

03-14-530057

State of Wisconsin  
Department of Natural Resources

Fax Notification For Hazardous Substance Discharge  
(Non-Emergency Only)

Form 4400-225 (07/03) Page 1 of 2

Emergency Discharges / Spills should be reported via the 24-Hour Hotline: 1-800-943-0003

Notice: Hazardous substance discharges must be reported immediately according to the "Spills Law", s. 292.11 Wis. Stats., Section NR 706.05(1)(b), Wis. Adm. Code, requires that hazardous substance discharges are to be reported by one of three methods: telephoning the Department (toll free Spill Hotline number above), telefaxing a report to the Department or visiting a Department office in person. If you choose to notify the Department by telefax, you should use this form to be sure that all necessary information is included. However use of this form is not mandatory. Under s. 292.99, Wis. Stats., the penalty for violating the reporting requirements of ch. 292 Wis. Stats., shall be no less than \$10 nor more than \$5000 for each violation. Each day of continued violation is a separate offense. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than program administration. However, information submitted on this form may also be made available to requesters under Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Confirmatory laboratory data should be included with this form, to assist the DNR in processing this Hazardous Substance Release Notification.

Complete this form. TYPE or PRINT LEGIBLY. FAX it to the appropriate DNR region (see next page) IMMEDIATELY upon discovery of a potential release from (check one):

- Underground Petroleum Storage Tank System
- Aboveground Petroleum Storage Tank System
- Dry Cleaner Facility (DERP eligibility based on:  Facility owner/operator  Property owner of licensed facility)
- Other - Describe:

TO DNR, ATTN: R & R Program Assistant (Area Code) FAX Number (608) 275-3338

1. Discharge reported by:

Name	Firm	Date FAXED to DNR
Ronald J. Engel	Engel & Associates, Inc.	

Mailing Address	(Area Code) Phone Number
N4737 Hwy 175 S., Fond du Lac, WI 54937-9210	(920) 929-9279

2. Site Information

Name of site at which discharge occurred. Include local name of site/business, not responsible party name, unless a residence / vacant property Former Pilsner Ford

Location: Include street address, not PO Box. If no street address, describe as precisely as possible, i.e., 1/4 mile NW of CTHs 60 & 123 on E side of CTH 60  
207 West Street

Municipality (City, Village, Township) Specify municipality in which the site is located, not mailing address/city  
City of Juneau

County: Dodge Legal Description: SE 1/4, NE 1/4, Section 21 Tn 11 Range 15 E  or W

3. Responsible Party (RP) and/or RP Representative

Responsible Party Name: Business or owner name that is responsible for cleanup. If more than one, list all Attach additional pages as necessary  
*Dianna Stephens*

Reported in compliance with s. 292.11(2), Wis. Stats., by a local government exempt from liability under s. 292.11(9)(e), Wis. Stats. For more information see [http://www.dnr.state.wi.us/org/aw/rr/liability/muni\\_1.html](http://www.dnr.state.wi.us/org/aw/rr/liability/muni_1.html)

Contact Person Name (if different) Phone Number  
*Dianna Stephens* 920-386-4400

Mailing Address	City	State	ZIP Code
207 West Street	Juneau,	WI	53639

State of Wisconsin  
Department of Natural Resources

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Form 4400-225 (07/03) Page 2 of 2

**4. Hazardous Substance Impact Information**

Identify hazardous substance discharged (check all that apply):

**METALS**

- Arsenic
- Chromium
- Lead
- Mercury
- Metals (specify): \_\_\_\_\_

**INDUSTRIAL CHEMICALS**

- Ammonia
- Cyanide
- Paint
- PCB's
- VOC's
- Fertilizers
- Pesticide/Herbicide/Insecticide(s)
- Leachate
- RCRA Hazardous Waste

**PETROLEUM**

- Diesel/Fuel Oil
- Engine Oil/Waste Oil
- Mineral/Transmission/Hydraulic Oil
- Gasoline (Pb/Non-Pb/Unknown)
- Jet Fuel/Kerosene
- MTBE
- VOC's
- PAH's/SVOC
- Petroleum-Unknown Type
- Other (specify): \_\_\_\_\_
- Unknown

**SOLVENTS**

- Solvent-Chlorinated
- Solvent-Non Chlorinated
- PERC
- VOC's

Impacts to the environment (enter "K" for known/confirmed or "P" for potential for all that apply)

- |                                                                  |                                                        |                                                        |
|------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Air Contamination                       | <input type="checkbox"/> Contamination in Right of Way | <input type="checkbox"/> Sanitary Sewer Contamination  |
| <input type="checkbox"/> Co-contamination                        | <input type="checkbox"/> Direct Contact                | <input checked="" type="checkbox"/> Soil Contamination |
| <input type="checkbox"/> Concrete/Asphalt                        | <input type="checkbox"/> Expanding Plume               | <input type="checkbox"/> Storm Sewer Contamination     |
| <input type="checkbox"/> Contained/Recovered                     | <input type="checkbox"/> Fire Explosion Threat         | <input type="checkbox"/> Surface Water Contamination   |
| <input type="checkbox"/> Contamination Within 1 Meter of Bedrock | <input type="checkbox"/> Free Product                  | <input type="checkbox"/> Within 100 ft of Private Well |
| <input type="checkbox"/> Contaminated Private Well               | <input type="checkbox"/> Groundwater Contamination     | <input type="checkbox"/> Within 1000 ft of Public Well |
| <input type="checkbox"/> Contaminated Public Well                | <input type="checkbox"/> Off-Site Contamination        |                                                        |
| <input type="checkbox"/> Contamination in Fractured Bedrock      | <input type="checkbox"/> Other                         |                                                        |

Contamination was discovered as a result of:

- Tank closure assessment
- Site assessment

Other - Describe: \_\_\_\_\_  
Date

Lab results:

- Lab results will be faxed upon receipt
- Lab results are attached

Additional Comments: Include a brief description of immediate actions taken to halt the release and contain or cleanup hazardous substances that have been discharged.

The ground surface above the tank site and surrounding area has been surfaced with concrete since tank removal. Infiltration of surface water is likely minimal. Bore holes were abandoned and patched.

**FAX numbers to report non-emergency releases in DNR's five regions are as follows:**

**Northeast Region (920-492-5859); Attention - RR Program Assistant:**

Brown, Calumet, Door, Fond du Lac (*except City of Waupun - see South Central Region*), Green Lake, Kewaunee, Manitowoc, Marinette, Marquette, Menominee, Oconto, Outagamie, Shawano, Waupaca, Waushara, Winnebago Counties

**Northern Region (715-365-8932); Attention - RR Program Assistant:**

Ashland, Barron, Bayfield, Burnett, Douglas, Forest, Florence, Iron, Langlade, Lincoln, Oneida, Polk, Price, Rusk, Sawyer, Taylor, Vilas, Washburn Counties

**South Central Region (608-275-3338); Attention - RR Program Assistant:**

Columbia, Dane, Dodge, Fond du Lac (*City of Waupun only*), Grant, Green, Iowa, Jefferson, Lafayette, Richland, Rock, Sauk Counties

**Southeast Region (414-263-8483); Attention - RR Program Assistant:**

Kenosha, Milwaukee, Ozaukee, Racine, Sheboygan, Walworth, Washington, Waukesha Counties

**West Central Region (715-839-6076); Attention - RR Program Assistant:**

Adams, Buffalo, Chippewa, Clark, Crawford, Dunn, Eau Claire, Jackson, Juneau, LaCrosse, Marathon, Monroe, Pepin, Pierce, Portage, St. Croix, Trempealeau, Vernon, Wood Counties

207 West Street  
Juneau, WI 53039

920-386-4400

Send to: Century 21	From: Sianna
Attention: Amber	Date: 8/5/04
Office location:	Office location:
Fax number: 920-	Phone number:

Total pages, including cover:

Comments:

He !	RP <sup>was</sup> 8-18-04 phoned for further info.  03-14-530057
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OFFER ADDENDUM S - LEAD BASED PAINT  
DISCLOSURES AND ACKNOWLEDGMENTS

1 **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a  
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from  
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in  
4 young children may produce permanent neurological damage, including learning disabilities, reduced  
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular  
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the  
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the  
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or  
9 inspection for possible lead-based paint hazards is recommended prior to purchase.

10 Disclosures and Acknowledgments made with respect to the Property at 207 West St., Wisconsin.  
11 Madison WI 53704

12 **SELLER DISCLOSURE AND CERTIFICATION.** Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or  
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except:

15 None known  
16 (Explain the information known to Seller, including any additional information available about the basis for the determination

08-03-2004 11:42 FROM-CENTURY 21 CROSSROADS 9206898570 T-672 P.006/009 F-533

WISCONSIN REALTORS' ASSOCIATION  
Southeastern Wisconsin Commercial  
Association of REALTORS®

REAL ESTATE CONDITION REPORT - C

1 PROPERTY OWNER: Dianna Stephens  
2 PROPERTY ADDRESS: 207 West St. - Juneau WI 53539  
3 OWNER HAS OWNED THE PROPERTY FOR \_\_\_\_\_ YEARS.

4 Wisconsin Administrative Code §RL24.07 (1)(a) requires listing brokers to inspect the property and to "make inquiries of the sell-  
5 er on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that  
6 the seller provide a written response to the licensee's inquiry." Wis. Adm. Code §RL24.07 (2) requires listing brokers to disclose  
7 all defects discovered in Broker's inspection or disclosed by Owner, in writing, in a timely manner, to all interested parties. This Real  
8 Estate Condition Report is designed to fulfill these duties under the license law. Owner's statements are a representation of Owner's  
9 knowledge of the property's condition. It is not a warranty of any kind by the Owner or any agent of the Owner, nor is it a substitute  
10 for any inspections buyer/tenant may wish to obtain. Buyer may, however rely upon this information in deciding whether or not and  
11 upon what terms to purchase the property.

12 In this form, "am aware" means to have notice or knowledge. In this form, "defect" means a condition that would have a significant  
13 adverse affect on the value of the property; that would significantly impair the health or safety of future occupants of the property;  
14 or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

15 **CIRCLE ONE ANSWER:** Explain any "yes" or "unsure" answers in the blank lines following question #12.

- |                                                                                                                                                                            |                                      |                                     |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------|--------|
| 16 1. Are you aware of defects in the property's structural components, e.g. roof,<br>17 foundation, basement or other walls?                                              | yes                                  | <input checked="" type="radio"/> no | unsure |
| 18 2. Are you aware of any defects in the property's mechanical systems, e.g.<br>19 HVAC, electrical, plumbing, septic, well?                                              | yes                                  | <input checked="" type="radio"/> no | unsure |
| 20 3. Are you aware of any asbestos on the property?                                                                                                                       | yes                                  | <input checked="" type="radio"/> no | unsure |
| 21 4. Are you aware of any underground or aboveground tanks for storage of<br>22 flammable or combustible liquids (USTs & ASTs)?                                           | <input checked="" type="radio"/> yes | <input checked="" type="radio"/> no | unsure |
| 23 5. Are you aware of any prior removal of USTs or ASTs from the property?                                                                                                | <input checked="" type="radio"/> yes | <input checked="" type="radio"/> no | unsure |
| 24 6. If a UST or AST was removed do you have documentation?                                                                                                               | <input checked="" type="radio"/> yes | <input checked="" type="radio"/> no | unsure |
| 25 7. Are you aware of any hazardous substances which have been used, stored or<br>26 spilled on the property?                                                             | yes                                  | <input checked="" type="radio"/> no | unsure |
| 27 8. Are you aware of any activities conducted on the property that require<br>28 environmental permits?                                                                  | yes                                  | <input checked="" type="radio"/> no | unsure |
| 29 9. Are you aware of a governmental investigation or private assessment/audit<br>30 (of environmental matters) ever being conducted?                                     | yes                                  | <input checked="" type="radio"/> no | unsure |
| 31 By whom: _____                                                                                                                                                          |                                      |                                     |        |
| 32 10. Are you aware of the property being located in a federal, state, or local<br>33 floodplain, wetland or shoreland zoning area?                                       | yes                                  | <input checked="" type="radio"/> no | unsure |
| 34 11. Are you aware that a structure on the property has been designated as a historic<br>35 building or that any part of the property is located in a historic district? | yes                                  | <input checked="" type="radio"/> no | unsure |
| 36 12. Are you aware of any other defects affecting the property?                                                                                                          | yes                                  | <input checked="" type="radio"/> no | unsure |

37 **EXPLANATIONS OF "YES" OR "UNSURE" ANSWERS**

38 # 21 Above ground storage tank - oil  
39 \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_  
42 \_\_\_\_\_

43 The Owner certifies that the information in this report is true and correct to the best of the Owner's knowledge as of the date Owner  
44 signs the report.

45 (x) Dianna Stephens 8/2/04 (x) \_\_\_\_\_  
46 Signature ▲ Date ▲ Signature ▲ Date ▲

47 Broker certifies that Broker has inspected the property and that unless otherwise indicated, Broker is not aware of any defects other  
48 than those disclosed by this report or of information inconsistent with this report.

49 \_\_\_\_\_ (x) \_\_\_\_\_  
50 Broker ▲ By ▲ Date ▲

207 West Street  
Juneau, WI 53039

920-386-4400

Send to: Century 21	From: Sianna
Attention: Amber	Date: 8/5/04
Office location:	Office location:
Fax number: 920-	Phone number:

Total pages, including cover:

Comments:

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- 16 1. Are you aware of defects in the property's structural components, e.g. roof, foundation, basement or other walls?      yes     no    unsure
- 17
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- 19
- 20 3. Are you aware of any asbestos on the property?      yes     no    unsure
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46 Signature ▲ Date ▲ Signature ▲ Date ▲

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49 \_\_\_\_\_ (x)  
50 Broker ▲ By ▲ Date ▲

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45 (x) Dianna Stephens 8/2/04 (x)  
46 Signature ▲ Date ▲ Signature ▲ Date ▲

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49 \_\_\_\_\_ (x)  
50 Broker ▲ By ▲ Date ▲

08-03-2004 11:41

FROM-CENTURY 21 CROSSROADS

9206998570

T-672 P.005/009 F-533

Page 4 of 4, WB-5

199 SELLER (DOES) (DOES NOT) STRIKE ONE CONSENT TO A MULTIPLE REPRESENTATION RELATIONSHIP (DUAL AGENCY).

200  CONFIDENTIALITY NOTICE:

201 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND OF  
202 ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT  
203 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW. THE FOLLOWING INFORMATION IS REQUIRED  
204 TO BE DISCLOSED BY LAW:

205 1) MATERIAL ADVERSE FACTS AS DEFINED IN § 452.01 (5g) OF THE WISCONSIN STATUTES. (See lines 116 to 124)

206 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT  
207 ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

208 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT  
209 INFORMATION AT LINES 212 - 213. AT A LATER TIME, YOU ALSO MAY PROVIDE THE BROKER WITH OTHER WRITTEN NOTIFICATION  
210 OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL. YOU MAY IDENTIFY INFORMATION WHICH MIGHT OTHERWISE BE  
211 CONSIDERED CONFIDENTIAL (SUCH AS SELLER'S MOTIVATION TO SELL) AS NON-CONFIDENTIAL AT LINES 214 - 215.

212  CONFIDENTIAL INFORMATION: None

214  NON-CONFIDENTIAL INFORMATION: Building is For Sale, Rent or Lease

215 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

216  ADDITIONAL PROVISIONS: 1) IF Century 21 Crossroads Realty Sells this Property the Commission  
217 will be 8.5%. 2) Seller will be responsible for cleaning up contamination, at seller's  
218 expense.

225  ADDENDA: The attached Condition Report is/are made part of this Listing.

226 CAUTION: IF SIGNED, THIS LISTING CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BROKERS MAY PROVIDE A GENERAL  
227 EXPLANATION OF THE PROVISIONS OF THIS LISTING OR OTHER REAL ESTATE CONTRACTS, BUT ARE PROHIBITED BY LAW FROM  
228 GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS LISTING OR ANY OTHER REAL ESTATE CONTRACT.  
229 AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED. SELLER SHOULD CONSULT OTHER EXPERTS AS  
230 APPROPRIATE, FOR EXAMPLE, APPRAISERS, TAX ADVISORS, OR ENVIRONMENTAL INSPECTORS OR TESTERS IF SERVICES  
231 BEYOND BROKER'S MARKETING SERVICES ARE REQUIRED.

232  TERM OF CONTRACT: FROM THE 3rd DAY OF August, 2004, UP TO AND  
233 INCLUDING MIDNIGHT OF THE 30th DAY OF September, 2004.

234 NOTE: A SALE, OPTION, EXCHANGE OR PROCUREMENT OF A PURCHASER FOR A PORTION OF THE PROPERTY DOES NOT  
235 TERMINATE THE LISTING AS TO ANY REMAINING PROPERTY INCLUDED IN THE LIST PRICE, INCLUDING PERSONAL PROPERTY AND  
236 EQUIPMENT. SEE LINES 9 TO 15 AND 232 TO 233.

237 Dated this 3rd day of August, 2004

238 (x) Dianna Stephens 08/03/2004  
239 Seller's Signature & Print Name Here: DIANNA STEPHENS Social Security No. or FEIN (Optional) ▲ Date ▲

240 (x) \_\_\_\_\_  
241 Seller's Signature & Print Name Here: \_\_\_\_\_ Social Security No. or FEIN (Optional) ▲ Date ▲

242 \_\_\_\_\_  
243 Seller's Address ▲ Phone # ▲ Fax # ▲

244 (x) Chamber Bratz Century 21 Crossroads Realty, Inc.  
245 Agent for Broker ▲ (Print Name) Chamber Bratz Broker/Firm Name ▲

246 520 Hartwig Blvd Johnson Creek WI 53038 (920) 699-8550 (920) 699-8570  
247 Broker/Firm Address ▲ Phone # ▲ Fax # ▲