

**WB-13 VACANT LAND OFFER TO PURCHASE**

1 **BROKER DRAFTING THIS OFFER ON** \_\_\_\_\_ **[DATE] IS (AGENT OF SELLER) (AGENT OF BUYER) (DUAL AGENT)** ~~STRIKE TWO~~  
2 **[GENERAL PROVISIONS]** The Buyer, City of Watertown, a Wisconsin Municipal Corporation  
3 offers to purchase the Property known as **[Street Address]** 621 Bernard Street and 668 Johnson Street  
4 \_\_\_\_\_ in the City \_\_\_\_\_ of Watertown \_\_\_\_\_, County of Jefferson \_\_\_\_\_,  
5 Wisconsin. (Insert additional description, if any, at lines 179 - 187 or attach as an addendum, line 188), on the following terms:  
6 ■ **PURCHASE PRICE:** Two Hundred Twenty-Five Thousand \_\_\_\_\_ Dollars (\$ 225,000.00 )  
7 \_\_\_\_\_ Dollars (\$ 225,000.00 )  
8 ■ **EARNEST MONEY** of \$ \_\_\_\_\_ accompanies this Offer and earnest money of \$ 5,000.00  
9 will be paid within 10 days of acceptance.  
10 ■ **THE BALANCE OF PURCHASE PRICE** will be paid in cash or equivalent at closing unless otherwise provided below.  
11 ■ **ADDITIONAL ITEMS INCLUDED IN PURCHASE PRICE:** Seller shall include in the purchase price and transfer, free and clear of  
12 encumbrances, all fixtures, as defined at lines 15 - 18 and as may be on the Property on the date of this Offer, unless excluded at line 14,  
13 and the following additional items: None  
14 ■ **ITEMS NOT INCLUDED IN THE PURCHASE PRICE:** Seller's personal property  
15 A "Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be treated as part  
16 of the real estate, including, without limitation, physically attached items not easily removable without damage to the Property, items  
17 specifically adapted to the Property, and items customarily treated as fixtures including but not limited to all: perennial crops; garden  
18 bulbs; plants; shrubs and trees. CAUTION: Annual crops are not included in the purchase price unless otherwise agreed at line 13.  
19 ■ **ZONING:** Seller represents that the Property is zoned \_\_\_\_\_  
20 **[ACCEPTANCE]** Acceptance occurs when all Buyers and Sellers have signed an identical copy of the Offer, including signatures on  
21 separate but identical copies of the Offer. CAUTION: *Deadlines in the Offer are commonly calculated from acceptance. Consider*  
22 *whether short term deadlines running from acceptance provide adequate time for both binding acceptance and performance.*  
23 **[BINDING ACCEPTANCE]** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or  
24 before December 9, 2022. CAUTION: *This Offer may be withdrawn prior to delivery of the accepted Offer.*  
25 **[DELIVERY OF DOCUMENTS AND WRITTEN NOTICES]** Unless otherwise stated in this Offer, delivery of documents and written notices  
26 to a Party shall be effective only when accomplished by one of the methods specified at lines 27 - 36.  
27 (1) By depositing the document or written notice postage or fees prepaid in the U.S. Mail or fees prepaid or charged to an account with  
28 a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery designated at lines 30 or 32 (if any),  
29 for delivery to the Party's delivery address at lines 31 or 33.  
30 Seller's recipient for delivery (optional): Nathan Peters  
31 Seller's delivery address: 600 East Main Street, Suite 200, Watertown, WI 53094-3827  
32 Buyer's recipient for delivery (optional): Attorney Steven T. Chesebro  
33 Buyer's delivery address: Office of City Attorney, City of Watertown, 106 Jones Street, PO Box 477, Watertown, WI 53094-0477  
34 (2) By giving the document or written notice personally to the Party or the Party's recipient for delivery if an individual is designated at lines 30 or 32.  
35 (3) By fax transmission of the document or written notice to the following telephone number:  
36 Buyer: ( \_\_\_\_\_ ) \_\_\_\_\_ Seller: ( \_\_\_\_\_ ) \_\_\_\_\_  
37 **[OCCUPANCY]** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer (lines  
38 179 - 187 or in an addendum per line 188). Occupancy shall be given subject to tenant's rights, if any. Caution: Consider an agreement  
39 which addresses responsibility for clearing the Property of personal property and debris, if applicable.  
40 **[LEASED PROPERTY]** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said  
41 lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) ~~STRIKE ONE~~  
42 lease(s), if any, are \_\_\_\_\_  
43 **[PLACE OF CLOSING]** This transaction is to be closed at the place designated by Buyer's mortgagee or \_\_\_\_\_  
44 \_\_\_\_\_ no later than December 16 \_\_\_\_\_, 2022 unless another date or place is agreed to in writing.  
45 **[CLOSING PRORATIONS]** The following items shall be prorated at closing: real estate taxes, rents, private and municipal charges,  
46 property owner's association assessments, fuel and None \_\_\_\_\_  
47 \_\_\_\_\_. Any income, taxes or expenses shall accrue to Seller, and be prorated, through the day prior to closing.  
48 Net general real estate taxes shall be prorated based on (the net general real estate taxes for the current year, if known, otherwise on  
49 the net general real estate taxes for the preceding year) ( \_\_\_\_\_ )  
50 \_\_\_\_\_). ~~STRIKE AND COMPLETE AS APPLICABLE~~  
51 CAUTION: *If proration on the basis of net general real estate taxes is not acceptable (for example, completed/pending*  
52 *reassessment, changing mill rate, lottery credits), insert estimated annual tax or other formula for proration.*  
53 **[PROPERTY CONDITION PROVISIONS]**  
54 ■ **PROPERTY CONDITION REPRESENTATIONS:** Seller represents to Buyer that as of the date of acceptance Seller has no notice  
55 or knowledge of conditions affecting the Property or transaction (see below) other than those identified in Seller's Real Estate Condition  
56 Report dated \_\_\_\_\_, which was received by Buyer prior to Buyer signing this Offer and which is made a part of this Offer  
57 by reference ~~COMPLETE DATE OR STRIKE AS APPLICABLE~~ and \_\_\_\_\_  
58 \_\_\_\_\_ ~~INSERT CONDITIONS NOT ALREADY INCLUDED IN THE CONDITION REPORT~~ \_\_\_\_\_

59 A "condition affecting the Property or transaction" is defined as follows:

- 60 (a) planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property
- 61 or the present use of the Property;
- 62 (b) completed or pending reassessment of the Property for property tax purposes;
- 63 (c) government agency or court order requiring repair, alteration or correction of any existing condition;
- 64 (d) any land division involving the subject Property, for which required state or local approvals had not been obtained;
- 65 (e) any portion of the Property being in a 100 year floodplain, a wetland or shoreland zoning area under local, state or federal laws;
- 66 (f) conditions constituting a significant health or safety hazard for occupants of Property;
- 67 (g) underground or aboveground storage tanks on the Property for storage of flammable or combustible liquids including but not limited to
- 68 gasoline and heating oil which are currently or which were previously located on the Property; **NOTE: Wis. Adm. Code, Chapter**
- 69 **Comm 10 contains registration and operation rules for such underground and aboveground storage tanks.**
- 70 (h) material violations of environmental laws or other laws or agreements regulating the use of the Property;
- 71 (i) high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property;
- 72 (j) any portion of the Property being subject to, or in violation of, a Farmland Preservation Agreement under a County Farmland Preservation
- 73 Plan or enrolled in, or in violation of, a Forest Crop, Woodland Tax, Managed Forest, Conservation Reserve or comparable program;
- 74 (k) boundary disputes or material violation of fence laws (Wis. Stats. Chapter 90) which require the erection and maintenance of legal
- 75 fences between adjoining properties where one or both of the properties is used and occupied for farming or grazing purposes;
- 76 (l) wells on the Property required to be abandoned under state regulations (Wis. Adm. Code NR 112.26) but which are not abandoned;
- 77 (m) cisterns or septic tanks on the Property which are currently not servicing the Property;
- 78 (n) subsoil conditions which would significantly increase the cost of the development proposed at lines 271-272, if any, including, but not limited
- 79 to, subsurface foundations, organic or non-organic fill, dumpsites or containers on Property which contained or currently contain toxic or
- 80 hazardous materials, high groundwater, soil conditions (e.g. low load bearing capacity) or excessive rocks or rock formations on the Property;
- 81 (o) a lack of legal vehicular access to the Property from public roads;
- 82 (p) prior reimbursement for corrective action costs under the Agricultural Chemical Cleanup Program; (Wis. Stats. §94.73.)
- 83 (q) other conditions or occurrences which would significantly increase the cost of the development proposed at lines 271 to 272 or
- 84 reduce the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 85 ■ **PROPERTY DIMENSIONS AND SURVEYS:** Buyer acknowledges that any land dimensions, total square footage/acreage figures,
- 86 or allocation of acreage information, provided to Buyer by Seller or by a broker, may be approximate because of rounding or other
- 87 reasons, unless verified by survey or other means. **CAUTION: Buyer should verify land dimensions, total square footage/acreage**
- 88 **figures or allocation of acreage information if material to Buyer's decision to purchase.**
- 89 ■ **ISSUES RELATED TO PROPERTY DEVELOPMENT:** WARNING: If Buyer contemplates developing Property for a use other than the
- 90 current use, there are a variety of issues which should be addressed to ensure the development or new use is feasible. Municipal and zoning
- 91 ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should
- 92 be reviewed. Building permits, zoning variances, Architectural Control Committee approvals, estimates for utility hook-up expenses, special
- 93 assessments, charges for installation of roads or utilities, environmental audits, subsoil tests, or other development related fees may need
- 94 to be obtained or verified in order to determine the feasibility of development of, or a particular use for, a property. Optional contingencies
- 95 which allow Buyer to investigate certain of these issues can be found at lines 271 - 314 and Buyer may add contingencies as needed in
- 96 addenda (see line 188). Buyer should review any plans for development or use changes to determine what issues should be addressed
- 97 in these contingencies.
- 98 ■ **INSPECTIONS:** Seller agrees to allow Buyer's inspectors reasonable access to the Property upon reasonable notice if the inspections
- 99 are reasonably necessary to satisfy the contingencies in this Offer. Buyer agrees to promptly provide copies of all such inspection
- 100 reports to Seller, and to listing broker if Property is listed. Furthermore, Buyer agrees to promptly restore the Property to its original
- 101 condition after Buyer's inspections are completed, unless otherwise agreed in this Offer. An "inspection" is defined as an observation
- 102 of the Property which does not include testing of the Property, other than testing for leaking LP gas or natural gas used as a fuel source,
- 103 which are hereby authorized.
- 104 ■ **TESTING:** Except as otherwise provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.
- 105 A "test" is defined as the taking of samples of materials such as soils, water, air or building materials from the Property and the laboratory
- 106 or other analysis of these materials. If Buyer requires testing, testing contingencies must be specifically provided for at lines 179 - 187 or
- 107 in an addendum per line 188. Note: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose
- 108 of the test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other material terms of
- 109 the contingency (e.g., Buyer's obligation to return the Property to its original condition). Seller acknowledges that certain inspections or tests
- 110 may detect environmental pollution which may be required to be reported to the Wisconsin Department of Natural Resources.
- 111 ■ **PRE-CLOSING INSPECTION:** At a reasonable time, pre-approved by Seller or Seller's agent, within 3 days before closing, Buyer shall
- 112 have the right to inspect the Property to determine that there has been no significant change in the condition of the Property, except for
- 113 changes approved by Buyer.
- 114 ■ **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING:** Seller shall maintain the Property until the earlier of closing or
- 115 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
- 116 to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling price, Seller shall be obligated to repair
- 117 the Property and restore it to the same condition that is was on the day of this Offer. If the damage shall exceed such sum, Seller shall
- 118 promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer. Should Buyer elect to carry out this
- 119 Offer despite such damage, Buyer shall be entitled to the insurance proceeds relating to the damage to the Property, plus a credit towards
- 120 the purchase price equal to the amount of Seller's deductible on such policy. However, if this sale is financed by a land contract or a
- 121 mortgage to Seller, the insurance proceeds shall be held in trust for the sole purpose of restoring the Property.
- 122 ■ **FENCES** Wisconsin Statutes section 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal
- 123 shares where one or both of the properties is used and occupied for farming or grazing purposes. **CAUTION: Consider an agreement**
- 124 **addressing responsibility for fences if Property or adjoining land is used and occupied for farming or grazing purposes.**
- 125 ■ **DELIVERY/RECEIPT** Unless otherwise stated in this Offer, any signed document transmitted by facsimile machine (fax) shall be treated
- 126 in all manner and respects as an original document and the signature of any Party upon a document transmitted by fax shall be considered
- 127 an original signature. Personal delivery to, or actual receipt by, any named Buyer or Seller constitutes personal delivery to, or actual receipt
- 128 by Buyer or Seller. Once received, a notice cannot be withdrawn by the Party delivering the notice without the consent of the Party receiving
- 129 the notice. A Party may not unilaterally reinstate a contingency after a notice of a contingency waiver has been received by the other Party.
- 130 **The delivery provisions in this Offer may be modified when appropriate (e.g., when mail delivery is not desirable (see lines 25 - 36)).**
- 131 Buyer and Seller authorize the agents of Buyer and Seller to distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies
- 132 and any other settlement service providers for the transaction as defined by the Real Estate Settlement Procedures Act (RESPA).

133 **PROPERTY ADDRESS:** 621 Bernard Street and 668 Johnson Street [page 3 of 5, WB-13]

134 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4)

135 date of closing; (5) contingency deadlines  STRIKE AS APPLICABLE and all other dates and deadlines in this Offer except: None

136 \_\_\_\_\_ . If "Time is of the Essence"

137 applies to a date or deadline, failure to perform by the exact date or deadline is a breach of contract. If "Time is of the Essence" does

138 not apply to a date or deadline, then performance within a reasonable time of the date or deadline is allowed before a breach occurs.

139 **DATES AND DEADLINES** Deadlines expressed as a number of "days" from an event, such as acceptance, are calculated by excluding

140 the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day. Deadlines

141 expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public holiday under Wisconsin or Federal

142 law, and other day designated by the President such that the postal service does not receive registered mail or make regular deliveries

143 on that day. Deadlines expressed as a specific number of "hours" from the occurrence of an event, such as receipt of a notice, are

144 calculated from the exact time of the event, and by counting 24 hours per calendar day. Deadlines expressed as a specific day of the

145 calendar year or as the day of a specific event, such as closing, expire at midnight of that day.

146 **THE FINANCING CONTINGENCY PROVISIONS AT LINES 148 - 162 ARE A PART OF THIS OFFER IF LINE 148 IS MARKED,**

147 **SUCH AS WITH AN "X". THEY ARE NOT PART OF THIS OFFER IF LINE 148 IS MARKED N/A OR IS NOT MARKED.**

148  **FINANCING CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a \_\_\_\_\_

149  **INSERT LOAN PROGRAM OR SOURCE** first mortgage loan commitment as described below, within \_\_\_\_\_ days of acceptance of this

150 Offer. The financing selected shall be in an amount of not less than \$ \_\_\_\_\_ for a term of not less than \_\_\_\_\_ years,

151 amortized over not less than \_\_\_\_\_ years. Initial monthly payments of principal and interest shall not exceed \$ \_\_\_\_\_.

152 Monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private

153 mortgage insurance premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay a loan fee not to exceed

154 \_\_\_\_\_ % of the loan. (Loan fee refers to discount points and/or loan origination fee, but DOES NOT include Buyer's other closing

155 costs.) If the purchase price under this Offer is modified, the financed amount, unless otherwise provided, shall be adjusted

156 to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain

157 the term and amortization stated above. **CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 158 OR 159.**

158  **FIXED RATE FINANCING:** The annual rate of interest shall not exceed \_\_\_\_\_ %.

159  **ADJUSTABLE RATE FINANCING:** The initial annual interest rate shall not exceed \_\_\_\_\_ %.

160 The initial interest rate shall be fixed for \_\_\_\_\_ months, at which time the interest rate may be increased not more than \_\_\_\_\_ % per year. The maximum

161 interest rate during the mortgage term shall not exceed \_\_\_\_\_ %. Monthly payments of principal and interest may be adjusted

162 to reflect interest changes.

163 **LOAN COMMITMENT:** Buyer agrees to pay all customary financing costs (including closing fees), to apply for financing promptly, and

164 to provide evidence of application promptly upon request by Seller. If Buyer qualifies for the financing described in this Offer or other

165 financing acceptable to Buyer, Buyer agrees to deliver to Seller a copy of the written loan commitment no later than the deadline for loan

166 commitment at line 149. **Buyer's delivery of a copy of any written loan commitment to Seller (even if subject to conditions) shall**

167 **satisfy the Buyer's financing contingency unless accompanied by a notice of unacceptability. CAUTION: BUYER, BUYER'S LENDER**

168 **AND AGENTS OF BUYER OR SELLER SHOULD NOT DELIVER A LOAN COMMITMENT TO SELLER WITHOUT BUYER'S PRIOR**

169 **APPROVAL OR UNLESS ACCOMPANIED BY A NOTICE OF UNACCEPTABILITY.**

170 **SELLER TERMINATION RIGHTS:** If Buyer does not make timely delivery of said commitment, Seller may terminate this Offer if Seller

171 delivers a written notice of termination to Buyer prior to Seller's actual receipt of a copy of Buyer's written loan commitment.

172 **FINANCING UNAVAILABILITY:** If financing is not available on the terms stated in this Offer (and Buyer has not already delivered an

173 acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies

174 of lender(s)' rejection letter(s) or other evidence of unavailability. Unless a specific loan source is named in this Offer, Seller shall then

175 have 10 days to give Buyer written notice of Seller's decision to finance this transaction on the same terms set forth in this Offer and this

176 Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, this Offer shall

177 be null and void. Buyer authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness

178 for Seller financing.

179 **ADDITIONAL PROVISIONS/CONTINGENCIES** \_\_\_\_\_

180 \_\_\_\_\_

181 \_\_\_\_\_

182 \_\_\_\_\_

183 \_\_\_\_\_

184 \_\_\_\_\_

185 \_\_\_\_\_

186 \_\_\_\_\_

187 \_\_\_\_\_

188  **ADDENDA:** The attached Addendum A, Addendum B and Addendum C is/are made part of this Offer.

189 **TITLE EVIDENCE**

190  **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed (or other

191 conveyance as provided herein) free and clear of all liens and encumbrances, except: municipal and zoning ordinances and

192 agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use

193 restrictions and covenants, general taxes levied in the year of closing and \_\_\_\_\_

194 \_\_\_\_\_

195 \_\_\_\_\_ (provided none of the foregoing prohibit present use of the Property), which constitutes merchantable title

196 for purposes of this transaction. Seller further agrees to complete and execute the documents necessary to record the conveyance.

197 **FORM OF TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the  
198 purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. **CAUTION: IF TITLE**  
199 **EVIDENCE WILL BE GIVEN BY ABSTRACT, STRIKE TITLE INSURANCE PROVISIONS AND INSERT ABSTRACT PROVISIONS.**

200 **PROVISION OF MERCHANTABLE TITLE:** Seller shall pay all costs of providing title evidence. For purposes of closing, title evidence  
201 shall be acceptable if the commitment for the required title insurance is delivered to Buyer's attorney or Buyer not less than 3 business  
202 days before closing, showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be  
203 merchantable, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and  
204 exceptions, as appropriate. **CAUTION: BUYER SHOULD CONSIDER UPDATING THE EFFECTIVE DATE OF THE TITLE**  
205 **COMMITMENT PRIOR TO CLOSING OR A "GAP ENDORSEMENT" WHICH WOULD INSURE OVER LIENS FILED BETWEEN THE**  
206 **EFFECTIVE DATE OF THE COMMITMENT AND THE DATE THE DEED IS RECORDED.**

207 **TITLE ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title by  
208 the time set for closing. In such event, Seller shall have a reasonable time, but not exceeding 15 days, to remove the objections, and  
209 the time for closing shall be extended as necessary for this purpose. In the event that Seller is unable to remove said objections, Buyer  
210 shall have 5 days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended  
211 accordingly. If Buyer does not waive the objections, this Offer shall be null and void. Providing title evidence acceptable for closing does  
212 not extinguish Seller's obligations to give merchantable title to Buyer.

213 **SPECIAL ASSESSMENTS:** Special assessments, if any, for work actually commenced or levied prior to date of this Offer shall be  
214 paid by Seller no later than closing. All other special assessments shall be paid by Buyer. **CAUTION: Consider a special agreement**  
215 **if area assessments, property owner's association assessments or other expenses are contemplated.** "Other expenses" are one-  
216 time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter,  
217 street, sidewalk, sanitary and stormwater and storm sewer (including all sewer mains and hook-up and interceptor charges), parks, street  
218 lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.55(1)(c) & (f).

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

222 **DEFAULT**

223 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  
224 material failure to perform any obligation under this Offer is a default which may subject the defaulting party to liability for damages or  
225 other legal remedies.

226 If Buyer defaults, Seller may:

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

230 If Seller defaults, Buyer may:

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

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

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

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

242 **EARNEST MONEY**

243 **HELD BY:** Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker (buyer's agent  
244 if Property is not listed or seller if no broker is involved), until applied to purchase price or otherwise disbursed as provided in the Offer.

245 **CAUTION: Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the Parties**  
246 **or an attorney. If someone other than Buyer makes payment of earnest money, consider a special disbursement agreement.**

247 **DISBURSEMENT:** If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after clearance  
248 from payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest  
249 money shall be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according  
250 to a written disbursement agreement signed by all Parties to this Offer (Note: Wis. Adm. Code § RL 18.09(1)(b) provides that an offer  
251 to purchase is not a written disbursement agreement pursuant to which the broker may disburse). If said disbursement agreement has  
252 not been delivered to broker within 60 days after the date set for closing, broker may disburse the earnest money: (1) as directed by  
253 an attorney who has reviewed the transaction and does not represent Buyer or Seller; (2) into a court hearing a lawsuit involving the  
254 earnest money and all Parties to this Offer; (3) as directed by court order; or (4) any other disbursement required or allowed by law.  
255 Broker may retain legal services to direct disbursement per (1) or to file an interpleader action per (2) and broker may deduct from the  
256 earnest money any costs and reasonable attorneys fees, not to exceed \$250, prior to disbursement.

257 **LEGAL RIGHTS/ACTION:** Broker's disbursement of earnest money does not determine the legal rights of the Parties in relation to this  
258 Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior to disbursement per (1)  
259 or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If Buyer or Seller disagree with broker's  
260 proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over  
261 all earnest money disputes arising out of the sale of residential property with 1-4 dwelling units and certain other earnest money disputes.  
262 Buyer and Seller should consider consulting attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties  
263 agree to hold the broker harmless from any liability for good faith disbursement of earnest money in accordance with this Offer or  
264 applicable Department of Regulation and Licensing regulations concerning earnest money. See Wis. Adm. Code Ch. RL 18. **NOTE:**  
265 **WISCONSIN LICENSE LAW PROHIBITS A BROKER FROM GIVING ADVICE OR OPINIONS CONCERNING THE LEGAL RIGHTS**  
266 **OR OBLIGATIONS OF PARTIES TO A TRANSACTION OR THE LEGAL EFFECT OF A SPECIFIC CONTRACT OR CONVEYANCE.**  
267 **AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS REQUIRED.**

269 OPTIONAL PROVISIONS: THE PARAGRAPHS AT LINES 271 - 314 WHICH ARE PRECEDED BY A BOX ARE A PART OF THIS OFFER IF  
270 MARKED, SUCH AS WITH AN 'X'. THEY ARE NOT PART OF THIS OFFER IF MARKED N/A OR ARE LEFT BLANK.

271  PROPOSED USE CONTINGENCY: Buyer is purchasing the property for the purpose of: \_\_\_\_\_  
272 \_\_\_\_\_ . This Offer is contingent upon Buyer obtaining the following:

273  Written evidence at (Buyer's) (Seller's) [STRIKE ONE] expense from a qualified soils expert that the Property is free of any subsoil  
274 condition which would make the proposed development impossible or significantly increase the costs of such development.

275  Written evidence at (Buyer's) (Seller's) [STRIKE ONE] expense from a certified soils tester or other qualified expert that indicates that  
276 the Property's soils at locations selected by Buyer and all other conditions which must be approved to obtain a permit for an acceptable private  
277 septic system for: \_\_\_\_\_ [insert proposed use of Property; e.g., three

278 bedroom single family home] meet applicable codes in effect as of the date of this offer. An acceptable system includes all systems approved  
279 for use by the State for the type of property identified at line 277. An acceptable system does not include a holding tank, privy, composting  
280 toilet or chemical toilet or other systems (e.g. mound system) excluded in additional provisions or an addendum per lines 179 - 188.

281  Copies at (Buyer's) (Seller's) [STRIKE ONE] expense of all public and private easements, covenants and restrictions affecting the  
282 Property and a written determination by a qualified independent third party that none of these prohibit or significantly delay or increase  
283 the costs of the proposed use or development identified at lines 271 to 272.

284  Permits, approvals and licenses, as appropriate, or the final discretionary action by the granting authority prior to the issuance  
285 of such permits, approvals and licenses at (Buyer's) (Seller's) [STRIKE ONE] expense for the following items related to the proposed  
286 development \_\_\_\_\_ .

287  Written evidence at (Buyer's) (Seller's) [STRIKE ONE] expense that the following utility connections are located as follows (e.g.,  
288 on the Property, at the lot line across the street, etc.): electricity \_\_\_\_\_ ; gas \_\_\_\_\_ ; sewer  
289 \_\_\_\_\_ ; water \_\_\_\_\_ ; telephone \_\_\_\_\_ ; other \_\_\_\_\_ .

290 This proposed use contingency shall be deemed satisfied unless Buyer within \_\_\_\_\_ days of acceptance delivers  
291 written notice to Seller specifying those items of this contingency which cannot be satisfied and written evidence substantiating why each  
292 specific item included in Buyer's notice cannot be satisfied.

293  MAP OF THE PROPERTY: This Offer is contingent upon (Buyer obtaining) (Seller providing) [STRIKE ONE] a map of the Property prepared  
294 by a registered land surveyor, within \_\_\_\_\_ days of acceptance, at (Buyer's) (Seller's) [STRIKE ONE] expense. The map shall identify the legal  
295 description of the Property, the Property's boundaries and dimensions, visible encroachments upon the Property, the location of improvements,  
296 if any, and: \_\_\_\_\_ .

297 \_\_\_\_\_ . [STRIKE AND COMPLETE AS APPLICABLE] Additional map features

298 which may be added include, but are not limited to: specifying how current the map must be; staking of all corners of the Property; identifying  
299 dedicated and apparent street, lot dimensions, total acreage or square footage, easements or rights-of-way. **CAUTION: Consider the cost  
300 and the need for map features before selecting them.** The map shall show no significant encroachment(s) or any information materially  
301 inconsistent with any prior representations to Buyer. This contingency shall be deemed satisfied unless Buyer, within five days of the earlier  
302 of: 1) Buyer's receipt of the map, or 2) the deadline for delivery of said map, delivers to Seller, and to listing broker if Property is listed, a copy  
303 of the map and a written notice which identifies the significant encroachment or the information materially inconsistent with prior representations.

304  INSPECTION CONTINGENCY: This Offer is contingent upon a qualified independent inspector(s) conducting an inspection(s), at  
305 Buyer's expense, of the Property and \_\_\_\_\_

306 \_\_\_\_\_ which discloses no defects as defined below. This contingency shall be deemed satisfied  
307 unless Buyer within \_\_\_\_\_ days of acceptance delivers to Seller, and to listing broker if Property is listed, a copy of the inspector's  
308 written inspection report and a written notice listing the defects identified in the report to which Buyer objects. This Offer shall be null and  
309 void upon timely delivery of the above notice and report. **CAUTION: A proposed amendment will not satisfy this notice requirement.**

310 Buyer shall order the inspection and be responsible for all costs of inspection, including any inspections required by lender or follow-up to  
311 inspection. Note: This contingency only authorizes inspections, not testing, see lines 98 to 110. For the purposes of this contingency a defect  
312 is defined as any condition of the Property which constitutes a significant threat to the health or safety of persons who occupy or use the  
313 Property or gives evidence of any material use, storage or disposal of hazardous or toxic substances on the Property. Defects do not include  
314 conditions the nature and extent of which Buyer had actual knowledge or written notice before signing this Offer.

315 This Offer was drafted on \_\_\_\_\_ [date] by [Licensee and Firm] Attorney Steven T. Chesebro, Office of City Attorney, City of Watertown \_\_\_\_\_ .

316 (X) \_\_\_\_\_ City of Watertown, By: Mayor Emily McFarland 39-6005640

317 Buyer's Signature ▲ Print Name Here: ► \_\_\_\_\_ Social Security No. or FEIN ▲ \_\_\_\_\_ Date ▲ \_\_\_\_\_

318 (X) \_\_\_\_\_ Social Security No. or FEIN ▲ \_\_\_\_\_ Date ▲ \_\_\_\_\_

319 Buyer's Signature ▲ Print Name Here: ► \_\_\_\_\_ Social Security No. or FEIN ▲ \_\_\_\_\_ Date ▲ \_\_\_\_\_

320 EARNEST MONEY RECEIPT Broker acknowledges receipt of earnest money as per line 8 of the above Offer. (See lines 242 - 267)

321 \_\_\_\_\_ Broker (By)

322 SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND  
323 THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH  
324 HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.

325 (X) \_\_\_\_\_ Social Security No. or FEIN ▲ \_\_\_\_\_ Date ▲ \_\_\_\_\_

326 Seller's Signature ▲ Print Name Here: ► \_\_\_\_\_ Social Security No. or FEIN ▲ \_\_\_\_\_ Date ▲ \_\_\_\_\_

327 (X) \_\_\_\_\_ Social Security No. or FEIN ▲ \_\_\_\_\_ Date ▲ \_\_\_\_\_

328 Seller's Signature ▲ Print Name Here: ► \_\_\_\_\_ Social Security No. or FEIN ▲ \_\_\_\_\_ Date ▲ \_\_\_\_\_

329 This Offer was presented to Seller by \_\_\_\_\_ on \_\_\_\_\_ , \_\_\_\_\_ , at \_\_\_\_\_ a.m./p.m.

330 THIS OFFER IS REJECTED \_\_\_\_\_ THIS OFFER IS COUNTERED [See attached counter] \_\_\_\_\_

331 Seller Initials ▲ \_\_\_\_\_ Date ▲ \_\_\_\_\_ Seller Initials ▲ \_\_\_\_\_ Date ▲ \_\_\_\_\_

## LEGAL DESCRIPTION

PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE ¼ AND THE SE ¼ OF THE SE ¼ OF SECTION 5, AND PART OF THE SW ¼ AND NW ¼ OF THE SW ¼ OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, TOWN 8 NORTH, RANGE 15 EAST; THENCE N 01°33'08" W, ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 5, 942.39 FEET TO THE POINT OF BEGINNING; THENCE S 61°21'10" W, ALONG THE NORTH RIGHT-OF-WAY OF FAIRVIEW DRIVE, 237.79 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HOFFMANN DRIVE; THENCE N 20°32'04" W, ALONG THE NORTHERLY RIGHT-OF-WAY OF HOFFMAN DRIVE, 129.42 FEET; THENCE CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 45.24 FEET, A RADIUS OF 195.80 FEET, A DELTA ANGLE OF 13°14'19", AND A CHORD BEARING N 25°03'33" W, 45.14 FEET TO THE MOST SOUTHERLY CORNER OF LOT 4 OF CSM 5745; THENCE N 58°18'44" E, ALONG THE EAST LINE OF LOT 4 OF CSM 5745, 60.49 FEET; THENCE N 23°23'35" E, ALONG THE EAST LINE OF LOT 4 OF CSM 5745, 90.00 FEET TO THE NORTHEAST CORNER OF LOT 4 OF CSM 5745; THENCE N 66°36'25" W, ALONG THE NORTH LINE OF LOT 4 OF CSM 5745, 135.00 FEET TO THE EAST RIGHT-OF-WAY OF EICKSTEADT LANE; THENCE N 23°23'35" E, ALONG THE EAST RIGHT-OF-WAY OF EICKSTEADT LANE 140.74 FEET TO THE NORTH RIGHT-OF-WAY OF EICKSTEADT LANE; THENCE N 66°36'25" W, ALONG THE NORTH RIGHT-OF-WAY OF EICKSTEADT LANE AND NORTH LINE OF LOT 2 OF CSM 5745, 224.60 FEET TO THE EAST RIGHT-OF-WAY OF JOHNSON STREET; THENCE ALONG THE EAST RIGHT-OF-WAY OF JOHNSON STREET ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 300.58 FEET, A RADIUS OF 3893.82 FEET, A DELTA ANGLE OF 04°25'23", AND A CHORD BEARING N 14°56'56" E, 300.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MILFORD STREET; THENCE N 50°49'08" E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF MILFORD STREET, 22.79 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 5745; THENCE S 39°10'52" E, ALONG THE WEST LINE OF LOT 1 OF CSM 5745, 132.70 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 OF CSM 5745; THENCE N 40°46'48" E, ALONG THE EASTERLY LINE OF LOT 1 OF CSM 5745, 87.92 FEET TO THE NORTH LINE OF OUTLOT 25 OF MAP OF OUTLOTS AND SUBDIVISION OF LOTS 3<sup>RD</sup> AND 4<sup>TH</sup> WARD; THENCE N 88°16'08" E, ALONG SIDE LINE, 214.65 FEET TO THE MOST SOUTHERLY POINT OF PARCEL 4 OF CSM 2112; THENCE N 01°29'26" W, ALONG THE EAST LINE OF PARCEL 4 OF CSM 2112, 136.76 FEET TO THE MOST SOUTHERLY POINT OF PARCEL 3 OF CSM 2112; THENCE N 50°28'35" E, ALONG THE SOUTH LINE OF PARCEL 3 OF CSM 2112, 118.55 FEET TO THE SOUTH RIGHT-OF-WAY OF BERNARD STREET; THENCE S 39°12'29" E, ALONG THE SOUTH RIGHT-OF-WAY OF BERNARD STREET, 168.85 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF BERNARD STREET, ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 105.84 FEET, A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 23°19'23", AND A CHORD BEARING S 50°06'14" E, 105.11 FEET; THENCE S 27°30'35" W, 161.42 FEET; THENCE S 17°57'35" W, 127.00 FEET; THENCE S 87°38'34" W, 154.82 FEET TO THE EAST LINE OF OUTLOT 25 OF MAP OF OULOTS AND SUBDIVISION OF LOTS 3<sup>RD</sup> AND 4<sup>TH</sup> WARD; THENCE S 01°33'08" E, ALONG THE EAST LINE OF OUTLOT 25, 447.70 FEET TO THE NORTH RIGHT-OF-WAY OF FAIRVIEW DRIVE; THENCE S 61°21'10" W, ALONG THE NORTH RIGHT-OF-WAY OF FAIRVIEW DRIVE, 11.19 FEET TO THE POINT OF BEGINNING.

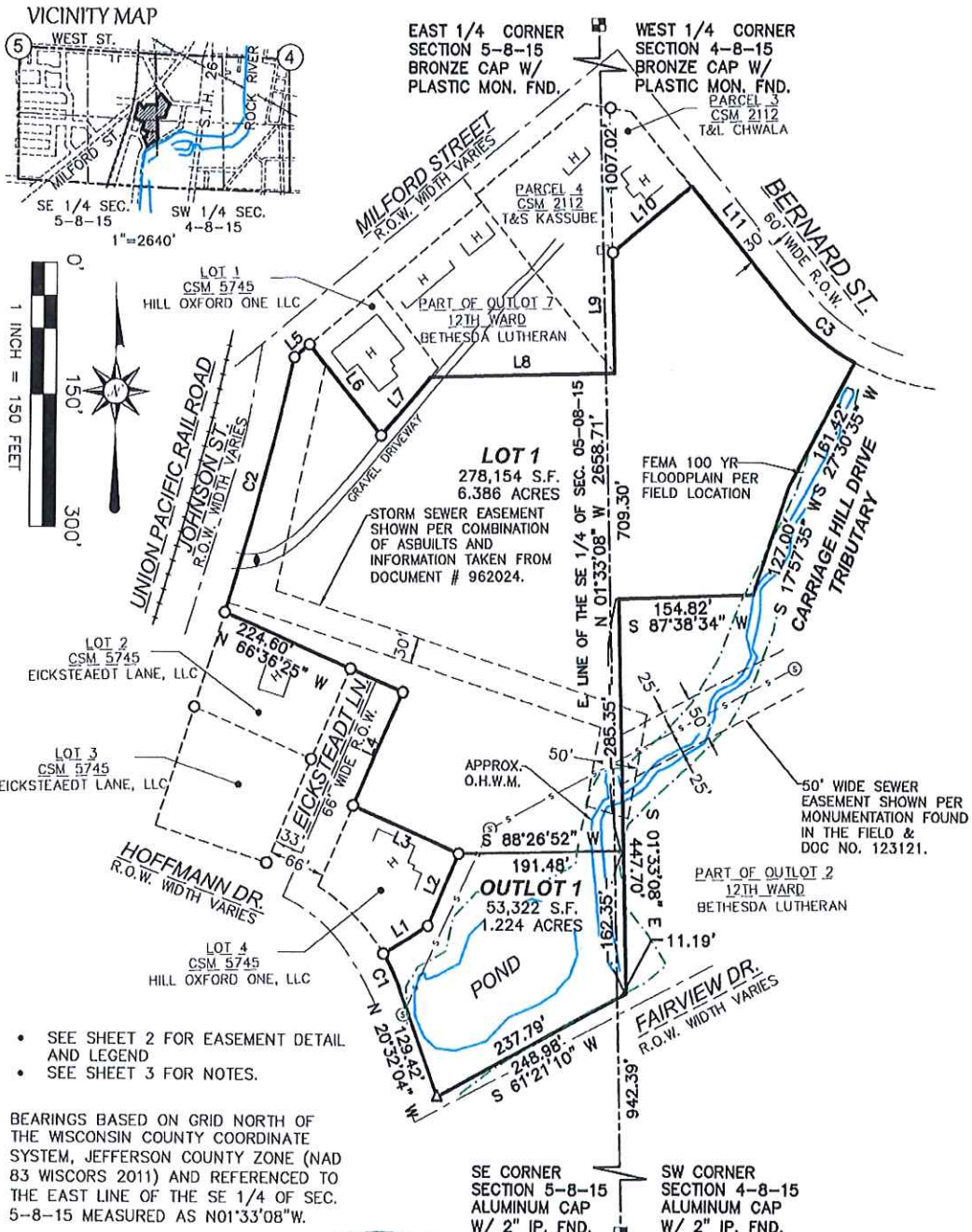
DESCRIBED LANDS HAVING AN AREA OF 331,476 SQUARE FEET OR 7.61 ACRES.

## ADDENDUM A

**PRELIMINARY**

**JEFFERSON CO. CERTIFIED  
SURVEY MAP NO. \_\_\_\_\_**

PART OF OUTLOT 25, PART OF OUTLOT 7 AND PART OF OUTLOT 2 OF THE TWELFTH WARD, FORMERLY THE THIRD WARD IN THE CITY OF WATERTOWN BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 5, AND PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



- SEE SHEET 2 FOR EASEMENT DETAIL AND LEGEND
- SEE SHEET 3 FOR NOTES.

PREPARED FOR:  
 CITY OF WATERTOWN  
 C/O TRAVIS TEESCH (FIRE CHIEF)  
 106 JONES ST.  
 WATERTOWN, WI 53094

**LandTech**  
 SURVEYING  
 LAND SURVEYING • LAND PLANNING  
 111 W. 2ND STREET  
 OGDONONGWOC, WI 53066  
 WWW.LANDTECHWI.COM  
 (262) 367-7599

DATED 10/31/2022  
 JOB# 22252  
 SHEET 1 OF 6

THIS INSTRUMENT WAS DRAWN BY [Name] UNDER THE SUPERVISION OF [Name], SURVEYOR, S-2771

**ADDENDUM B**

**ADDENDUM C**

**ADDITIONAL TERMS AND CONDITIONS OF  
WB-13 VACANT LAND OFFER TO PURCHASE  
BETWEEN  
CITY OF WATERTOWN, WISCONSIN (“BUYER”)  
AND  
WATERTOWN COLLECTIVE, LLC (“SELLER”)**

1. Agreement to Buy and Sell.

1.1 Buyer agrees to purchase the Property (as defined below) from Seller and Seller agrees to sell the Property to Buyer on the terms and conditions set forth in the attached WB-13 Vacant Land Offer to Purchase and this Addendum C (collectively, the “Purchase Agreement”). If there are any inconsistencies between the provisions of this Addendum C and the provisions of the attached WB-13 Vacant Land Offer to Purchase, the provisions of this Addendum C shall control.

1.2 For purposes of this Purchase Agreement, the term “Property” means approximately 7.612 acres of real property (a) located in the City of Watertown, Jefferson County, Wisconsin, (b) described on Addendum A, attached hereto and (c) depicted as Lot 1 and Outlot 1 on Addendum B. The exact legal description of the Property shall be determined by the Final CSM (as defined below) and the Title Policy (as defined below).

2. Earnest Money. Within ten (10) days after Acceptance, Buyer shall deposit earnest money in the amount of Five Thousand and 00/100 Dollars (\$5,000.00) (the “Earnest Money”) with First American Title Insurance Company (the “Title Company”) as escrow agent. Pursuant to an escrow agreement acceptable to Buyer, Seller and the Title Company (the “Escrow Agreement”), the Earnest Money will be held by the Title Company until applied to the Purchase Price at Closing or disbursed as provided in this Purchase Agreement and the Escrow Agreement.

3. No Representations or Warranties. Except as specifically provided for in this Agreement, Seller makes no representations or warranties with respect to the Property or its fitness for any particular purpose. Buyer is familiar with the Property and as such, Buyer has agreed to take the Property in its “AS IS” condition, with all faults. Without limiting the foregoing, Seller is not providing a Real Estate Condition Report.



4. Evidence of Title.

4.1 At Closing, Seller will purchase and deliver to Buyer an ALTA owner's policy of title insurance (the "Title Policy") issued by the Title Company in the amount of the Purchase Price, without exception or qualification other than the Permitted Encumbrances (as defined below). Any endorsements shall be at Buyer's expense.

4.2 Within ten (10) days after Acceptance, Buyer shall secure, at Buyer's expense, and deliver to Seller and the surveyor an ALTA title insurance commitment (the "Title Commitment") on the Property issued by the Title Company pursuant to which the Title Company agrees to issue an owner's standard form ALTA policy of title insurance on the Property in the amount of the Purchase Price. The Title Commitment shall show all covenants, conditions, restrictions, liens, encumbrances, and other matters of record affecting the Property, and shall include legible copies of all documents that appear as exceptions to title in the Title Commitment.

4.3 If the Title Commitment discloses any title exceptions objectionable to Buyer other than encumbrances to be satisfied out of the Closing proceeds, then Buyer shall have ten (10) days following the later of Buyer's receipt of the Title Commitment, or Buyer's receipt of Buyer's Survey, to notify Seller in writing of these objections. If Buyer fails to deliver such notice within that ten (10) day period, Buyer shall be deemed to have approved the condition of title as shown by the Title Commitment. Exceptions to title approved by Buyer under this Section 5.3 are "Permitted Encumbrances" for purposes of this Purchase Agreement.

4.4 Seller may, but shall not be required to, use reasonable commercial efforts to cure Buyer's objections to title within ten (10) days after Seller receives Buyer's notice of title objections under Paragraph 4.3 (the "Title Cure Period"). If Seller fails to cure all of Buyer's objections to title within the Title Cure Period, Buyer shall have the option of either:

(a) terminating this Purchase Agreement at any time within ten (10) days after expiration of the Title Cure Period by giving written notice of termination to Seller. Upon such termination, all Earnest Money will be immediately returned to Buyer and this Purchase Agreement will terminate and be of no further force or effect; or

(b) accepting the title exceptions that Seller has failed to cure within the Title Cure Period, which title exceptions shall be deemed Permitted Encumbrances for purposes of this Purchase Agreement, with no reduction in the Purchase Price, and proceed to close.

If Buyer fails to terminate this Purchase Agreement within the ten (10)-day period described in Paragraph 5.4(a), then Buyer shall be deemed to have opted to proceed under Paragraph 5.4(b).

4.5 At Closing, Seller shall convey the Property to Buyer by Warranty Deed free and clear of all liens and encumbrances except for the Permitted Encumbrances.

5. Closing.

5.1 If this Purchase Agreement has not been previously terminated as permitted under this Purchase Agreement, the closing of the purchase and sale of the Property (the “Closing”) will occur at the offices of the Title Company on a date mutually agreed to by Buyer and Seller, but no later than December 31, 2022. The date on which Closing occurs is the “Closing Date.”

5.2 Seller’s Obligations. At Closing, Seller shall execute and deliver (in a form acceptable to Buyer and the Title Company):

- (a) A Warranty Deed conveying the Property to Buyer free and clear of all liens and encumbrances except for the Permitted Encumbrances;
- (b) A Non-foreign Person Affidavit;
- (c) The Title Company’s standard Owner’s Affidavit as to liens and possession;
- (d) A personal “GAP” undertaking of Seller;
- (e) Duplicate originals of the Closing Statement;
- (f) The Wisconsin Real Estate Transfer Return;
- (g) A settlement statement;
- (h) The Deed Restriction;
- (i) Such proof of Seller’s authority and authorization to enter into this Purchase Agreement and perform Seller’s obligations under this Purchase Agreement as may be reasonably required by Title Company; and
- (j) Such other documents as Buyer may reasonably request to enable Buyer to consummate the transaction contemplated in this Purchase Agreement; provided none of said additional documents imposes any cost or obligation upon Seller not otherwise specifically imposed upon Seller pursuant to the terms of this Purchase Agreement.

5.3 Buyer’s Obligations. At the Closing, Buyer shall deliver, in immediately available funds, an amount equal to the Purchase Price, net of closing prorations, adjustments and credits. In addition, at Closing, Buyer shall execute and deliver (in a form acceptable to Seller and the Title Company):

- (a) The Wisconsin Real Estate Transfer Return;
- (b) A settlement statement;

(c) Such proof of Buyer's authority and authorization to enter into this Purchase Agreement and perform Buyer's obligations under this Purchase Agreement as may be reasonably required by Title Company; and

(d) Such other documents as Seller may reasonably request to enable Seller to consummate the transaction contemplated in this Purchase Agreement; provided none of said additional documents imposes any cost or obligation upon Buyer not otherwise specifically imposed upon Seller pursuant to the terms of this Purchase Agreement.

5.4 Buyer shall pay all recording fees in connection with this transaction, except that Seller shall pay the recording fees for documents required to be recorded in order for title to the Property to be in the condition required under this Purchase Agreement. Seller will pay all transfer fees. Settlement and closing fees will be evenly divided (50% - 50%) between Buyer and Seller.

*[Signatures on following page]*

Dated this \_\_\_\_ day of December, 2022

**BUYER:**

**CITY OF WATERTOWN, WISCONSIN**

By: \_\_\_\_\_  
Name: Emily McFarland  
Title: Mayor

**SELLER:**

**THE WATERTOWN COLLECTIVE, LLC**

By: Greater Watertown Community Health  
Foundation, Inc.,  
a Wisconsin nonstock corporation

By: \_\_\_\_\_  
Tina Crave, President & CEO