

Build to Suit or Sale

Hillside View

Village of Germantown



Zoning: B-1 Neighborhood Business District (see attached Zoning Code)

Lot Size: 3.057 Acres

Access: Hwy 145 / Fond du Lac Avenue

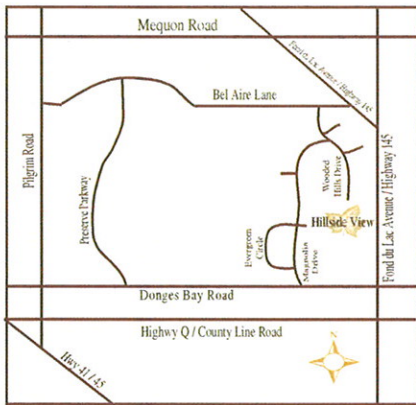
Traffic Count: 4,000 vehicles per day (per 2004 DOT Traffic Study)

Utilities: Sewer and Water Laterals, Electric, Gas and Cable

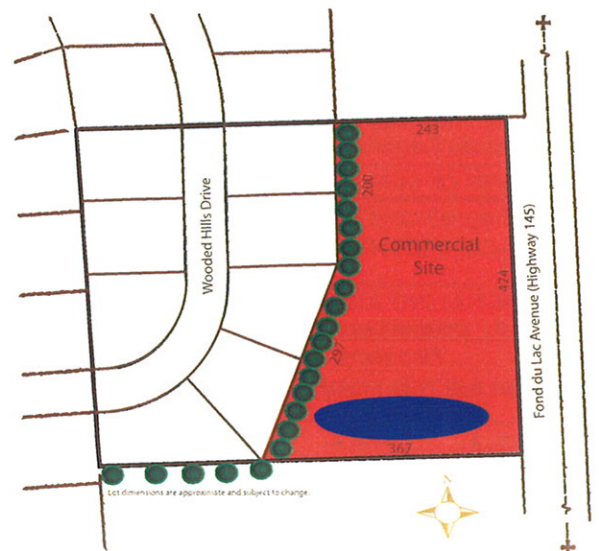
Storm Water Facility Existing

Price: \$399,900

Price and availability subject to change without notice.



*Map not to scale



Lot dimensions are approximate and subject to change.

For More Information Please Contact:



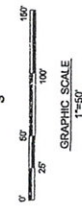
Scott J. Bence
J.B.J. Companies, Inc.
Phone: (262) 255-1800 ext. 17
www.jbjcompanies.com

Recorded 1-9-06
Document # 1114798

HILLSIDE VIEW

Being a revision of Lot 1 of Certified Survey Map No. 4534, being a part of the Southeast 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

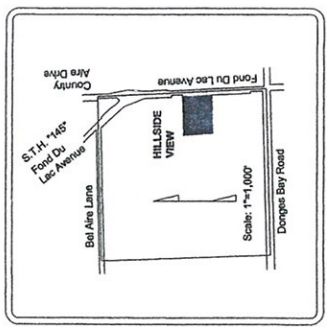
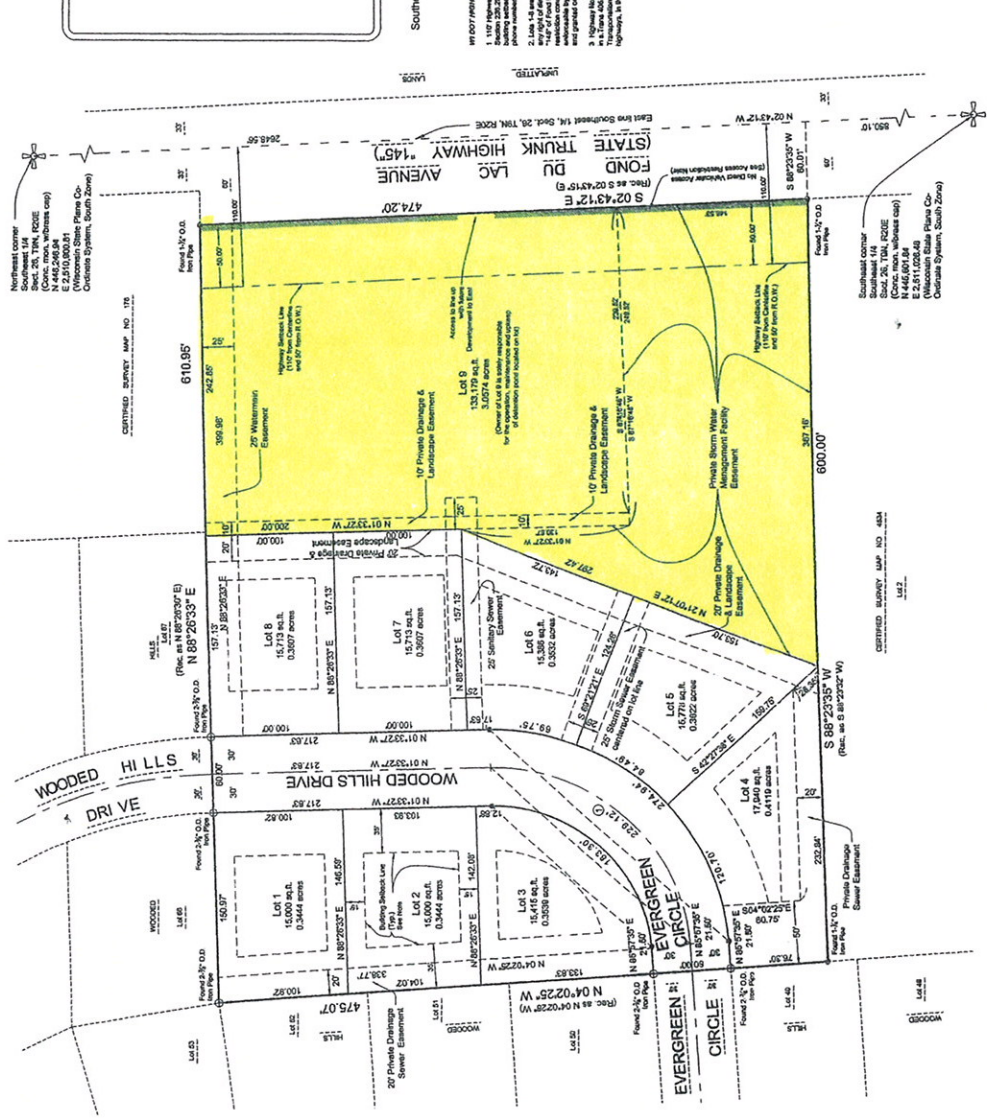
All bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone per N.A.D. 1983. The East Line of the Wisconsin State Plane Coordinate System, South Zone per N.A.D. 1983, is a bearing of N 02° 43' 52" W.



William R. Heards
 November 29, 2004
 Rev. January 31, 2005
 Rev. March 21, 2005
 Rev. April 21, 2005

NOTE:
 1. - Distance 2.94' O.D. 2.30' Iron Pipe set, 3.65' box, per in. ft.
 1. - 1" O.D. 2.24' Iron Pipe set, 1.68' box, per in. ft. at other Lot and Office corners.
 All angles computed and measured to the nearest 0.01°.
 All distances computed to the nearest 0.00001' and measured to the nearest 0.0001'.
 s.f. - - - - - circles for areas to the nearest square foot.
 Existing structures:
 Min. Rear Yard - 35 feet
 Min. Side Yard - 15 feet
 All sanitary sewer, stormwater, storm water, drainage and utility easements are granted to the Village of Germantown.

Owner:
 Wildcard Holdings L.P.
 17150022 Riverwood Drive, Suite 101
 Germantown, Wisconsin 53022



VICINITY SKETCH
 Southeast 1/4, Section 26, Township 9 North, Range 20 East

1. 1" = 1,000'
 2. Highway 145 is shown for reference. This sketch is for the benefit of the public as provided in s. 236.13, Wis. Stats. and is not to be construed as a survey. The location of the highway is shown for reference only. The location of the highway is shown for reference only. The location of the highway is shown for reference only.

This plat is subject to all laws and regulations with respect to s. 236.13, Wis. Stats. and s. 236.12, Wis. Stats.
 Certified *William R. Heards* 2005
 Department of Administration

Map Prepared by: William R. Heards, RLS 2419
 REGISTERED LAND SURVEYOR AND CIVIL ENGINEER
 2005
 17150022 Riverwood Drive, Suite 101
 Germantown, WI 53022
 PH: (414) 864-7474 FAX: (414) 864-7477
 WWW: INFO@WISCONSIN.SURVEYORS.COM

LOT CURVE TABLE

LOT	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	DEFLECTION ANGLE	CHORD BEARING
4	180.00'	150.73'	116.45'	352°25'33"	119°12'38.5"	N 87°44'58.7" E
5	180.00'	89.73'	69.31'	221°13'00"	17°28'52.5"	N 33°05'50.7" E
6	180.00'	89.73'	69.31'	221°13'00"	171°28'52.5"	N 09°23'52.5" E

MAIN CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	DEFLECTION ANGLE	CHORD BEARING
1W	120.00'	183.37'	116.99'	87°31'00"	45°45'31.0"	N 44°15'04.0" E
1E	180.00'	250.73'	167.89'	87°31'00"	85°45'31.0"	N 42°15'04.0" E
1S	180.00'	124.64'	126.89'	87°31'00"	85°45'31.0"	N 42°15'04.0" E

DISCLOSURE OF REAL ESTATE AGENCY

1 WISCONSIN LAW (WI. ADM. CODE §RL 24.07(8)) REQUIRES REAL ESTATE BROKERS TO DELIVER A COPY OF A WRITTEN
2 AGENCY DISCLOSURE FORM TO YOU PRIOR TO PROVIDING YOU BROKERAGE SERVICES. BROKER IS ALSO REQUIRED
3 BY LAW TO REQUEST YOU TO ACKNOWLEDGE RECEIPT OF A COPY OF THIS FORM BY INITIALING BELOW.

4 This is a disclosure of the duties a real estate broker owes to all parties in a real estate transaction under Wisconsin law (see
5 lines 7 to 24) and the duties owed to the broker's clients in the transaction (see 25 to 34). This form will also provide each party with
6 an area to identify information the party would wish to keep confidential in the transaction (see lines 35 to 49).

DUTIES TO ALL PARTIES

Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a
transaction (including both clients and customers), a broker shall do all of the following:

- 7 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- 8 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- 9 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover
10 through reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- 11 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she
12 knows a reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis.
13 Stats. sec. 452.23 (information contradicting third party inspection or investigation reports) or is otherwise required by law to
14 be disclosed or the party whose interests may be adversely affected by the disclosure specifically authorizes the disclosure
15 of particular confidential information (see lines 50 to 53). A broker shall continue to keep the information confidential after the
16 transaction is complete and after the broker is no longer providing brokerage services to the party.
- 17 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information,
18 within a reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- 19 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of
20 receiving the property.
- 21 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the
22 advantages and disadvantages of the proposals.

DUTIES TO A CLIENT

Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 7 to 24, a broker
providing brokerage services to his or her client shall do all of the following:

- 25 (a) Loyal represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty
26 to a client violates the broker's duties under lines 7 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple
27 representation situations).
- 28 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client
29 or discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 13 to 18)
30 and other information, the disclosure of which is prohibited by law.
- 31 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency
32 agreement, that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF
ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND OF ALL INFORMATION OBTAINED BY THE BROKER
THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE
INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 13 TO 18). THE FOLLOWING INFORMATION IS
REQUIRED TO BE DISCLOSED BY LAW:

- 34 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES (SEE PAGE TWO).
- 35 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN
36 INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
37 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU
38 MAY LIST THAT INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION". AT A LATER
39 TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU
40 CONSIDER TO BE CONFIDENTIAL.

41 CONFIDENTIAL INFORMATION: _____
42 _____
43 _____
44 _____
45 _____
46 _____
47 _____
48 _____
49 _____

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

WAIVER OF CONFIDENTIALITY

Identify information which you authorize Broker to disclose but which might otherwise be
considered confidential, such as financial qualification information. The following may be disclosed by Broker:

NON-CONFIDENTIAL INFORMATION: _____

BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THAT _____
J.B.J. Companies, Inc. and Scott J. Bence are working as: Owner's Agent Buyer's /Tenant's Agent
Firm Name ▲ Sales Associate ▲

INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT CREATES NO CONTRACTUAL OR OTHER LEGAL OBLIGATIONS OF ANY KIND.
Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲