



Disclosures - Addendum "SC"
The Gardens at Swan Creek Condominium



ADDENDUM TO OFFER TO PURCHASE DATED \_\_\_\_\_, FOR
\_\_\_\_\_ SOUTH GARDENS WAY, THE GARDENS AT SWAN CREEK CONDOMINIUM, CITY OF
FITCHBURG, WISCONSIN AND SIGNED BY \_\_\_\_\_.

- 1. Some of the members of Fitchburg Lands, LLC and its owners are licensed real estate brokers in the State of Wisconsin.
2. Buyer acknowledges receipt of Disclosure Materials for The Gardens at Swan Creek Condominium. This Offer to Purchase is contingent upon Buyer's approval of said Disclosure Materials. This contingency shall be considered waived in the event that Buyer does not within five (5) days of acceptance of this Offer to Purchase provide seller with written notification that such information is not approved.
3. Buyer acknowledges prior use of the subject property was cropland and DNR hunting land, and that Seller makes no representations as to the subsoil for construction. Buyer is encouraged to call Mayo Corporation at 608-833-0628 for any engineering and subsoil consultation. Such consultation shall be at Buyer's sole expense.
4. Buyer shall provide Seller with a letter from a mortgage lender within seven (7) days of acceptance of this offer indicating that, in the opinion of the lender and based on information submitted and yet unverified, the Buyer is capable of obtaining the mortgage as specified herein.
5. Buyer acknowledges that Outlots 4, 8, 19, 20, 21, 24, 29, 31, 32, 34, 36, 37 and 38 are dedicated to the City of Fitchburg for parks, environmental corridors, public purposes and storm water management and will be available for the general public's use. For further information about future development of these parks, Buyer is encouraged to contact the Park's Director at the City of Fitchburg, at 608-275-7141.
6. Buyer acknowledges that Lacy and Syene Roads may be widened to four (4) lanes. For further information about future expansion of these roads, Buyer is encouraged to contact the Public Works Department at the City of Fitchburg, at 608-270-4200.
7. Buyer acknowledges that Outlots 16, 18, and 25 are planned for medium density condominium use and will be developed with up to 140 units.
8. Buyer acknowledges that Lots 109 and 110 are planned for high-density condominium use (up to 100 units).
9. Buyer acknowledges that Lot 108 is planned for high-density condominium (The Gardens of Swan Creek) use (92 units).
10. Buyer acknowledges that Lots 112, 113, 115 and 116 are planned for high-density condominiums (up to 128 units).
11. Buyer acknowledges that Lot 111 is planned for (up to 56 units) high-density apartments with potential retail use.
12. Buyer acknowledges that Lot 117 is planned for apartments and/or office and/or retail and/or civic uses.
13. Buyer acknowledges that Lots 109, 110, 111 and 117 may have a shift in unit numbers between condominiums and apartments depending on final build-out (i.e. Lots 109 and 110 may not build the full amount of 100 condominium units, therefore, Lot 117 may pick up the difference in units for potential apartments).
14. Buyer acknowledges that Lot 114 is high-density condominium (Aster Meadows) use (21 units).
15. Buyer acknowledges the land north of Lots 25-30, the land west Big Bluestem Parkway (Second and Third Additions) and land north of Lots 252-262 (Buttonbush Addition) is owned by Wisconsin Department of Natural Resources and may be utilized as hunting lands.
16. Buyer acknowledges that subject property is in the Madison School District.

\_\_\_\_\_  
Buyer

Fitchburg Lands, LLC, Seller

\_\_\_\_\_  
Buyer

By: \_\_\_\_\_