

DISCLOSURE OF MATERIAL ADVERSE FACTS

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

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

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

As a Wisconsin real estate licensee, I am thereby obligated by law to disclose the following information indicating a material adverse fact or suggesting the possibility of a material adverse fact: Per county POWTS records, property sanitary system is rated for a 4 bedroom home, but it being advertised as a 5 bedroom home.

Property is in the Elkhart Lake/Glenbeulah School District - this property has access to Beaches owned/leased by the Village - see attached.

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

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

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

M.L.

Licensee Signature ▲

Matt Kapellen

Print Licensee Name Here ▲

Pleasant View Realty

Broker/Firm Name ▲

March 12, 2024

Date ▲

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

Party Initials ▲

Date ▲

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

13.2 USE OF BEACHES OR PARKS OWNED OR LEASED BY VILLAGE.

(1) The use of public beaches owned or leased by the Village shall be limited to residents of the Elkhart Lake-Glenbeulah Joint School District No. 1 and one guest accompanying each resident. As a prerequisite to the use of public beaches owned or leased by the Village, such residents of the Elkhart Lake-Glenbeulah Joint School District No. 1 shall purchase identification tags from the Village Clerk or designee. The Village Board shall, on or before March 1 of each year, set a schedule of fees for the purchase of identification tags. The schedule of fees may be amended from time to time and is incorporated into this section as though fully set forth herein and shall be on file with the Village Clerk.

(2) No identification tag shall be required of any person who has not reached the age of six years old. All persons required to purchase identification tags, while using the public beaches, upon request, shall exhibit to the person supervising the area for the Village the identification tag.

(3) No person shall allow a dog to be on any public beaches owned or leased by the Village.

(4) No person shall grill, barbecue, or have a cookout on the public beaches owned or leased by the Village. Small amounts of food are allowed.

(5) No person shall use or possess beverages containing alcohol on the public beaches owned or leased by the Village.

(6) No person shall ignite nor maintain fires of any kind on the public beaches owned or leased by the Village.

(7) No person shall use a pop-up tent, canopy, or table on the public beach.

(8) No person shall be in any Village owned or leased park or beach between 10:00 P.M. and 6:00 A.M. except at the Elkhart Lake-Glenbeulah Athletic Association Park. The Elkhart Lake-Glenbeulah Athletic Association Park shall be closed between the hours of 10:30 P.M. until 6:00 A.M. Sunday through Thursday and from 11:00 P.M. until 6:00 A.M. Friday and Saturday.

(9) Any person who violates any provision of this section may be ejected from the park or public beach area and is subject to a forfeiture of not more than \$200.00 and may be required to complete community service and pay restitution.

▼ Properties

Parcel Number	District Name	Alt. Parcel #	Site Address	Receives Mail	Percent Ownership	Action
59018267824	Town of Rhine		N7625 ROYAL AND ANCIENT DR	<input checked="" type="checkbox"/>	100%	View

▼ Pows System

System Type	Conventional	Installer	
Design Flow(gpd)	600	Soil Application Rate(gpdsf)	0.4
		Dispersal Area(sf): Req'd.	1,500
		Proposed	1500
Soil Horizon	None	System Elevation	101
		Final Inspection	9/14/1995
		Status	Active

	Capacity New	Capacity Existing	Total	Compartments	Tanks	Manufacturer	Type
Tank	2000		2000	2	1	Midway	Prefab Concrete
Chamber			0				
Pretreatment			0				

▼ Components

Components

Type	Manufacturer	Interval	Last Service	Next Service	Status	Description	Restricted Service
Effluent Filter	Polylok Inc. / Zabel	36	9/9/2022	9/9/2025	Current	A-100	
Septic Tank(s)	Midway	36	9/9/2022	9/9/2025	Current	1200/800	
Conventional	Stone	36	9/9/2022	9/9/2025	Current		

▶ Maintenance

▶ Fees

▶ Notices

Sheboygan

DAVOR GRGIC & PATRICIA
GRGIC 2003 REVOCABLE
TRUST 3-27-03
N7625 ROYAL AND ANCIENT
DR
ELKHART LAKE, WI 53020
1958

Municipality: Town of Rhine
Parcel Number: 59018267824
Alternate Parcel Number:
Site Address: N7625 ROYAL AND ANCIENT DR

Permits

<u>Permit Number</u>	<u>Permit Type</u>	<u>Permit Sub Type</u>	<u>Issued Date</u>	<u>Additional Info</u>
5920	Sanitary	New System	3/10/1995	

*No data found for Violations, Notes

[Back To Search](#)

[Property Summary](#)

Municipality: Parcel No.:

Alternate Parcel No.:

Density Development Zone Zoning District:

Overlay District(s):

Site Address:

Additional Info:

Owner Name:

Legal Description:

Mailing Address: Alternate Address

[Hearings](#)