

EXHIBIT D

SELLER DELIVERABLES

Disclosures and documents shall include, but are not be limited to the following:

- A. Copies of environmental and sub-soil reports indicating that the Parcel and surrounding Property are free of any subsoil conditions caused by UST/AST fuel storage tanks previously on the Property
- B. Copy of any special agreement if area assessments, maintenance of common areas, Property owners' association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).
- C. Copies of any surveys and as-built maps or documents detailing the construction of roads and infrastructure
- D. Information on any assessments or onsite improvement work Developer is obligated to complete and any capital improvement work in process or completed.