

Wisconsin REALTORS® Association
4801 Forest Run Road
Madison, Wisconsin 53704

United Country Oakwood Realty, LLC

LEAD/ARSENIC PESTICIDE ADDENDUM

1 For Use Prior To Sale Or Lease Of Properties Potentially Affected by Lead or Arsenic Pesticides (e.g. pre-1960 Orchards)
2 This Addendum is attached to and made part of the Offer to Purchase/Lease dated May 3, 2026 made
3 by the Buyer, Matthew Paese & Ellen McGirt with respect to the Property at
4 16955 North Frank Rd Gays Mills, Wisconsin (Property).

5 **PROPERTIES POTENTIALLY AFFECTED BY LEAD OR ARSENIC PESTICIDES:** Prior to 1960 this property may have
6 been part of a fruit orchard and treated with pesticides containing lead and arsenic. Lead and arsenic based pesticides were
7 used extensively to control agricultural pests in fruit from approximately 1900 until the 1960's. These compounds tend to bind
8 tightly to the soil in the surface layer and do not breakdown. The lead and arsenic may still be present in the soil long after these
9 compounds were applied. Residues of these pesticides found in soils may be at levels that pose a human health risk.
10 The primary concern is with human health impacts resulting from long-term ingestion of contaminated soil, particularly by
11 children. These risks can be minimized by the following control measures.

- 12 • Keep good grass coverage; this acts as a barrier to human contact with the soil below.
- 13 • Cover any disturbed or excavated soil.
- 14 • Wash fruits and vegetables from your garden before eating. Uptake of these contaminants into the food is
15 not as much of a concern as ingestion of the soil itself.
- 16 • Wash hands and face after contact with soil and before meals and snacks.
- 17 • Minimize children's exposure to contaminated dust by mopping floors and washing toys and pacifiers frequently.

18 **SELLER DISCLOSURES:** Seller discloses the following information: [Check as applicable] **YES NO**

19 Seller has knowledge that the Property was used as an orchard prior to 1960.

20 Seller has knowledge that lead or arsenic-based pesticides were used on the Property.

21 Seller has knowledge of unsafe levels of lead or arsenic-based pesticide residues currently on the Property.

22 **THE SOIL EVALUATION CONTINGENCY IS A PART OF THIS ADDENDUM IF THE BOX PRECEDING THE CONTINGENCY IS**
23 **MARKED, SUCH AS WITH AN "X". IT IS NOT PART OF THIS ADDENDUM IF THE BOX IS MARKED N/A OR LEFT BLANK.**

24 **SOIL EVALUATION CONTINGENCY:** This Offer is contingent upon Buyer obtaining a written report which identifies
25 the lead and arsenic levels in the Property's soils within _____ days of acceptance of the offer. The report sampling and
26 testing shall be done by a qualified independent expert. Buyer shall order the sampling, testing and report and be
27 responsible for all costs.

28 This contingency shall be deemed satisfied unless Buyer delivers a report to the Seller and the listing broker (if
29 Property is listed), showing concentrations of lead in the soil above 50 mg/kg or arsenic above 5 mg/kg, within five days
30 of the earlier of: 1) Buyer's receipt of the reports or 2) the deadline for Buyer obtaining said report.

31 If the report shows the lead levels are between 50 and 400 mg/kg or the arsenic levels are between 5 and 100
32 mg/kg, Seller shall (provide Buyer with a credit of \$ _____ at closing) (_____

34 _____) **STRIKE AND COMPLETE AS APPLICABLE** and this contingency shall be
35 satisfied. Upon receipt of the credit at closing Buyer shall be solely responsible for installing a barrier over bare soils on
36 the property and performing other necessary hazard reduction activities.

37 If the report shows the lead levels are at or above 400 mg/kg or the arsenic levels are at or above 100 mg/kg, (the
38 Offer shall be null and void) (_____



39 _____) **STRIKE AND COMPLETE AS APPLICABLE**

40 **Note: Landowners with soil contamination greater than 100 mg/kg arsenic or 400 mg/kg lead should contact the**
41 **Department of Natural Resources (1-800-943-0003) regarding their reporting duties under Wis. Stats. section 292.11.**
42 **For further information regarding reporting duties: <http://www.dnr.state.wi.us/org/aw/rr/spills/index.htm>**

43 **ADDITIONAL INFORMATION:** The costs of remediating a site will vary depending on the level and distribution of the
44 contamination, the size and layout of the site and the remedy chosen. Additional information may be obtained by contacting
45 the Department of Agriculture, Trade and Consumer Protection at 608/224-4500.

46 By initialing and dating below, each Party acknowledges that they have read and understood and acknowledge receipt of
47 a copy of this Addendum. Seller's initials below shall not constitute the acceptance or other disposition of the Offer.

48 _____ 05/04/2026

49 Buyer(s) Initials ▲ Date ▲  Seller(s) Initials ▲ Date ▲ 

Drafted by: Attorney Richard J. Staff, General Counsel, Wisconsin REALTORS® Association
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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.