
---	---	---	---	---
---	---	---	---	---

DEACTIVATE (YR)		REASON CODES	
		11 Gains due to annexation.	16 Shift in class to.
		12 Higher land use, N/C, new plats.	17 Losses by annexation.
		13 New machinery.	18 Machinery removed.
		14 Formerly exempt, now assessed.	19 Formerly assessed, now exempt.
		15 Reval increase.	20 Reval decrease.

22 STORY HEIGHT				COND/DES/USFL										COND/DES/USFL									
10 15 20 25				FLOOR LEVEL 8 EX 7 VG 6 GD 5 AV 4 FR 3 PR 2 VP 1 UN										FLOOR LEVEL 8 EX 7 VG 6 GD 5 AV 4 FR 3 PR 2 VP 1 UN									
23 STYLE				EXTERIOR PHYSICAL CONDITION										INTERIOR CONDITION									
00 VACANT 06 CONTEMPORARY 12 CONDOMINIUM				EXTERIOR WALLS										LIVING ROOM									
01 RANCH 07 TOWN HOUSE 13 OTHER				ROOF & COVER										FAMILY ROOM									
02 BI-LEVEL 08 RESIDENCE O/S 14 OTHER IMP'S.				WINDOWS & DOORS										DINING ROOM									
03 SPLIT LEVEL 09 CUSTOM 15				GUTTERS										BEDROOM									
04 CAPE COD 10 COTTAGE 16				TOTALS										#2 BEDROOM									
05 COLONIAL 11 DUPLEX 17				EXTERIOR POINTS ÷ 4 = (FACTOR #43)										#3 BEDROOM									
24 EXTERIOR WALL CONSTRUCTION				EQUIPMENT RATING										#4 BEDROOM									
1 WD. SIDING 4 ALUM/VINYL 7 BRICK				HEATING										#5 BEDROOM									
2 BLOCK 5 ASBESTOS/ASPH 8 STONE				ELECTRICAL										#6 BEDROOM									
3 STUCCO 6 METAL 9 MASONRY/				PLUMBING										TOTALS									
25 ERECTED AGE 26 REMODELED				EQUIPMENT POINTS ÷ 3 = (FACTOR #39)										INTERIOR POINTS ÷ (ROOMS FACTOR #32 - 1) = (FACTOR #42)									
19 19				BATHROOM RATING										LIVING AREA									
27 BASEMENT				BATHROOM										53 BASEMENT									
1 NONE 2 CRAWL 3 PART 4 FULL				#2 BATHROOM										54 FIN BSMT LIV									
28 BASEMENT RATING				#3 BATHROOM										57 ATTIC FINISHED									
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN				#1 HALF BATH										58 1/2 STORY FINISHED									
29 CENTRAL HEATING				#2 HALF BATH										59 UNFIN AREA									
1 NONE 2 BASIC 3 AIR CON				TOTALS										55 FIRST FLOOR									
30 FUEL TYPE				BATHROOM POINTS ÷ NO. OF BATHS = (FACTOR #41)										56 SECOND FLOOR									
1 GAS 2 ELECT 3 OIL 4 WD/COAL				ATTACHMENTS										OTHER BUILDING IMPROVEMENTS									
31 SYSTEM TYPE				1ST 2ND AREA										65 YR 66 SQUARE FEET 67 GRADE 67 COND OB/MA HGT RCNLD									
1 WARM AIR 2 ELECT 3 HOT WATER 4 STEAM				60-OFP 61-EMP 64-FR GAR 84-CARPORT										DETACHED GARAGE									
LIVING ACCOMMODATIONS				60-OMP 62-WD DECK 64-M GAR 84-MS/TERRACE																			
32 TOTAL ROOMS 33 BED ROOMS 34 FAMILY ROOM				61-EFP 63-CONC/M PATIO 84-CANOPY 84-STN/TL PATIO																			
35 FULL BATHS 36 HALF BATHS 37 ADD'L FIXTURES 38 TOTAL FIXTURES				APARTMENT DATA										68 OTHER BUILDING IMPROVEMENT VALUE ADJUSTMENT + - []									
39 EQUIPMENT RATING				TYPE GR BEDS BATHS NO. UNITS RENTAL										NOTE BOOK BK LINE									
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN				ACTUAL RENT																			
40 KITCHEN RATING				ECONOMIC RENT																			
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN				VACANCY																			
41 BATHROOM RATING				EXPENSES																			
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN				TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS AND ADJUSTMENTS										VALUE ± []									
42 INTERIOR CONDITION				TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS AND ADJUSTMENTS																			
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN				TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS AND ADJUSTMENTS																			
43 EXTERIOR PHYSICAL CONDITION																							
8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN																							
44 MASONRY ADJ []																							
45 REC ROOM																							
46 WB FP:STACKS																							
47 METAL FP:STACKS																							
48 BASEMENT GARAGE NO. CARS																							
49 TOT. ADDITIONAL OTH. FEATURES																							
50 GRADE FACTOR 1=+ [] AA A B C D E 2=- [] 6 5 4 3 2 1																							
51 COST & DESIGN FACTOR ()																							
52 CDU 8 EX 7 VG 6 G 5 AV 4 FR 3 PR 2 VP 1 UN																							
94 TOTAL ADDITIONAL OTHER BUILDING IMPROVEMENTS AND ADJUSTMENTS																							