

Rock Lake Storage—Lake Mills Business and Land For Sale

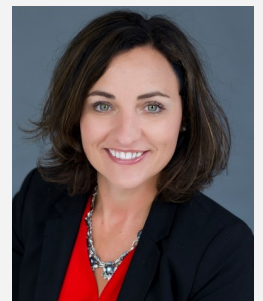


Rare opportunity to purchase a clean, established, well-managed Storage Unit Facility with excellent rental history. Over 285 Storage Units, 3 Bedroom Rental house, 3,200 Sq Ft Warehouse, 2- 2+ car Garages and a Pole Barn, along with a 4 acre lot for future potential expansion. Great location close to I-94 between Madison and Milwaukee.

\$3,875,000

CENTURY 21
Affiliated

Laura Staude Flood
Realtor, ABR, CRS, e-PRO, GRI, CNE
920.988.9767 Text/Cell
Laura@LaurasRealEstateGroup.com



Rock Lake Storage—Lake Mills

Confidentiality Agreement

This Confidentiality Agreement (“Agreement”) is made and agreed to by _____ (“Buyer”) regarding the property at 650 Owen St, 804 Mulberry St, 1022 Mulberry St. and 675 Industrial Dr all in Lake Mills, WI 53551 (Collectively known as Rock Lake Storage) (the “Property”).

The buyer has requested additional information for the purpose of evaluating a possible acquisition of the property (“Information”). The Seller shall deliver the Information for Buyer’s limited use in connection with evaluation of the Property for purchase and for no other purpose. Buyer hereby enters into this Confidentiality Agreement and covenants and agree to Seller as follows:

1. Buyer represents to Seller that it shall not, without the prior written consent of the Seller, disclose to any other person or entity the Information or any oral or written communications concerning the Property.
2. The obligation of confidentiality pursuant to this Agreement shall continue in perpetuity. This Agreement supersedes any and all prior or contemporaneous agreements, whether written or oral.
3. This Agreement applies to all Information received which is not available to the general public. Buyer understands that all information shall be treated as confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm. In the event of any breach of this Agreement, Seller shall be entitled to any and all remedies available under the law.
4. Buyer shall not contact directly any persons concerning the Property, other than the Sellers’ agent without Seller’s written approval. Such persons include, without limitation: tenants, tenant’s employees, tenant’s suppliers, etc. A breach of this provision will be deemed to be a direct breach of this Agreement.
5. Seller nor it’s Agent make any representations or warranties, express or implied, as to the accuracy or completeness or any Information provided. Buyer assumes full and complete responsibility for receipt and verification of all Information and waives any potential recourse against Seller, subject to a future listing agreement between Seller and Buyer.
6. Buyer shall not, without prior written consent or approval of Seller, be entitled to assign this Agreement or any rights hereunder to any person or entity without Seller’s prior written authorization.
7. If Buyer is a corporation, partnership, LLC or other type of legal entity, the individual(s) signing this Agreement on its behalf will take all precautions to limit the distribution of the Information only to those persons within the entity who must know the Information, and who are specifically aware of this Agreement and agree to honor and enforce it.
8. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin and shall be binding upon and enforceable by the parties hereto as well as their respective heirs, personal representatives, successors and assigns.

Signature and Acknowledgement by Buyer:

Signature: _____
Company: _____
Email: _____
Address: _____
Agent Name: _____

Printed Name: _____
Title: _____
Telephone: _____
City, State, Zip: _____
Agent Telephone: _____

Rock Lake Storage—Lake Mills

NO WARRANTIES OR REPRESENTATIONS

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, financial estimates, and other projections are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject properties prior to submitting offers. However, all property tours must be arranged with the listing agent, Laura Staude Flood at (920) 699-8121. Please do not contact the owner or onsite tenants without prior approval.

Rock Lake Storage—Lake Mills

ADDENDUM A

Property	Square Ft	Tax ID	Acreage	Taxes
804 Mulberry 12 – 12 X 30 Gray Storage Units	4320 sq ft	246-0713-1242-063	.301 Acres	\$ 5,569.83
808 Mulberry Rental House and Garage	1320 sq ft	246-0713-1243-035	.264 Acres	\$ 240.73
808 Mulberry 24 X 40 Pole Barn	960 sq ft			
1022 Mulberry Warehouse Building	3200 sq ft	246-0713-1241-023	.471 Acres	\$2,992.17
1022 Mulberry 24 X 30 White Garage Rental	720 sq ft			
1022 Mulberry 22 – 10 X 10 Red Storage Units	2200 sq ft	246-0713-1241-024	.652 Acres	\$4,061.84
1022 Mulberry 22 – 10 X 20 Red Storage Units	4400 sq ft			
1022 Mulberry 1—12 x 30 Storage Unit	360 sq ft			
650 Owen Street:				
Building 1 – 28 Units	6360 sq ft	246-0713-1243-081	2.023 Acres	\$14,801.72
Building 2 – 28 Units	6560 sq ft			
Building 3 – 28 Units	6560 sq ft			
Building 4 – 12 Units	4620 sq ft			
Building 5 – 20 Units, Office & 40X44 Warehouse	9600 sq ft	246-0713-1243-105	2.805 Acres	\$28,541.69
Building 6 – 42 Units	9600 sq ft			
Building 7 – 42 Units	9600 sq ft			
Building 8 – 28 Units	7560 sq ft			
675 Industrial Dr – Vacant Lot		246-0714-1831-004	4.000 Acres	\$20.44
TOTAL			10.516	\$56,228.42

Rock Lake Storage—Lake Mills

Metro MLS # 1577874 SCWMLS # 1828598

<u>Address</u>	<u>Parcel ID</u>	<u>Acres</u>	<u>Taxes</u>
650 Owen Street—Building 1-4	246-0713-1243-081	2.023	\$14,801.72
650 Owen Street—Building 5-8	246-0713-1243-105	2.805	\$28,541.69
804/808 Mulberry Street	246-0713-1242-063	.301	\$5,569.83
804/808 Mulberry Street	246-0713-1243-035	.264	\$240.73
1022 Mulberry Street	246-0713-1241-023	.471	\$2,992.17
1022 Mulberry Street	246-0713-1241-024	.652	\$4,061.84
675 Industrial Drive	246-0714-1831-004	4.00	\$20.44
	TOTALS	10.516	\$56,228.42

Rock Lake Storage—Lake Mills

ADDENDUM B

Items included with 650 Owen:

- Computer/Monitor/Desk(s)
- Management Software (Syrasoft Management Software)
- 42" TV
- 3 Office Desk Chairs
- 2 Gun Safes
- 3 Black Chairs for Waiting Area
- 2 Tall Stools
- Table/Counter by Window Front
- Open Sign
- Outdoor Signage (4)
- 2 Fish Tanks/Office
- Pictures/Artwork
- Light Fixtures
- 2 Ladders
- 1 Snow Blower
- Black Mini Fridge
- 2 Counter Units
- 2 File Cabinets
- Pallet of Salt
- 19 Security Cameras, Hard Drive, Wi-Fi System
- Simplicity Lawn Tractor

Rock Lake Storage—Lake Mills

Property

Size and Notes

650 Owen Street

229 Storage Units
Open Warehouse
Office Space / Restroom

Various Sizes 10 x 10 –24 x 40
40 x 44
See Addendum B for Included Items

804/808 Mulberry Street

12 Storage Units
Rental House and 2 Car Garage
Pole Barn

12 x 30 each
1320 sq ft (Leased through 5/31/19)
24 x 40

1022 Mulberry Street

Warehouse Building
Rental Garage
22 Storage Units
22 Storage Units
1 Storage Unit

3,200 sq ft (Leased through 1/31/19)
24 x 30
10 x 10
10 x 20
12 x 30

675 Industrial Drive

4 Acre Vacant Lot in Lake Mills Business Park

650 Owen Street—Lake Mills



Features:

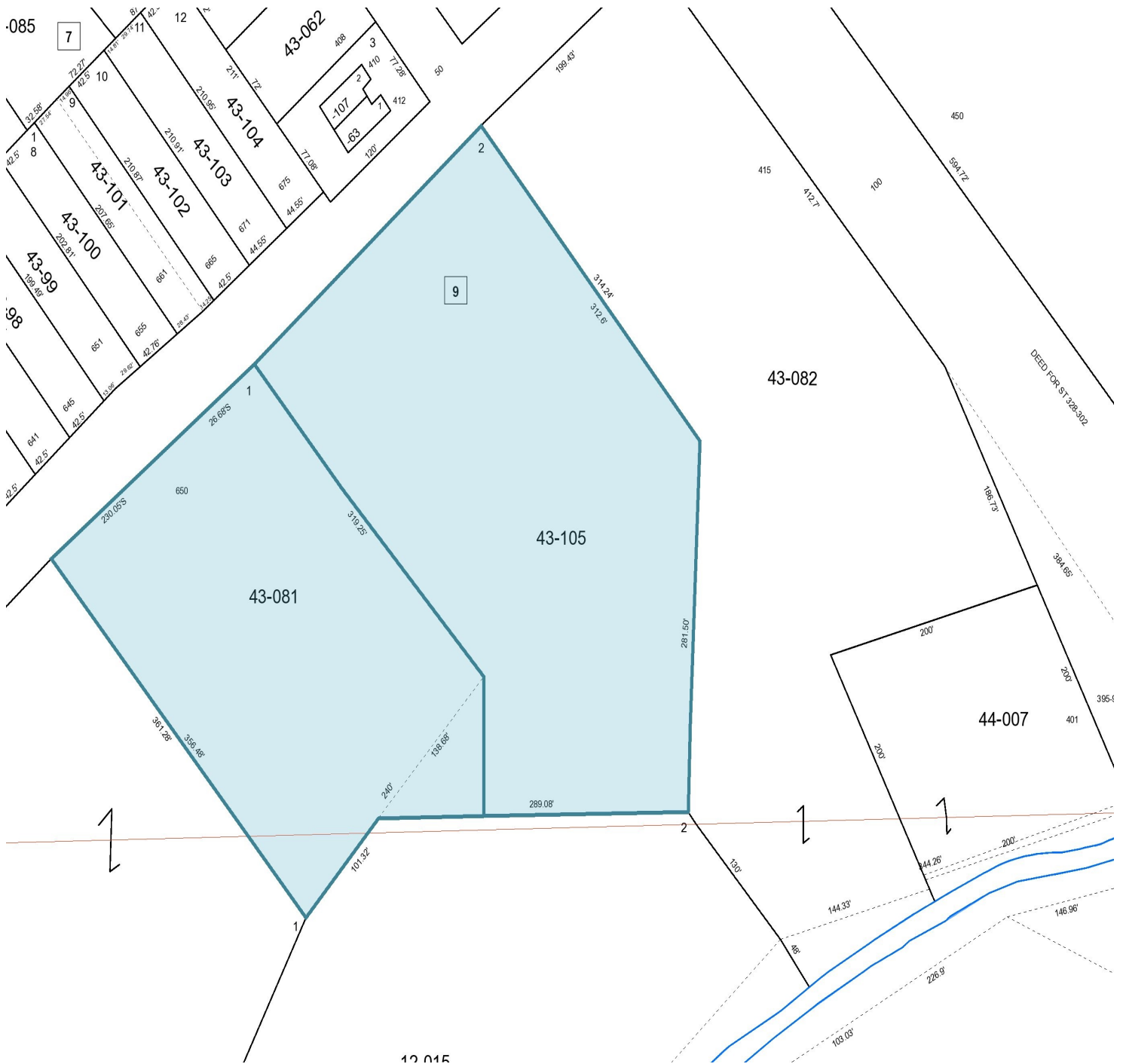
Power Doors, Personal Access Codes, Interior Lights, Security Cameras, Fenced Property, Pond-Licensed Fish Farm

<u>Parcel ID</u>	<u>Acres</u>	<u>Taxes</u>
246-0713-1243-081	2.023	\$14,801.72
246-0713-1243-105	2.805	\$28,541.69
TOTAL	4.828 Acres	\$43,343.41

<u>Building</u>	<u>Units</u>	<u>Square Ft</u>
Building 1	28 Units	6,360 sq ft
Building 2	28 Units	6,560 sq ft
Building 3	28 Units	6,560 sq ft
Building 4	12 Units	4,620 sq ft
Building 5	20 Units, Office, 40x44 Warehouse	9,600 sq ft
Building 6	42 Units	9,600 sq ft
Building 7	42 Units	9,600 sq ft
Building 8	28 Units	7,560 sq ft
	229 Units	60,460 sq ft

650 Owen Street—Lake Mills

Plat Map

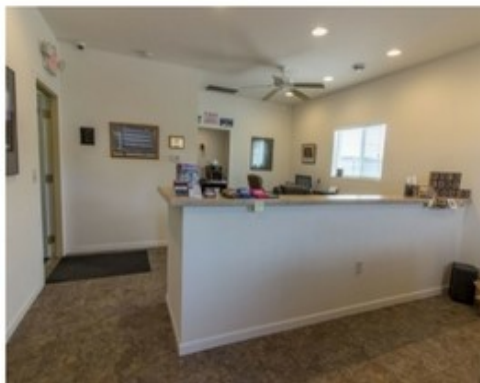


650 Owen Street—Lake Mills

Aerial Overview Map



650 Owen Street—Lake Mills



804/808 Mulberry Street—Lake Mills

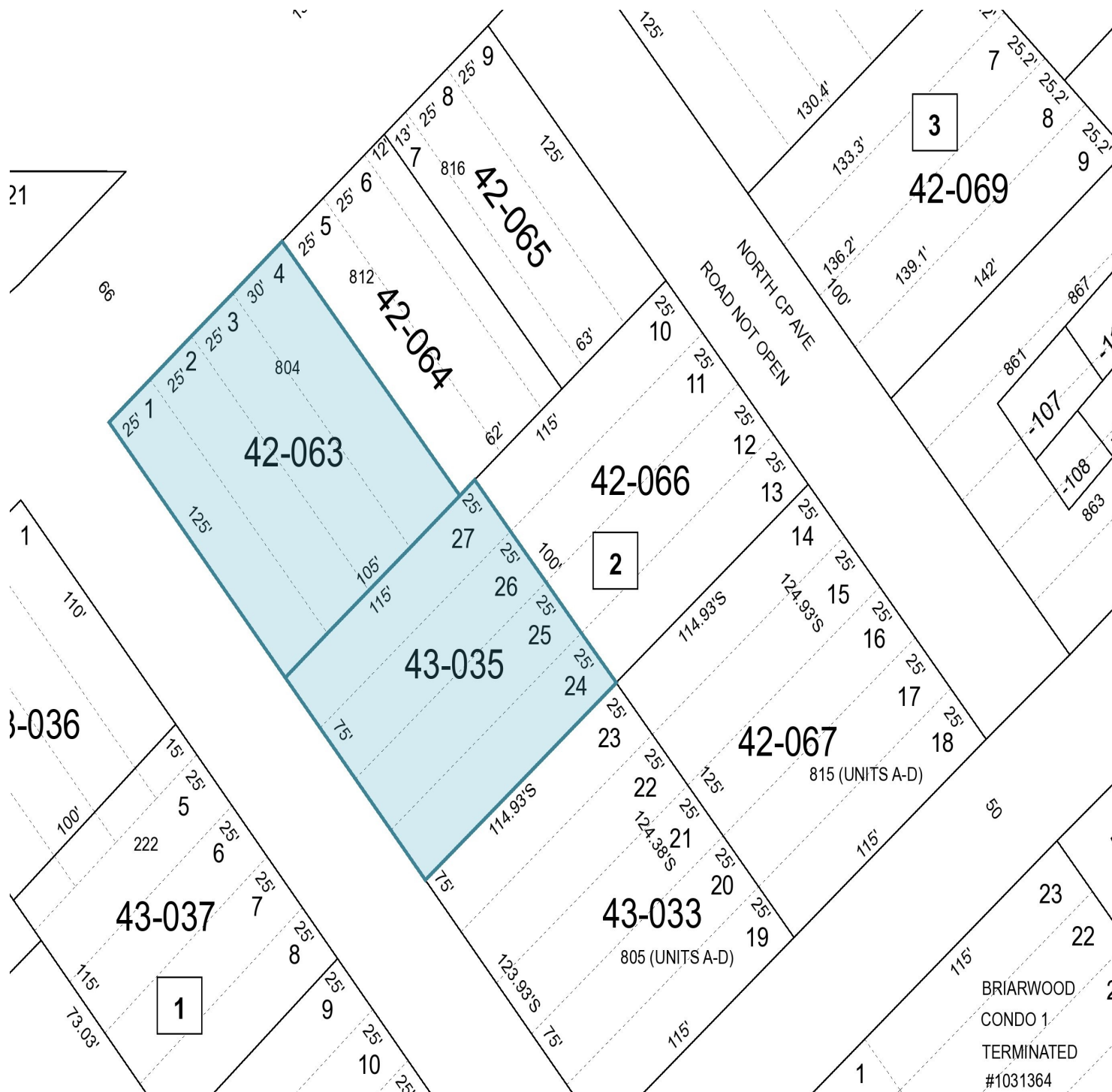


<u>Parcel ID</u>	<u>Acres</u>	<u>Taxes</u>
246-0713-1242-063	.301	\$5,569.83
246-0713-1243-035	.264	\$ 240.73
TOTAL	.565 Acres	\$5,810.56

<u>Buildings</u>	<u>Year Built</u>	<u>Rental House</u>	
Storage Units— 12 Units	2009	Square Feet	1320
Rental House	1960	Style	Ranch
2 Car Garage		Bedrooms	3
24 x 40 Pole Barn		Bathrooms	1
		Leased Through	5/31/19

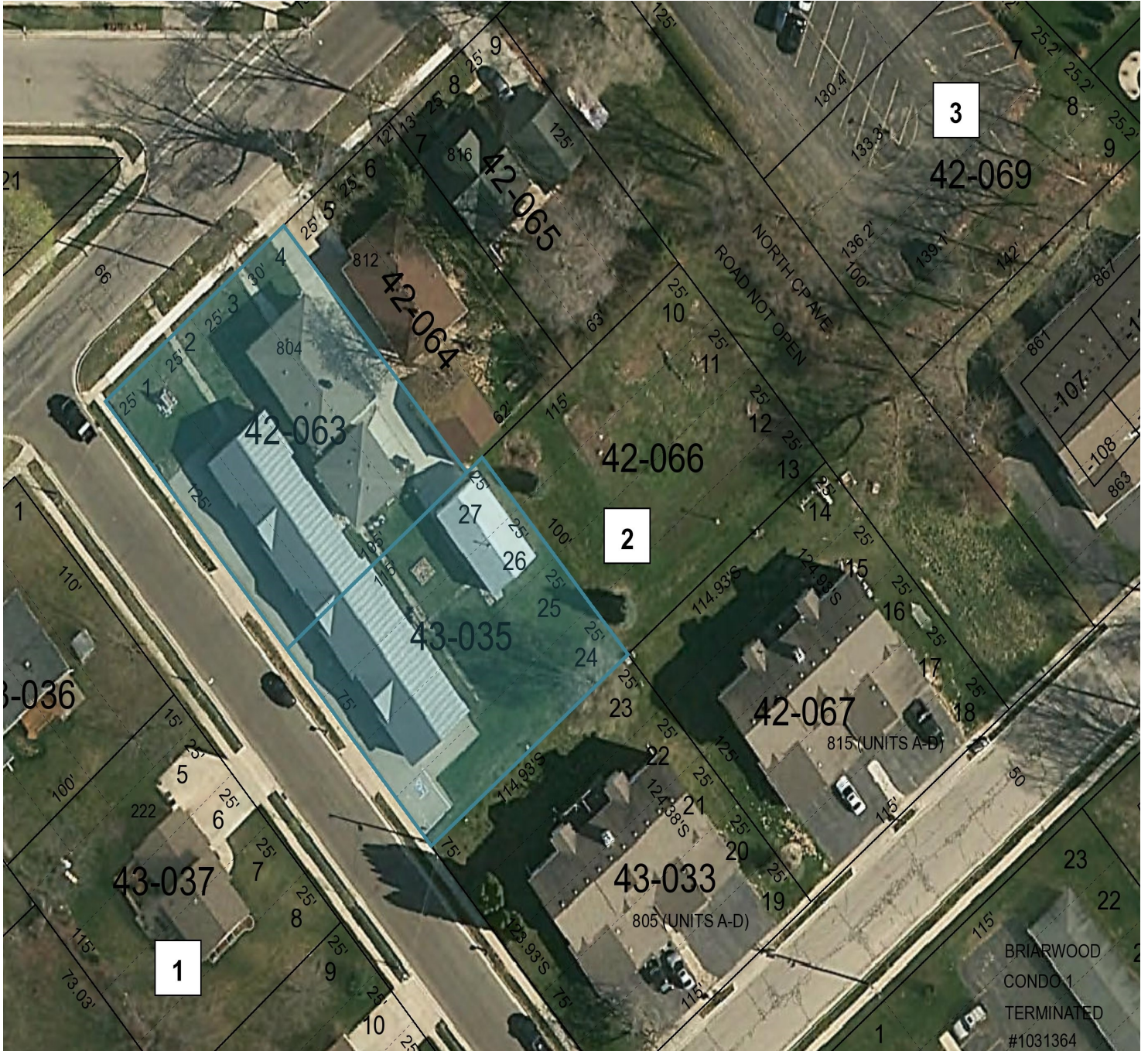
804/808 Mulberry Street—Lake Mills

Plat Map



804/808 Mulberry Street—Lake Mills

Aerial Overview Map



804/808 Mulberry Street—Lake Mills



1022 Mulberry Street—Lake Mills



Parcel ID

246-0713-1241-023

246-0713-1241-024

TOTAL

Acres

.471

.652

1.123 Acres

Taxes

\$2,992.17

\$4,061.84

\$7,054.01

Buildings

Warehouse (Leased through 1/31/19)

24 x 30 White Garage

Storage Building 22 Units

Storage Building 22 Units

Storage Unit 12 x 30

Square Feet Year Built

3,200 sq ft 1968

720 sq ft 1981

2,200 sq ft 1978

4,400 sq ft 1983

360 sq ft

1022 Mulberry Street—Lake Mills

Plat Map



1022 Mulberry Street—Lake Mills

Aerial Overview Map



1022 Mulberry Street—Lake Mills



675 Industrial Drive—Lake Mills



Parcel ID

246-0714-1831-004

Acres

4.0

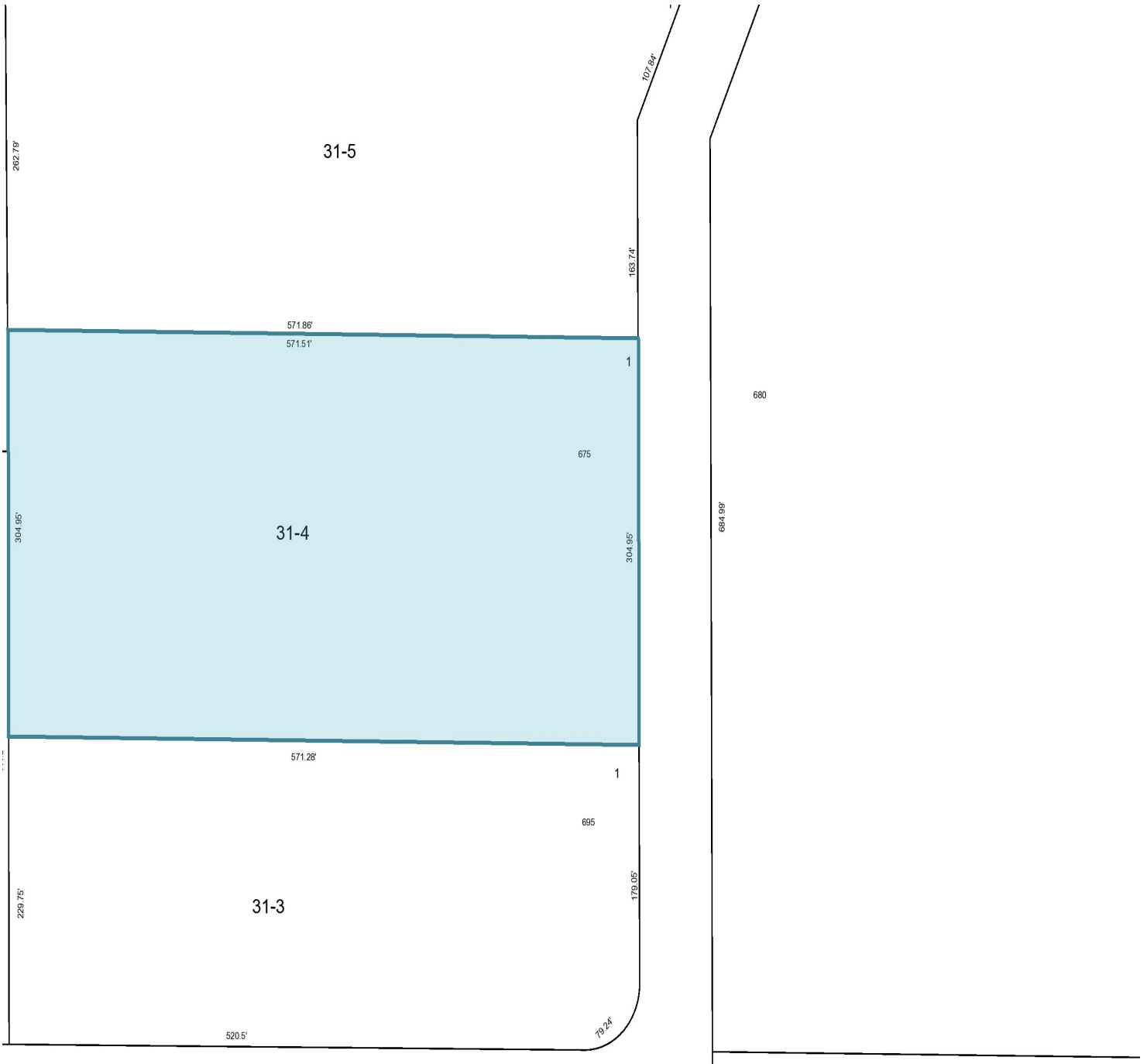
Taxes

\$20.44

4.0 Acre level lot located in Lake Mills Industrial/Business Park. Zoned Planned Industrial with many allowable uses. Great location next to an established daycare facility and across from a new city park. Close to I-94 and just off of County Road B for easy highway access. Could be used for future expansion of storage facilities or other business.

675 Industrial Drive—Lake Mills

Plat Map



675 Industrial Drive—Lake Mills

Aerial Overview Map



675 Industrial Drive—Lake Mills



SELLER DISCLOSURE REPORT - COMMERCIAL

PROPERTY OWNER: Rock Lake Storage LLC

PROPERTY ADDRESS: 650 Owen Street, Lake Mills, WI 53551

OWNER HAS OWNED THE PROPERTY FOR 7 YEARS.

Wis. Admin. Code § REEB 24.07(1)(b) requires listing brokers to inspect the property and to "make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the seller provide a written response to the licensee's inquiry." Wis. Admin. Code § REEB 24.07(2) requires listing brokers to disclose all material adverse facts discovered in broker's inspection or disclosed by owner, in writing, in a timely manner, to all parties. This Seller Disclosure Report is a tool designed to help the licensee fulfill these license law duties. Owner's statements are a representation of owner's knowledge of the property's condition. It is not a property condition warranty by the owner or any agent of the owner, nor is it a substitute for any inspections or testing buyer may wish to have done. Buyer may, however, rely upon this information in deciding whether or not, or upon what terms, to purchase the property. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

Are you aware of any of the following with regard to the Property? "Aware" means to have notice or knowledge.

MARK ONE ANSWER: Explain any "yes" or "unsure" answers in the blank lines following item (24).


- | | yes | no | unsure |
|--|-----|----------|--------|
| 1. Defects in structural components, e.g. roof, foundation, basement or other walls? | ___ | <u>X</u> | ___ |
| 2. Defects in mechanical systems, e.g. HVAC, electrical, plumbing, septic, well, fire safety, security or lighting? | ___ | <u>X</u> | ___ |
| 3. Underground or above ground storage tanks presently or previously on the Property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil? | ___ | <u>X</u> | ___ |
| 4. A defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, lead paint, asbestos, radon, radium in water supplies, mold, pesticides or other potentially hazardous or toxic substances on the premises? | ___ | <u>X</u> | ___ |
| 5. Production of or spillage of methamphetamine (meth) or other hazardous or toxic substances on the Property? | ___ | <u>X</u> | ___ |
| 6. Zoning or building code violations, any land division involving the property for which required state or local permits had not been obtained, nonconforming structures or uses, conservation easements, rights-of-way? | ___ | <u>X</u> | ___ |
| 7. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to impose assessments against the real property located within the district? | ___ | <u>X</u> | ___ |
| 8. Proposed, planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property or the present use of the Property? | ___ | <u>X</u> | ___ |
| 9. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition? | ___ | <u>X</u> | ___ |
| 10. Flooding, standing water, drainage problems or other water problems on or affecting the Property? | ___ | <u>X</u> | ___ |
| 11. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides? | ___ | <u>X</u> | ___ |
| 12. Near airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property? | ___ | <u>X</u> | ___ |
| 13. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations? | ___ | <u>X</u> | ___ |
| 14. The Property is subject to a mitigation plan required under administrative rules of the Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the Property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | ___ | <u>X</u> | ___ |

- | | yes | no | unsure |
|---|-------------------------------------|-------------------------------------|--------|
| 15. All, or part, of the Property is subject to, enrolled in or in violation of a Farmland Preservation Agreement (see 23) or a Forest Crop, Managed Forest (see disclosure requirements in Wis. Stat. § 710.12), Conservation Reserve or comparable program? | — | <input checked="" type="checkbox"/> | — |
| 16. A pier attached to the Property that is not in compliance with state or local pier regulations?
See http://dnr.wi.gov/ for information. | — | <input checked="" type="checkbox"/> | — |
| 17. Governmental investigation or private assessment/audit (of environmental matters) ever being conducted?
When and by whom? <u>SPE ATTACHED DNR LETTER DATED 7-30-14</u> | <input checked="" type="checkbox"/> | — | — |
| 18. Encroachments; easements, other than recorded utility easements; access restrictions; covenants, conditions and restrictions; shared fences, walls, wells, driveways, signage or other shared usages; or leased parking? | — | <input checked="" type="checkbox"/> | — |
| 19. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property? | — | <input checked="" type="checkbox"/> | — |
| 20. A structure on the Property designated as a historic building, any part of the Property located in a historic district, or burial sites or archeological artifacts on the Property? | — | <input checked="" type="checkbox"/> | — |
| 21. Other defects affecting the Property? | — | <input checked="" type="checkbox"/> | — |
| 22. Use Value Assessments: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html . | | | |
| (a) The land has been assessed as agricultural land under Wis. Stat. § 70.32 (2r)? | — | <input checked="" type="checkbox"/> | — |
| (b) The land has been assessed a use-value conversion charge under Wis. Stat. § 74.485(2)? | — | <input checked="" type="checkbox"/> | — |
| (c) The payment of a use-value conversion charge has been deferred under Wis. Stat. § 74.485(4)? | — | <input checked="" type="checkbox"/> | — |
| 23. Notice: The early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Call 608-224-4500 or visit http://datcp.wi.gov/Environment/Working_Lands_Initiative/ for more information.
The Property is subject to a farmland preservation agreement? | — | <input checked="" type="checkbox"/> | — |
| 24. I am aware that a dam is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners association, lake district, or similar group. (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | — | <input checked="" type="checkbox"/> | — |

EXPLANATIONS OF "YES" OR "UNSURE" ANSWERS

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 608-240-5830.

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 below.

(X)  member 4-24-18
Signature ▲ Date ▲

(X) _____
Signature ▲ Date ▲

I acknowledge receipt of a copy of this report.

(X) _____
Buyer's Signature ▲ Date ▲

(X) _____
Buyer's Signature ▲ Date ▲

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
3911 Fish Hatchery Road
Fitchburg WI 53711-5397

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



July 30, 2014

Tim Esser
Rock Lake Storage
937 Pope St.
Lake Mills, WI 53551

Subject: **No Additional Action Required**
Due to a New Determination Regarding the Site Conditions and Findings
"Storage Shop" Case at 650 Owen Street in Lake Mills, Wisconsin
WDNR BRRTS # 02-28-559046 (and now 09-28-559046)

Dear Mr. Esser:

On October 29, 2008, Ayres Associates notified the Wisconsin Department of Natural Resources (WDNR) that polycyclic aromatic hydrocarbons, volatile organic compounds, and metals were detected at the former APV/Crepaco foundry and former foundry sand landfill. Due to the subdivision of the former APV/Crepaco property and based on information and policy at the time, on July 12, 2012 the WDNR sent you a letter explaining your obligations for restoring the environment at the two contiguous properties owned by Storage Shop USA and Esser Property, both of which are now part of Rock Lake Storage located at 650 Owen Street in Lake Mills.

Today's letter provides our determination that based on an evaluation of the information now available to the Department, you are not required to conduct a site investigation at the properties described above. The findings at your properties are consistent with former use as a foundry sand landfill. The available data indicate that the elevated chemical concentrations in the foundry sand have not migrated into the native environment, and therefore (in keeping with our policy on discharges to the environment) your property is not a known discharge site. This means that based on the information we have for your properties, the cleanup requirements are not applicable.

The redevelopment of the properties into storage units with gravel and pavement surfaces, in combination with the perimeter fencing, provides an adequate barrier against public contact with the foundry sand material. When the work is completed all foundry sand material should be covered up. In the interim, you should continue to maintain compliance with the Conditional Grant of Exemption for Development at a Licensed Landfill, issued by the WDNR on August 8, 2012, and with other federal, state, and municipal requirements.

Our Bureau for Remediation and Redevelopment Tracking System ("BRRTS") will now show the site status as "No Action Required". We are also assigning 09-28-559046 as the revised BRRTS tracking number.

Thank you for your hard work and patience. It is great to see old sites like this one put back into productive use.

Sincerely,

Jeff Aekerman
Hydrogeologist
Remediation & Redevelopment Program
608-275-3323