

Addendum “A”
Cranberry Creek

Seller: MN Holdings Inc.

Buyer: _____

Property: _____

Offer to Purchase dated: _____

The following terms, conditions, covenants and agreements supplement those set forth in the above referenced Offer to Purchase, and are an integral part thereof. To the extent the terms, conditions, covenants and agreements set forth in this Addendum A conflict with those set forth in the Offer to Purchase, Addendum A shall control.

I. Subdivision Covenants and Restrictions. Buyer acknowledges that prior to the execution of this Offer, Buyer has received and reviewed the Covenants and Restrictions for the Subdivision (the “Restrictions”) and Buyer approves and accepts the terms and conditions contained therein. Buyer understands that ownership and use of property purchased in the Subdivision will be subject to the provisions, restrictions and conditions contained in the Restrictions. Buyer understands that the Restrictions may be subject to further amendment before or after closing, in accordance with the amendment provisions set forth in the Restrictions.

II. Association Fees. Buyer is aware that fees have been established for the Subdivision according to the Restrictions and that Buyer will be responsible for the annual association fee of \$150.00 (which will be prorated for the year of closing). Buyer is aware that there is a fee levied by the Condo Association for the shared use of the clubhouse and pool of \$150.00, which will be levied once a home is constructed on the lot. Buyer is aware that there is a one-time mailbox fee of \$200.00 (which includes mailbox/post and installation) that will be collected by the Association at lot closing.

III. Additional Fees. Buyer acknowledges and agrees that Buyer is responsible for payment of any and all impact fees, sewer connection fees, water connection fees, interceptor fees, and any other fees, charges, expenses or assessments imposed, levied or assessed against the Property and pertain to charges associated with the construction of a single family home on the Property, and that Buyer has independently investigated the amount of said fees, charges, expenses and assessments with the Municipality and the applicable utilities. Any and all such costs are subject to change at any time and are not included in the purchase price for the Property under this Offer.

IV. Real Estate Taxes and Assessments. Buyer is aware that all property is subject to the possibility of reassessment which may result in increased real estate taxes.

V. Buyer’s Inspection. During the pendency of this Offer, Seller agrees that Buyer or Buyer’s agents shall be given access to the Property for the purpose of soil analysis, land survey, and engineering. The time, location and means of access to the Property shall be subject to Seller’s reasonable approval. Any disturbances to the surface shall be restored to substantially its previous condition at the sole cost of Buyer. Buyer further indemnifies and holds Seller harmless from and against all claims arising from Buyer’s activities on the Property prior to the date of closing. In the event of any such testing, Buyer shall restore the ground surface and the compaction, with verification of compaction by engineer’s report, to the condition immediately prior to such test. In the event the results of any such testing disclose adverse subsoil conditions which would prohibit the construction of a house with a normal twelve course basement, without extraordinary expense, Buyer shall have the right, at Buyer’s sole option, to declare this Offer to Purchase null and void, and in such event, all earnest money shall be returned to Buyer. Buyer’s right to conduct soil tests, and Buyer’s right to terminate this Offer pursuant to this provision, shall be deemed waived unless written notice of termination, together with copies of any such soil tests, are delivered to Seller prior to closing of this transaction.

VI. Buyer Reliance and Release. Buyer acknowledges that in purchasing the subject property, Buyer has relied and will rely solely upon Buyer's own independent inspection and analysis of the property and conditions affecting the property and this transaction. Buyer releases Seller and Broker from any and all liability in any way relating to any defects, matters and/or conditions affecting the property or this transaction of which any Buyer had actual knowledge prior to acceptance of this agreement, which are disclosed in this agreement and/or which are discovered by or disclosed to any Buyer (by Seller, by Broker or by any third party) prior to the expiration of any applicable inspection or other contingency. Except as set forth elsewhere in this contract, Buyer further acknowledges that Buyer has not requested Seller or Broker to verify or determine any matters which are material to Buyer's decision to purchase, and that there are not other items or conditions that are material to Buyer's decision to purchase this property.

VII. Building and Site Development Requirements. Buyer acknowledges receipt of the Building and Site Development Requirements per the Restrictions and agrees to be bound thereby and understands that all building plans, stake out surveys and yard grades, etc. must be approved by the Architectural Control Committee and the Municipality for the Subdivision prior to construction. A Master Grading Plan establishes that all home builders are required to final grade their lot in accordance to that master plan. Furthermore all homeowners understand that this grade must be maintained in perpetuity.

VIII. Conflict with Approved Forms. It is intended that this document be used with an approved form as set forth in RL 16.03. In the event that any provision of this Addendum conflicts with the provisions of the approved form, the provisions of this Addendum shall control.

IX. Seller's Real Estate Condition Report. This property is vacant land; there is no Real Estate Condition Report and Buyer waives their right to receive one.

X. Broker Disclosure. Seller's affiliate, Neumann Companies Inc., is a licensed real estate brokerage entity in the State of Wisconsin, and Matt K. Neumann, Seller and a principal of Neumann Companies Inc. is a licensed real estate broker.

XI. GAP. GAP Insurance is not included. If Buyer chooses to have GAP coverage, Buyer will request the coverage and will pay the fee.

Seller:

MN HOLDINGS INC.

By: _____
Matt K. Neumann, President

Date: _____

Buyer

Date: _____

Buyer

Date: _____



Checklist | Cranberry Creek

Submit to N27 W24075 Paul Court, Suite 200
Pewaukee, WI 53072

For more information contact:

melissa@neumanncompanies.com or wendy@neumanncompanies.com

- Items Needed for approval delivered to Neumann Companies office:
 - Set of 11x17 plans
 - 1 Survey
- Dwelling size
 - 1,300 sqft for one-story
 - 1,700 sqft for one and one-half story
 - 1,700 sqft for two story
- Minimum two-bathrooms
- Setbacks
 - Front -25 ft
 - Side - 8 ft
 - Rear - 25 ft
- Materials
 - Natural and/or synthetic brick, cedar hardi-plank, stone aluminum, vinyl or a combination
 - Exposed back for side elevations shall be siding, brick, or stone masonry below first floor elevation
- Roofing materials
 - 240 lb dimensional fiberglass shingles or cedar shakes, slate tile or other ACC approved material
- Gables
 - Gables facing street to have at least 6/12 pitch
 - Main body of roof to have no less than 6/12
- Garage
 - At least 2 cars
 - 400 sqft
 - Attached
- Lamp posts
 - Declarant has selected and approved electric lamp post with photo-electric cell which initial purchaser is required to install or have installed
 - Installed in the front yard adjacent to driveway
- Mailboxes
 - Declarant has selected and approved uniform mailbox
 - Initial purchaser to install mailbox or have it installed prior to occupancy