

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



May 18, 2018

John Sigafus
303 N Mill St.
Browntown, WI 53522

PECFA #53522-9999-03 BRRTs #03-23-001503
Site Name: BROWNTOWN OIL ("Site")
Site Address: 303 N Mill St, Browntown

Re: NR 726 Case Closure

Dear Mr. Sigafus:

As the owner of the above referenced property, you have agreed to have a superior lien placed on your property in the amount of \$1,350 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 July 17th, 2018. 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); Erin Niemisto (DNR)

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

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May 3, 2018

John Sigafus
303 N Mill St.
Browntown, WI 53522

PECFA #53522-9999-03 BRRTs #03-23-001503
Site Name: BROWNTOWN OIL ("Site")
Site Address: 303 N Mill St, Browntown

Re: NR 726 Case Closure

Dear John Sigafus:

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) (\$1,350) 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 \$1,350, 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.

John F. Sigafus
Name of Owner [or Legal Representative] (print)

John F. Sigafus
Signature of Property Owner [or Legal Representative]

5* -11- 2018
Date

Rita F. Sigafus
Signature of Additional Property Owner (if applicable)

5* -11- 2018
Date

cc: Ron Anderson (METCO); Erin Niemisto (DNR)

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 John F. Sigafus and located in Green County.

Commencing at the intersection of the South line of State Trunk Highway Eleven (11) and the West line of Mill Street extended as at present located in the Village of Browntown, thence South along the Street 148 feet, thence Northwesterly in a straight line and following the North line of the right of way of the Chicago, Milwaukee & St. Paul Railway to the South line of said State Trunk Highway Eleven (11), thence Easterly along the South line of said Highway to the place of beginning. Being part and parcel of the South half of the Southwest quarter (S ½ SW ¼) of Section Four (4), Town One (1) North, Range Six (6) East, Green County, Wisconsin.

Commencing at a point in the center of Mill Street extended, said point being 318.99 feet North and 159.06 feet East of the Southwest corner of the Southeast quarter of the Southwest quarter (SE ¼ of SW ¼) of Section 4, Town One North, Range Six East, thence East 130 feet to creek bank, thence North along creek bank to South edge of bridge, said point being 160.5 feet North and 53 feet East of the point of beginning, thence West 53 feet to center of Mill Street extended, thence South along the said center line of Mill Street extension 160.5 feet to point of beginning, containing an area of 0.33 acres, more or less and being in the Southeast quarter of the Southwest quarter (SE ¼ SW ¼) of Section 4, Town One North, Range Six East, Green County, Wisconsin.

EXCEPT: Commencing at the Southwest corner of said Section 4; thence N00°18'12" E along the West line of the SW ¼ of said Section 4, 282.46 feet; thence S89°41'48" E, 1077.65 feet to a point on a curve on the Southerly Right-of-Way line of Foundry Street, said point being the point of beginning; thence Northeasterly on a curve to the left on said Right-of-Way line which has a radius of 1433.0 feet and a chord which bears N77°00'57" E, 140.0 feet; then S00°49'27"E, 58.98 feet to the Northerly line of the Chicago Milwaukee St. Paul and Pacific Railroad; thence N78°39'51" W along said line to the point of beginning. This parcel contains 3876 square feet. Subject to any and all easements of records. Situated in the Village of Browntown, Green County, Wisconsin.

The case closure request review costs (\$1,350) 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.

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 # 0116.0000

This document was drafted & approved by:
Department of Natural Resources
PO Box 7921
Madison WI 53707-7921

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