



Addendum "OM"
Oak Meadow



ADDENDUM TO OFFER TO PURCHASE DATED _____, FOR LOT(S) _____ OAK MEADOW, CITY OF FITCHBURG, AND SIGNED BY _____.

- 1. Some of the members of Oak Meadow, LLC and its owners are licensed real estate brokers in the State of Wisconsin.
2. Buyer acknowledges receipt of Declaration of Protective Covenants for Lots 1-114, inclusive, Amended Covenants and Restrictions for Lots 117-165 Oak Meadow, and CSM #3868 Lots 1-3. This Offer to Purchase is contingent upon Buyer's approval of said Protective Covenants. 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 recreation 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 acknowledges receipt of building envelope drawing of subject property and is satisfied with same.
5. 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.
6. Buyer acknowledges that all building plans must be approved by the Architectural Committee of Oak Meadow.
7. Buyer acknowledges that Outlots 1, 2, 3, 4, and 7 are dedicated to the City of Fitchburg for parks and environmental corridors 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.
8. Buyer acknowledges that Outlots 10 and 12 are private outlots and are to be used for storm water infiltration purposes. The outlots will be owned and maintained by the Home Owners Association for Oak Meadow.
9. Buyer acknowledges that Lacy and Fish Hatchery 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.
10. Buyer acknowledges that Outlots 6 and 8 are planned for medium density condominium use and will be developed with up to 117 units. Outlot 8 as of 6-13-06 is hereby converted to Residential Lots 153-165 and will not be a medium density condominium site.
11. Buyer acknowledges that Outlot 5 is planned for high-density condominium use and will be developed with up to 65 units.
12. Buyer acknowledges that Outlot 11 is a public outlot to be used for utilities and recreation path purposes. The easternmost 20' is to be an access easement to Outlot 12.
13. Buyer acknowledges that CSM #3868 Lots 1-3 as of 6-13-06 have been approved and are hereby made apart of the Oak Meadow Plat. Buyer also acknowledges that Lot 1 (5619 Lacy Road) is an existing house and will be subject to the deed restrictions, with exceptions to the Oak Meadow Plat (Amended Covenants and Restrictions for Oak Meadow Neighborhood).
14. Buyer acknowledges that the property with the radio towers owned by Clear Channel may be developed into a Mixed-Use of Office, Retail, and/or Higher Density Residential in the future. Buyer is also made aware that static interference may occur with household appliances (i.e. cell phones, wireless telephones, etc.).
15. Buyer acknowledges the City of Fitchburg is contemplating a traffic impact fee that will be charged at time of building permit application. Buyer is responsible for this fee.
16. Buyer acknowledges that subject property is in the Madison School District.

Buyer
Buyer

Seller
Seller