

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



January 9, 2019

Matthew Lechner
PO Box 86
Black River Falls, WI 54615

PECFA # 54754-9998-05 BRRTs # 03-27-001459
Site Name: Dave's Gas Station Former ("Site")
Site Address: 405 N. Washington St., Merrillan, WI, 54754

Re: NR 726 Case Closure

Dear Mr. Lechner:

As the owner of the above referenced property, you have agreed to have a superior lien placed on your property in the amount of \$1,700 for the purpose of deferment of fees incurred under Wis. Admin. Code NR ch. 749 (see attached) for the Site described above, for expenditures by the Wisconsin Department of Natural Resources ("department") in processing closure documentation. In accordance with Wis. Stat. § 292.81(4), this letter serves as the second notice that the department intends to file a superior lien against the property at the above address.

The lien will be filed on or after March 10, 2019. This notice provides you with a minimum of 60 days before the department files the lien with the county register of deeds.

Included is a copy of the lien that will be filed. If you have questions, you may contact me at:
jenna.soyer@wisconsin.gov, 608-267-2465.

Sincerely,



Jenna Soyer
Fiscal and IT Section Chief, Remediation and Redevelopment Program

cc: Ron Anderson (METCO); Matt Vitale (DNR)

enc: Copy of signed agreement
Copy of superior lien to be filed

NOTICE OF LIEN

Wis. Stats. §292.81(3)

Document Number

Title of Document

As provided by Wis. Stats. ch. 292 and Wis. Admin. Code Ch NR 700, the Department of Natural Resources (department) has incurred the cost for reviewing the case closure request at the following property owned by Matthew Lechner and located in Jackson County.

See Schedule A - Attached

Record this record with the Register of Deeds.

Name and return address:

Jenna Soyer
Fiscal & IT Section Chief
Remediation and Redevelopment Program
PO Box 7921
Madison WI 53707-7921
Phone (608) 267-7562

Parcel # 152-0632.0000

This document was drafted & approved by:

Department of Natural Resources
PO Box 7921
Madison WI 53707-7921

The case closure request review costs (\$1,700) incurred by the department constitutes a superior lien on the property as described in Wis. Stats. § 292.81(3). The property remains subject to this superior lien until the case closure request review costs are paid in full to the department. No Interest is recoverable on this superior lien.

The department makes and files this claim for the interest held by the Owner(s) in this property under Wis. Stats. § 292.81(3), Stats. The department certifies that to the best of its knowledge and belief, all information contained in this Notice of Lien is correct, and this superior lien represents a legal encumbrance upon the property. Based on the above information, the department claims a superior lien on all the interest, which the Owner(s) have in the above-described property.

Department of Natural Resources
By:

Jenna Soyer, Fiscal & IT Section Chief
Remediation and Redevelopment Program

AUTHENTICATION OF ACKNOWLEDGMENT

The above named person was sworn to before me this
____ day of _____, 20__.

Adrian Herrera

Notary Public
State of Wisconsin, County of Dane
My Commission expires May 5, 2022

Schedule A – Property Description

That pan of Outlot of the Plat of Outlots of the 1919 Plat of the Village of Merrilan, Wisconsin, described as follows: Commencing at the Northwest corner of said Out Lot 62, thence East on the North line of said Lot, 70 feet, thence South to the right of way of the Green Bay and Western Railroad Company, thence West to Highway No. 12 as now located and traveled, thence north the place of beginning, excepting and reserving therefrom a strip of land 15 feet wide along the North side of the lot described subject to 10 easements and restrictions of record AND that part of Out Lot 120 of the Plat of Outlots of the 1919 Plat of the Village of Merrilan, Wisconsin, and being a pan of the Green Bay and Western Railroad Company Station Ground described in the deed recorded in Volume 40 of Miscellaneous Records, pages 539 and 540, Jackson County Registry, more particularly described and bounded as follows: Commencing at a point on the westerly right-of-way line of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, which point is fifty feet distant westerly from the center line of the said Railway Company's present westerly main track, measured at right angles there 10, and 134 feet distant northerly from the center line of the said Green Bay and Western Railroad Company present main track, measured at right angles thereto, the point of beginning, thence westerly on a straight line parallel with the last mentioned center line 154 feet to the southwest corner of Out Lot Sixty-three according to surveys made by C.M. Keach and David Blencoe, and marked by a four inch iron pipe, thence northerly along the west boundary line of said Out Lot Sixty-three, sixteen feet to the point of intersection with the northerly boundary line of the tract of land described in the deed recorded in Volume 40 of Miscellaneous Records on pages 539 and 540, Jackson County Registry, thence westerly on the last mentioned line to the point of intersection with the easterly line of Blair Street (S.T.H. # 12), thence southerly along the last mentioned line to a point 100 feet distant northerly from the center line of the Green Bay and Western Railroad Company present main track, measured at right angles thereto, thence easterly on a straight line parallel with the last mentioned center line to the point of intersection with the westerly boundary line of the right-of-way of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, said point being 100 feet distant northerly from the center line of the Green Bay and Western Railroad Company present main track, measured at right angles thereto, and 50 feet distant westerly from the center line of the Chicago, St. Paul, Minneapolis and Omaha Railway Company's present main track, measured at right angles thereto, thence northerly along the westerly right-of-way line of the Chicago, St. Paul, Minneapolis and Omaha Railway Company to the point of beginning; subject to restrictions of record.

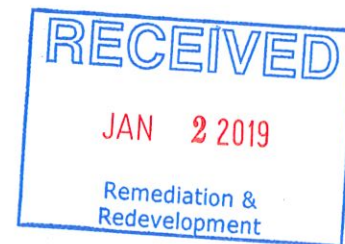
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December 13, 2018

Matthew Lechner
PO Box 86
Black River Falls, WI 54615



PECFA # 54754-9998-05 BRRTs # 03-27-001459
Site Name: Dave's Gas Station Former ("Site")
Site Address: 405 N. Washington St., Merrillan, WI, 54754

Re: NR 726 Case Closure

Dear Mr. Lechner:

While your Site (described above) was submitted for closure, the Wisconsin Department of Natural Resources ("department") has not received the required fees under Wis. Admin. Code ch. NR 749. Closure fees are required to process closure documentation. Prior to the expenditure of staff time on closure for this site, the department would like to clarify that you, as the property owner, will be liable for closure expenses incurred by the department. It is our understanding that you are asserting you do not have the financial ability to pay the department's required fees.

In order to review your site for closure, we would like to offer the option to defer payment by placing a lien in the amount of the closure fee(s) (\$1,700) on your property. The department has the authority to place a lien on the property under Wis. Stat. § 292.81 for costs incurred by the department to remediate sites under Wis. Stat. §§ 292.31 and 292.11.

If you would like to have your closure fee deferred by having a lien placed on your property, please indicate as such below, sign this document and return in the postage paid envelope provided. Alternatively, you may work with your agent (METCO) to pay the closure fees up front. You may direct any questions to Jenna Soyer at jenna.soyer@wisconsin.gov, 608-267-2465.

Yes, please place a lien on my property, identified above, in the amount of \$1,700, in lieu of payment of fees to review my site for closure, authorized under Wis. Admin. Code ch. NR 749. **I assert that I am the fee title owner, or legal representative, of the property and have the sole authority to execute this Voluntary Lien document.** By signing this letter, I acknowledge that this document serves as the first required notice stating the department's intent to file a lien under Wis. Stat. § 292.81(2). A second notice will be sent to me with a copy of the draft lien at least 60 days prior to the department filing the lien with the county register of deeds.

Matt Lechner
Name of Owner [or Legal Representative] (print)

Matt Lechner
Signature of Property Owner [or Legal Representative]

12/27/18
Date

Signature of Additional Property Owner (if applicable) Date

cc: Ron Anderson (METCO); Matt Vitale (DNR)