

Addendum Z (Broker Disclosure & Information)

- 1) The acreage amount is based on the two tax parcels 028-00242-0001 & 028-00241-0001 as shown on the Vernon County aerial of the property...{see attached aerial}. The acreage is 30.53 acres more or less. (There is an approximately .42 acre sliver on the east side of the property {see attached aerial} between the property's eastern property line and Vernon County/Richland County boundary that may end up belonging to this property, the discovery process is underway. However, all offers should be made with the understanding that the sliver isn't included with the 30.53 +/- acres but open to the possibility of it being included.
- 2) A 2025 partial survey for a 9.79 acres of the property is attached and currently staked at the property. The location of the stakes along the eastern line could change if the .42 acre sliver is not included in the property. The Vernon County aerial does not reflect this survey. Again, all offers should be made based on the two tax parcels 028-00242-0001 & 028-00241-0001 as displayed on the Vernon County aerial with the understanding that the sliver isn't included with the 30.53 +/- acres but open to the possibility of it being included.
- 3) At the time of closing, the Seller would like the right to leave any personal property that is currently on the property at the time of Buyer's showing.
- 4) Attached to this addendum Z is: The Vernon Country aerial, the 1993 Chafer line survey, the easement language and the easement aerial based on the easement language, letter from the DNR regarding the earthen dam.

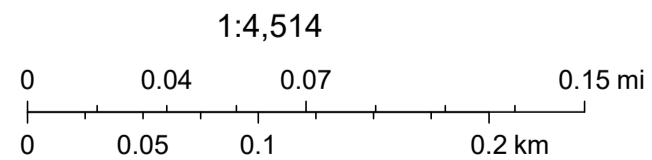
*Regarding all the aerials in this listings, they are not survey's and the lines are approximate.

Vernon County Map



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- | | | |
|---------------|----------------------|----------------------------|
| Tax Parcel | Road Labels | Survey Types Lots |
| Parcel Number | Boundaries | Plat of Survey |
| Local Roads | Town | Surveys & Subdivisions |
| Town Roads | Corner Points | Regional Counties |
| | Filed | |



Land Information Office Vernon County, WI, Land Information Office, Vernon County, WI, Land information Office Vernon County, WI., Land Information Office, Vernon County WI.

Vernon County Map



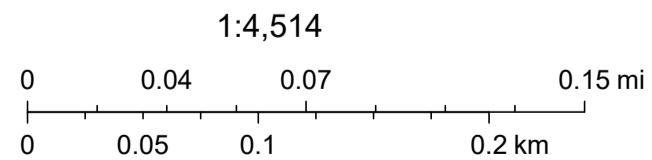
Approximate .42-Acre Sliver

Richland County

STATE HIGHWAY 137

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- Tax Parcel
- Parcel Number
- Local Roads
- Town Roads
- Highways
- State Highways
- Road Labels
- Boundaries
- Town
- Corner Points
- Filed
- Survey Types | Lots
- Plat of Survey
- Surveys & Subdivisions
- Regional Counties



Land Information Office Vernon County, WI, Land Information Office, Vernon County, WI, Land information Office Vernon County, WI., Land Information Office, Vernon County WI.

Blackhawk Land Surveying
Curtis J. Cummer, P.L.S.
207 S. 4th St.
Greene, Iowa 50636
(641) 220 - 1860

Description for Ed & Belinda North:

Parcel "A"

Located in the Southeast Quarter of the Southeast Quarter of Section 12, Township 12 North, Range 3 West, Town of Liberty, Vernon County, Wisconsin; bounded and described as follows:

Commencing at the Southeast corner of said Section 12; thence North 01°02'45" West, 532.37 feet, along the East line of the Southeast Quarter, to the point of beginning;

thence North 73°25'01" West, 274.10 feet;
thence South 56°10'42" West, 669.75 feet;
thence North 63°29'57" West, 390.69 feet;
thence North 77°51'04" East, 252.86 feet;
thence North 31°51'21" East, 54.87 feet;
thence North 16°16'17" East, 46.21 feet;
thence North 25°22'35" East, 132.06 feet;
thence North 34°23'29" East, 171.19 feet;
thence North 48°40'06" East, 253.85 feet;
thence South 87°49'00" East, 97.96 feet;
thence North 71°47'59" East, 134.29 feet;
thence South 65°24'03" East, 334.20 feet, to the East line of the Southeast Quarter;
thence South 01°02'45" East, 351.33 feet, along said East line, to the point of beginning.

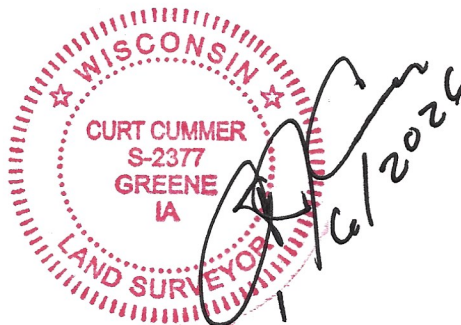
The above described Parcel "A" contains 9.79 acres or 426,634 square feet of land.

Subject to and Together with: An easement for ingress and egress being 25 feet in width the centerline of which is described as follows:

Commencing at the Southeast corner of said Section 12; thence North 01°02'45" West, 532.37 feet, along the East line of the Southeast Quarter; thence North 73°25'01" West, 274.10 feet; thence South 56°10'42" West, 669.75 feet; thence North 63°29'57" West, 242.24 feet, to the point of beginning;

thence continuing North 63°29'57" West, 148.45 feet,
thence North 77°51'04" East, 252.86 feet;
thence North 31°51'21" East, 54.87 feet;
thence North 16°16'17" East, 46.21 feet;
thence North 25°22'35" East, 132.06 feet;
thence North 34°23'29" East, 171.19 feet;
thence North 48°40'06" East, 253.85 feet;
thence South 87°49'00" East, 97.96 feet;
thence North 71°47'59" East, 134.29 feet;

thence North 21°58'33" East, 303.11 feet, to the North line of the Southeast Quarter of the Southeast Quarter and the point of termination.



Blackhawk Land Surveying

Curtis J. Cummer, P.L.S.

207 S. 4th St.

Greene, Iowa 50636

(641) 220 - 1860

Description for Ed & Belinda North:

Parcel "B"

Located in the Southeast Quarter of the Southeast Quarter of Section 12, Township 12 North, Range 3 West, Town of Liberty, Vernon County, Wisconsin; bounded and described as follows:

Commencing at the Southeast corner of said Section 12; thence North 01°02'45" West, 883.70 feet, along the East line of the Southeast Quarter, to the point of beginning;

thence North 65°24'03" West, 334.20 feet;

thence North 21°58'33" East, 303.11 feet, to the North line of the Southeast Quarter of the Southeast Quarter;

thence South 88°54'27" East, 182.87 feet, to the Northeast corner thereof;

thence South 01°02'45" East, 416.79 feet, along said East line, to the point of beginning.

The above described Parcel "B" contains 2.04 acres or 88,679 square feet of land.

Subject to and Together with: An easement for ingress and egress being 25 feet in width the centerline of which is described as follows:

Commencing at the Southeast corner of said Section 12; thence North 01°02'45" West, 532.37 feet, along the East line of the Southeast Quarter; thence North 73°25'01" West, 274.10 feet; thence South 56°10'42" West, 669.75 feet; thence North 63°29'57" West, 242.24 feet, to the point of beginning;

thence continuing North 63°29'57" West, 148.45 feet,

thence North 77°51'04" East, 252.86 feet;

thence North 31°51'21" East, 54.87 feet;

thence North 16°16'17" East, 46.21 feet;

thence North 25°22'35" East, 132.06 feet;

thence North 34°23'29" East, 171.19 feet;

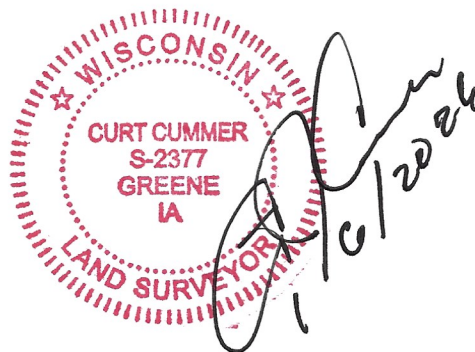
thence North 48°40'06" East, 253.85 feet;

thence South 87°49'00" East, 97.96 feet;

thence North 71°47'59" East, 134.29 feet;

thence North 21°58'33" East, 303.11 feet, to the North line of the Southeast Quarter of the Southeast Quarter and the point of termination.

I, Curtis J. Cummer, Professional Land Surveyor, hereby certify that by order of Ed North, I have surveyed and mapped the property depicted hereon, showing the size, location, and exterior boundaries thereof, and this survey is true and correct to the best of my knowledge and belief; and this survey has complied with Chapter AE - 7, Wisconsin Administrative Code.



Surveyed line;

| Ref. Pt. | Bearing | Distance |
|----------|-----------------|----------|
| A | North | 1282.83' |
| B | West | 60.83' |
| C | N 3° 57' 23" W | 24.32' |
| D | N 89° 50' 52" W | 1269.37' |
| E | S 40° 31' 54" W | 301.02' |
| F | S 48° 03' 18" W | 367.32' |
| G | S 35° 05' 08" W | 40.91' |
| H | S 22° 14' 30" W | 31.98' |
| I | S 62° 47' 25" E | 747.28' |
| J | S 62° 47' 25" E | 148.45' |
| K | S 58° 03' 18" W | 114.99' |
| L | S 20° 19' 07" W | 166.26' |
| M | S 50° 45' 17" W | 229.45' |

Centerline of 25.0' wide easement

| a | North | 1304.42' |
|---|-----------------|----------|
| b | West | 186.18' |
| c | S 22° 55' 06" W | 300.33' |
| d | S 72° 44' 32" W | 134.29' |
| e | N 86° 52' 27" W | 97.96' |
| f | S 49° 36' 39" W | 253.85' |
| g | S 35° 20' 02" W | 171.19' |
| h | S 26° 19' 08" W | 132.06' |
| i | S 17° 12' 50" W | 46.21' |
| j | S 32° 47' 54" W | 54.87' |
| k | S 78° 47' 37" W | 252.86' |
| l | S 1° 46' 09" E | 50.03' |
| m | S 48° 08' 39" W | 60.34' |

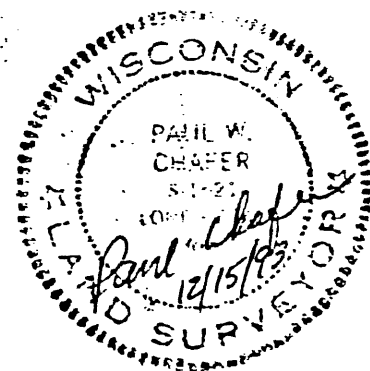
Ref. Pt. "C" located 1027.80' north and 303.13' west of the SE corner of Sec. 12, T. 12 N., R. 3 W., Vernon County, Wis.

Ref. Pt. "D" located 570.79' north and 880.10' west of the SE corner of Sec. 12, T. 12 N., R. 3 W., Vernon County, Wis.

Ref. Pt. "E" located 146.74' north and 1194.82' west of the SE corner of Sec. 12, T. 12 N., R. 3 W., Vernon County, Wis.

Ref. Pt. "H" located 331.38' north and 1171.54' west of the SE corner of Sec. 12, T. 12 N., R. 3 W., Vernon County, Wis.

Occupied Section Line

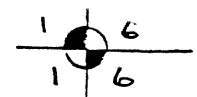
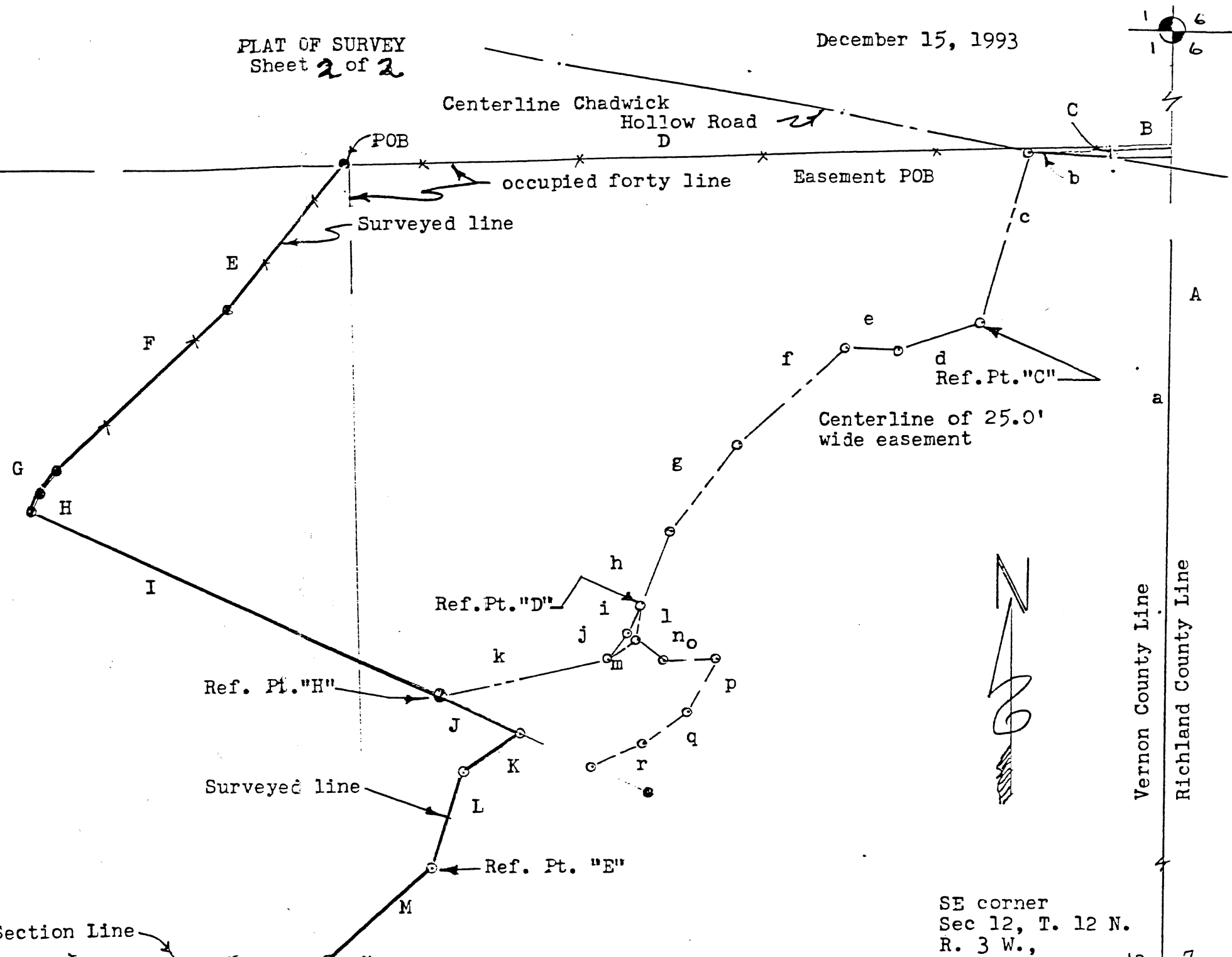


LEGEND:

- x— Existing fence line
- o 1 1/2" X 24" iron pipe
- 3/4" X 24" iron rod
- ▲ Rail road spike
- - - Centerline Town Rd.
- - - Centerline of 25.0' wide easement

Bearings referenced to the east line of Sec. 12, a bearing of N 0° 45' 32" W assumed for this line.

SCALE: 1" = 200'



Vernon County Line
Richland County Line

12 7
13 18

That part of the South one-half of the Southeast (S 1/2 SE 1/4) of Section 12, Township 12 North, Range 3 West described as follows:

Commencing at the Southeast corner of said Section 12; thence North 1,123.14 feet and West 35.76 feet to a 1 1/4" iron pipe (also to be known as Reference Point "B"); thence North 3 degrees 57' 23" West to the North line of said S 1/2 SE 1/4, the point of beginning; thence South 3 degrees 57' 23" East to a 1 1/4" iron pipe (above mentioned Reference Point "B"); thence South 3 degrees 57' 23" East, 380.08 feet to a 1 1/4" iron pipe; thence North 72 degrees 46' 21" West, 268.61 feet to a 1 1/4" iron pipe; thence South 56 degrees 32' 23" West, 670.89 feet to a 3/4" iron rod; thence North 62 degrees 47' 25" West, 1,136.05 feet to 3/4" iron rod; thence North 22 degrees 14' 30" East, 31.98 feet to a 3/4" iron rod; thence North 35 degrees 05' 08" East, 40.91 feet to a 3/4" iron rod; thence North 48 degrees 03' 13" East, 367.32 feet to a 3/4" iron rod; thence North 40 degrees 31' 54" East to the North line of said S 1/2 SE 1/4; thence East along the North line of the S 1/2 SE 1/4 to the point of beginning.

TRANSFER
55.50
FEE

The above described parcel being subject to a perpetual assignable, non-exclusive twenty-five (25) foot wide right-of-way easements for ingress-egress purposes located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section

This is not homestead property. (continued)
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Grantors

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, general taxes levied in the year of closing and Richland County Flood Plain zoning ordinances. and will warrant and defend the same.

12, Township 12 North, Range 3 West. The Centerlines of said easements are described as follows:

EASEMENT 1

Commencing at the Southeast corner of said Section 12; thence North 1,027.80 feet and West 303.13 feet to a 1 1/4" iron pipe (also to be known as Reference Point "C"); thence North 22 degrees, 55' 06" East to the Centerline of a Town Road (commonly known as Chadwick Hollow Road), the point of beginning; thence South 22 degrees 55' 06" West to a 1 1/4" iron pipe (above mentioned Reference Point "C"); thence South 72 degrees 44' 32" West, 134.29 feet to a 1 1/4" iron pipe; thence North 86 degrees 52' 27" West, 97.96 feet to a 1 1/4" iron pipe; thence South 49 degrees 36' 39" West, 253.85 feet to a 1 1/4" iron pipe; thence South 35 degrees 20' 02" West, 171.19 feet to a 1 1/4" iron pipe; thence South 26 degrees 19' 08" West, 132.06 feet to a 1 1/4" iron pipe (also to be known as Reference Point "D"); thence South 17 degrees 12' 50" West, 46.21 feet to a 1 1/4" iron pipe; thence South 32 degrees 47' 54" West, 54.87 feet to a 1 1/4" iron pipe; thence South 78 degrees 47' 37" West to land owned by the Grantor, said easement 1 there terminating.

EASEMENT 2

Commencing at the Southeast corner of said Section 12; thence North 570.79 feet and West 880.10 feet to a 1 1/4" iron pipe (above mentioned Reference Point "D"), the point of beginning. thence South 1 degree 46' 09" East, 50.03 feet to a 1 1/4" iron pipe; thence South 48 degrees 08' 39" West, 60.34 feet to a 1 1/4" iron pipe, said easement 2 there terminating.

EASEMENT 3

Commencing at the Southeast corner of said Section 12; thence North 570.79 feet and West 880.10 feet to a 1 1/4" iron pipe (above mentioned Reference Point "D"), the point of beginning; thence South 1 degree 46' 09" East, 50.03 feet to a 1 1/4" iron pipe; thence South 47 degrees 44' 52" East, 59.30 feet to a 1 1/4" iron pipe; thence North 87 degrees 24' 48" East, 79.82 feet to a 1 1/4" iron pipe; thence South 25 degrees 59' 49" West, 92.98 feet to a 1 1/4" iron pipe; thence South 53 degrees 15' 46" West, 76.37 feet to a 1 1/4" iron pipe;

thence South 46 degrees 18' 55" West to land owned by the Grantor, said easement 3 there terminating.

Extending and shortening the sidelines throughout each easement so as to intersect throughout each easement.

All of the above mentioned bearings are referenced to the East line of Section 12, Township 12 North, Range 3 West (assuming a bearing of N 0 degrees 45' 32" W for the East line of Section 12).



Vernon County

Land Information

Not a Survey
Lines are Approximate

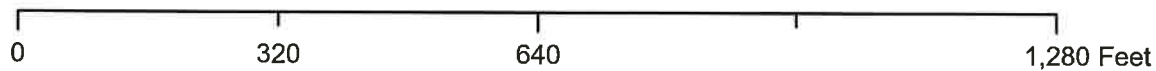
EASEMENT AERIAL



Disclaimer:

The property boundaries as shown are based on a compilation of records from a variety of sources and accuracy levels. Mapped property lines may not correspond to actual property lines as located on the ground. This map should not be used as a substitute for a land survey performed by a professional land surveyor registered in the State of WI. The PLS lines were derived from Vernon County PLS base data and may not reflect actual ground survey locations. The aerial photography is a Spring 2025 orthorectified aerial photo. No warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability, or usefulness of any information provided.

Map created: 3/26/2026 3:29 PM



Dam Location Question

Fluet, Avery B - DNR <avery.fluet@wisconsin.gov>
To: Dan Kiedinger <dan@oakwoodrealty.com>

Thu, Apr 9, 2026 at 10:19 AM

Good Morning Dan,

I have reviewed my findings from the E11695 Chadwick Hollow site visit. Jeff Schure and I looked through my photos this morning and we determined that the structure on site does qualify as a dam, however, there is no watercourse that leads to the dam embankment, therefore the Department will not have any jurisdiction over the structure. The embankment most likely just controls the water and erosion from the ravines upstream, and the majority of flow to the Kickapoo River is from an offline spring to the north of the embankment.

The property can be listed/sold without further action from or required by, the DNR. Any future owner should retain this email for their documents and records. Please feel free to call me or have the buyers/sellers reach out if they have any additional questions.

Thank you for your cooperation and for reaching out before going through with the sale – Best Regards,

Avery Fluet
Phone: 608-235-2596
avery.fluet@wisconsin.gov

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