BBG RENTED EQUIPMENT:

- Coke equipment
- Ice bins behind bars
- Dishwasher behind bar
- ELKO (Provides cleaning chemicals)
- CO2 tanks provided by Mississippi Welding
- Aramark mats, linens & hand towels

Sign + deck West



N on traver

Photo taken by Kevin Ramsell

East front don

Located in beautiful Stoughton WI, BBG's sits just off Hwy 51 on the north side of the city. Our style is open, relaxed, friendly and inclusive.

Folks travel from far and wide just to try out our char-grilled Angus beef burgers and "The Best Pizza in Town!" Our thin crust & sauce are made from scratch, and only the freshest ingredients go on our pizzas!

A full line up of fountain drinks, over 16 beers on tap, a vast selection of imports and domestics, and almost any cocktail you can imagine. We have something to quench anyone's thirst!

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 59704

f 4

Madison, Wisconsin 53704	SELLER DISCLOSURE REPORT - COMMERCIAL		Pa	age 1 o
THIS DISCLOSURE REPORT CONCERN	IS THE REAL PROPERTY LOCATED AT SOO NICOUNT	(0)	- +	a
Not		- Jan	661	INITI
(CI	TYX (VILLAGE) (TOWN) OF Stouchton		COLL	IN TH
PROPERTY AS OF AND USE	STATE OF WISCONSIN. THIS REPORTIS A DISCLOSURE OF	THE COND	TION O	F THA
PROPERTY AS OF August	(MONTH) 3044 (YEAR).		_	
When listing a property Wis. Admin. Of the seller on the condition of the structure that the seller provide a written response to fulfill this license law duty.	Code § REEB 24.07(1)(b) requires licensees to inspect the proper mechanical systems and other relevant aspects of the property. the licensee's inquiry." This Seller Disclosure Report is a tool de	ty and to "n The license signed to he	nake inques shall religions the shall religion to the limited shall religion to the shal	uiries reques cense
This is not a warranty of any kind by any inspections, testing or warranties that and the owner is voluntarily providing this in	the owner or any agents representing any party in this transaction the parties may wish to obtain. This is not a disclosure report requirements.	n and is not uired by Wis	a subst s. Stat. C	itute fo
NOTICE	TO PARTIES REGARDING ADVICE OR INSPECTIONS			
Real estate licensees may not provide report or concerning the legal rights or ob- inspections of the property and to include defects, or warranties.	advice or opinions concerning whether or not an item is a defe- ligations of parties to a transaction. The parties may wish to obta appropriate provisions in a contract between them with respect t	ect for the plain profession any advice	ourposes ional adv e, inspe	of thi
	A. OWNER'S INFORMATION			
A1. In this form, "aware" means the "owner	s)" have notice or knowledge.			
A2. In this form, "defect" means a condit significantly impair the health or safety o significantly shorten or adversely affect the e	on that would have a significant adverse effect on the value of future occupants of the property; or that if not repaired, remembers the properties of the premises.	of the proper noved, or re	erty; that eplaced	would
A3. In this form, "owner" means the person	or persons, entity, or organization that owns the above-described r	eal property		
A4. The owner represents that to the best checked as "yes." "no." or "not applicable (N	of the owner's knowledge, the responses to the following quest I/A)" to the property being sold. If the owner responds to any quest why the response to the question is "yes" in the area provided	ions have b	een acc	urately owner oup of
A5. The owner discloses the following information in deciding whether agents and the agents of any prospective to person in connection with any actual or anticonation.	mation with the knowledge that, even though this is not a warrant and on what terms to purchase the property. The owner herebuyer to provide a copy of this report, and to disclose any informipated sale of the property.	y, prospecti y authorize ation in the	ive buyer is the ov report, t	rs may vner's o any
*	B. STRUCTURAL AND MECHANICAL			
B1. Are you aware of defects in the roof?		YES	NO	N/A
Are you aware of defects in the elect	rical system, including defects in solar panels and quaterno			
" Joa aware or defects in part of the	le hillimping eyetem?	H		
 Are you aware of defects in the heat humidifiers), fire safety, security or lie 	ting and air conditioning system (including the air filters and			
 Are you aware of defects in the base 	ment or foundation (including and including			
walls)?	ructure or structural components on the property (including			
	anical equipment included in the sale either as fixtures or			
	ed on the property or items affixed to or closely associated			
39. Explanation of "yes" responses				

		C. ENVIRONMENTAL		P	age 2 of
C1. C2.	Are you aware of a defect caused radon, radium in water supplies, transmission lines located on but pesticides, or other potentially haza	by unsafe concentrations of, or unsafe conditions relating to, nigh voltage electric (100 KV or greater) or steel natural gas not directly serving the property, lead in paint, lead in soil, articles or toyic substances on the	YES	NO	N/A
C3. C4.	Are you aware of the presence	of or a defect caused by use of	R		R
C5.	Are you aware of current or previo defects caused by animal reptile of	us termite, powder post beetle, or carpenter ant infestations or			
C6.	relating to lead?	des caused by unsafe concentrations of or unsafe conditions			
C8.		of methamphetamine or other hazardous or toxic substances			
	matters) ever being conducted? Explanation of "yes" responses	investigation or private assessment/audit (of environmental			
		D. STORAGE TANKS			316
D1.	heating oil?	boveground fuel storage tanks on or previously located on the r combustible liquids, including but not limited to gasoline and	YES	NO	N/A
D2.	Are you aware of defects in the und located on the property?	derground or aboveground fuel storage tanks on or previously			
-		AVEC OPPOINT ASSESSMENT			
E1.	Have you received notice of proper	ty tax increases, other than normal annual increases, or are	YES	NO	N/A
E2. E3. E4.	Are you aware that remodeling was Are you aware of pending special as Are you aware that the property is	done that may increase the property's			
E5. E6.	Are you aware of any proposed co property?	nstruction of a public project that may affect the use of the			
E0. E7.	period of ownership without the requi	replacements, or repairs affecting the property's structure or e or additions to this property that were made during your ired permits?			
	Are you aware of any land division in was not obtained? Explanation of "yes" responses	avolving the property for which a required state or local permit			
-4		F. LAND USE	YES	NO	NI/A
=1. =2.	or shoreland zoning area, or of fle problems affecting the property?	plations with respect to the property? portion of the property being located in a floodplain, wetland, poding, drainage problems, standing water or other water			N/A
3. 4. 5. 6.	Are you aware of restrictive covenant	s or deed restrictions on the property?			

ocusign	Envelope ID: 68BB1989-A996-4E18-8B6C-D8B79913EF1E			
F7.		1/50		age 3 of
	rules of the Wisconsin Department of Natural Resources related to county shoreland zoning	YES		
F8.	Use Value. a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?			
	charge relating to this property? (Wis State 274.485 (2))			
F9.	c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))			
F10.	Forest Law, the Conservation Reserve Progress			
F11.	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," or agency orders apply.)			
F12.	property?			
F13.	property?			
F14.	Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items as a such as a state of the state of			
F15. F16.	regulations? See			
	Are you aware of one or more burial sites or archeological artifacts on the property? (For the Wisconsin Historical Society at 800-342-7834 or www.hist.org/burial-information).			
	C ADDITIONAL INTEGRAL			
G1.	G. ADDITIONAL INFORMATION Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?	YES	МО	N/A
G2.	Are you aware of any agreements that hind subsequent			
G2a. G3.	Are you aware of any right of first refusal, recorded or not, on any portion of the property? Are you aware of defects in a well on the property or in a well that any portion of the property?			
G4.	Are you aware of a joint well serving the property including any data to			
G5.	Are you aware that a septic system or other private sanitary disposal system serves the property including defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that serves the property are serves the property and that serves the property are serves the property and that serves the property are serves the property and that serves the property are serves the property and the property are serves the property are serves the property and the property are serves the property are serves the property and the property are serves the property are serves the property are serves the property and the property are serves the property ar			
G6.	according to applicable regulations? Are you aware of an "I P" took and the property and that is not closed or abandoned	_		П
G7.	additional information space whether the property, including defects? (If "yes," specify in the		1 1	
G8.	Are you aware of an "LP" tank on the property, including defects? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides?			
CO	Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides? Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from paighbaring and landfills.	300000000		
G9. G10.	Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides? Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property? Are you aware of any shared usages such as shared fences, walls, driveways, or signage, or any defect relating to the shared usage.			46.000
G10. G10a.	Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides? Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property? Are you aware of any shared usages such as shared fences, walls, driveways, or signage, or any defect relating to the shared use? Are you aware of leased parking? Does the property currently have internet service?			
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G10. G10a.	Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides? Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property? Are you aware of any shared usages such as shared fences, walls, driveways, or signage, or any defect relating to the shared use? Are you aware of leased parking? Does the property currently have internet service? If so, who is your provider? Does the property have an electric vehicle charging system and station or installed wiring for a list the system or station?			

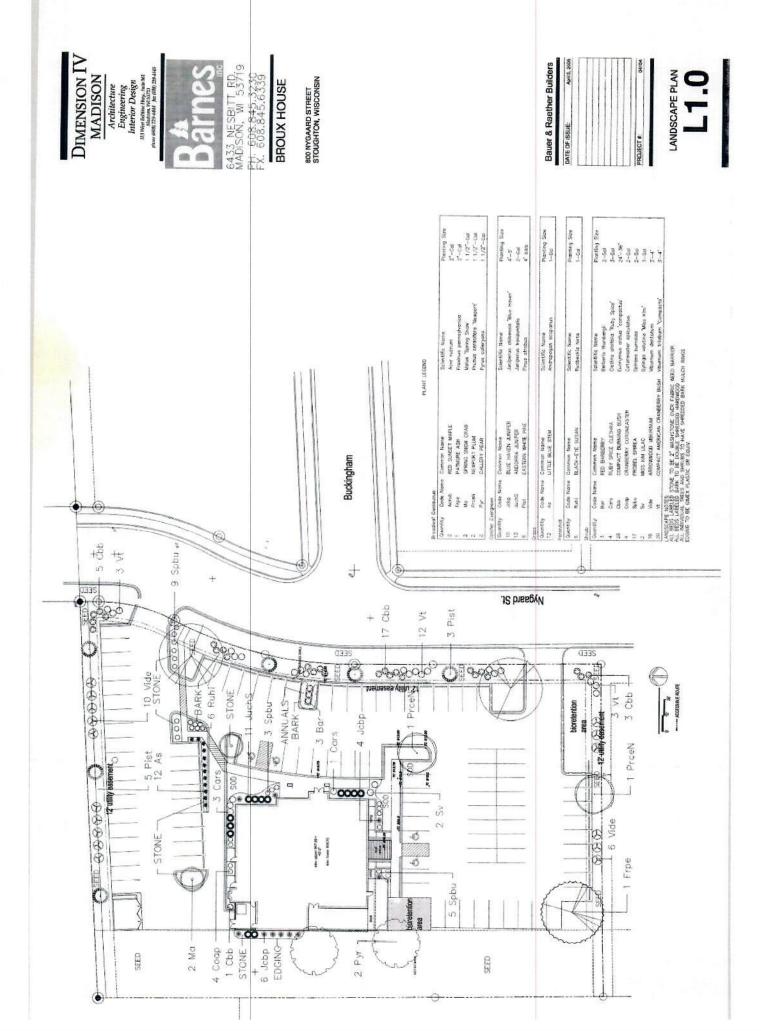
G13. Explanation of "yes" res	sponses	Pag
Note: Any sales contract pro- elevator inspector.	ovision requiring inspection of a residential dumbwaiter OWNER'S CERTIFICATION	or elevator must be performed by a state-lice
The owner certifies that the in		
the owner signs this report.	nformation in this report is true and correct to the best of	of the owner's knowledge as of the date on wh
Entity Name (if any): Box	nushis LLC dba BBG	
Name & Title of Authorized Re	epresentative Signing for Entitue	
Authorized Signature for Entit		Date 08-20-2024
Owner		
	DocuSigned by:	Date <u>08 - 20 - 200</u>
Owner	Rarim libroug,	Date 08 - 20-203
Owner	SOUTH SET TO SET	Date
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	CERTIFICATION BY PERSON SUPPLYING IN	Date
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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.

This report form does not satisfy Wis. Stat. chapter 709 which generally applies to transfers of real estate containing 1-4 dwelling units or vacant land.

CO.O DIMENSION I V
MADISON
Architecture
Engineering
Interior Design
All the total total total
All the total total
All the total total
All the total total
All the total
All April 5, 3005 Bauer & Raether Builders BROUX HOUSE 8DD NYGAARD STREET STOUGHTON, WISCONSIN DATE OF ISSUE N 89°11 122.01 Buckingha Nygaard St. .09'90 ,48'67 \$ 00°36'30" & 0 250Z N 87'05'07" E 72 210.00 30 fraked borne dong upon 207,03 +500-2 may state 210.00 105.50° integration integration lot 820 Dt 740 102.50 ,+9'88 105.5' 105.5" 40236. N 00.36,30 M Highway 51 19 ani



MADISON
MADISON
Architecture
Engineering
Interior Design
Mattern Pession
Mattern 1955 and 1857 and 185 A1.0 Bauer & Raether Builders BROUX HOUSE 800 NYGAARD STREET STOUGHTON, WISCONSIN BAR AREA 205 THE PARTY OF THE P 2 UPPER FLOOR LEVEL BLEV COURT YARD DECK • ARCING PROMP HOOF DRUN PPES **(** 000 BANQUET 2 1 1 VEST 100 HALLWAY 103 BANQUET 1 1) LOWER FLOOR LEVEL DECK

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(1)

A STEPS 115'-8" to 115'-4" ⊕ 118'-3" **⊕119'-5** (8) O TO PARKET THS-11 į ◆ STEPS 115'-8" to 115'-4" 21.2 115-2 PRIMARY SURFACE ROOF NA 3005 NW ZI 450 SEM J/I 1 15:7 \$ 200 MB . 21 824 200 . VI FRUMER DRAW 116-11 1,2-51 0,15-51 0,15-51 512 STEPS 116'-8' to 116'-4' (⊕ 114'-4" ⊕ PRINKRY DEAN 2 2 dispersion of the second o CREKET O IN PARAGET ⊕ '15-7" PRIMARY SUBFACE ROOF 1/4. WEE 150 15. WAN 2500 7-511 1 ROOF PLAN TO PARAPET OF TIPS 115'-8' to 115'-4" (COURT YARD MASONECY WALL ₩. 114'-10' .1-s.10 DECK BELOW TIE-8" OF 10 時間 SECONDARY DRAWARE TO RUN UNDERGOIND INTO DAYLCHT AT PARKNIG LOT CORNER INTEROR 6" DRAIN PIPE DECK FLOOR TO CRADE - Salar 12"X12" OVERTUR—

BROUX HOUSE

800 NYGAARD STREET STOUGHTON, WISCONSIN

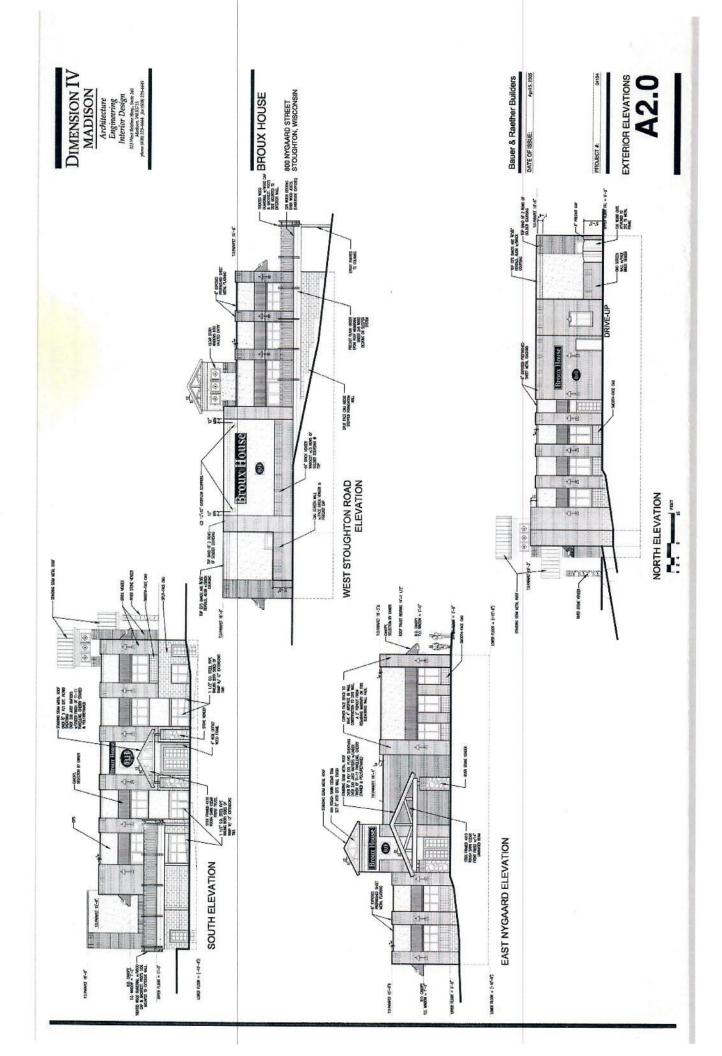
Bauer & Raether Builders

DATE OF ISSUE

ANT S. 2005

PROJECT #:

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MADISON
Architecture
Engineering
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Interior Bauer & Raether Builders BROUX HOUSE 800 NYGAARD STREET STOUGHTON, WISCONSIN ALBERTA STREET WAS WAREN (3) EXTERIOR WALL SECTION CUT SOUTH FAZES ABBLE CO.
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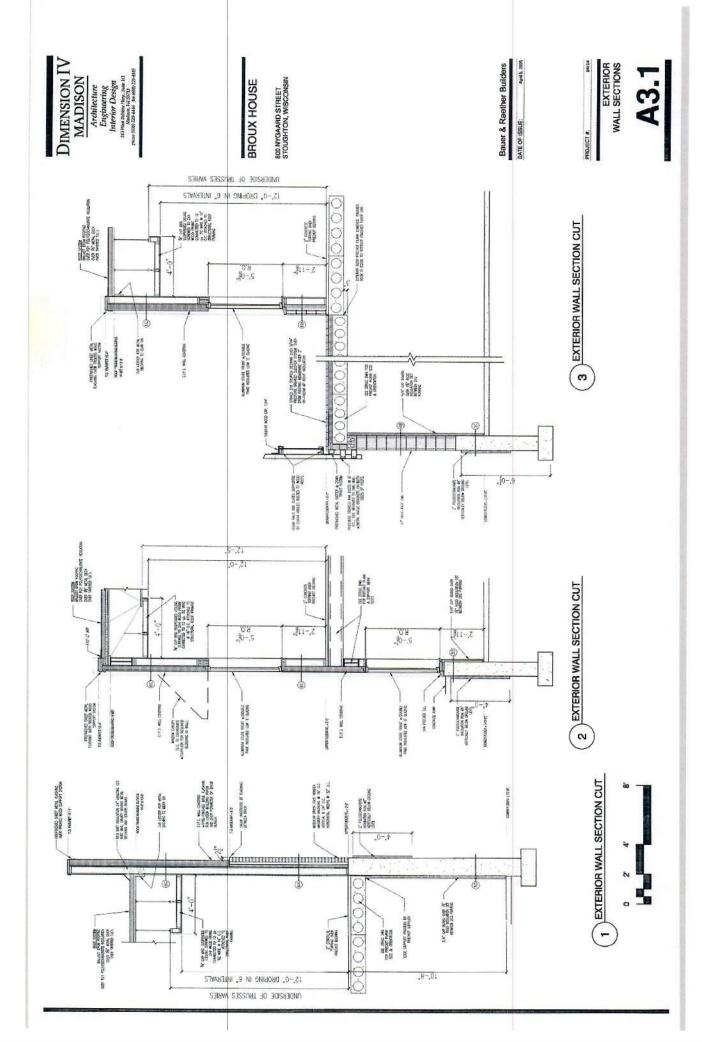
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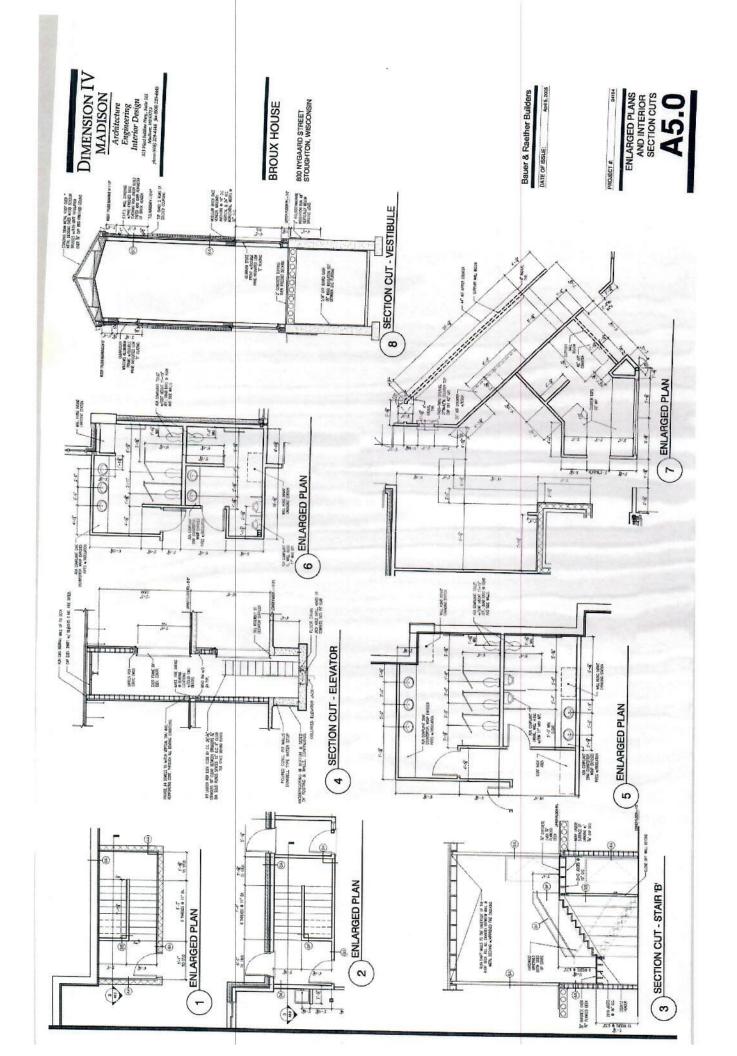
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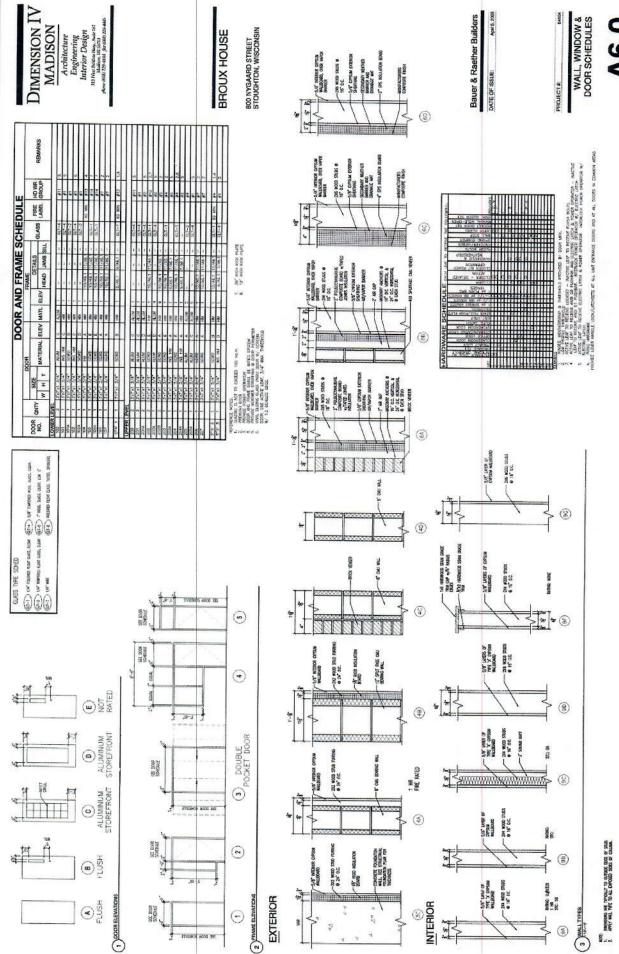
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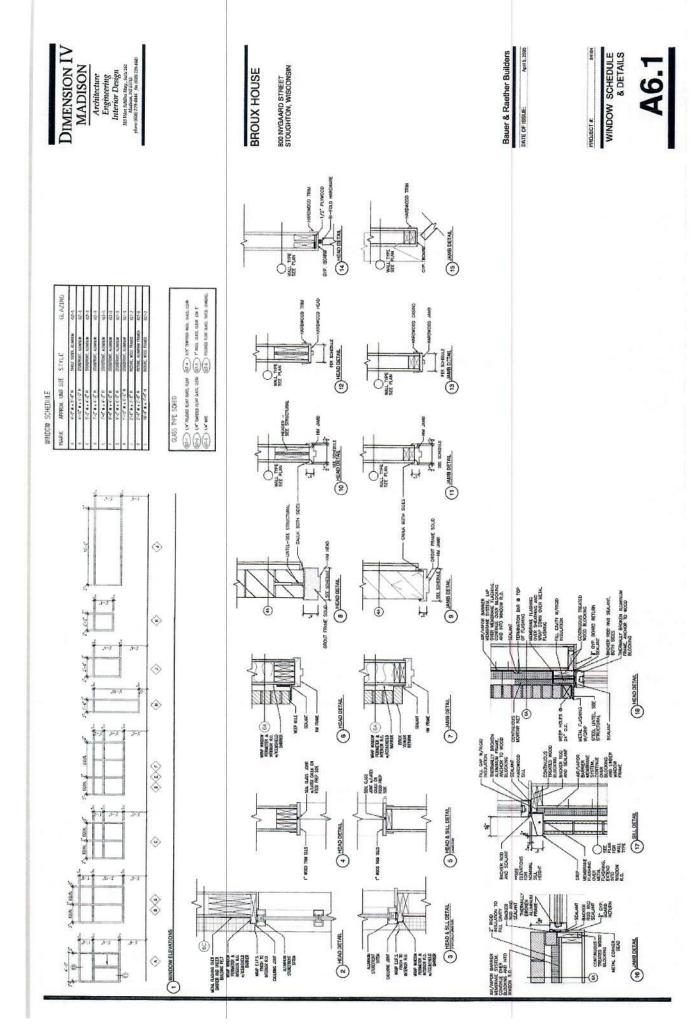
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EXTERIOR WALL SECTIONS









STRUCTURAL NOTES

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- MARIONAL, BARS, DOEST CH GOMMAINS STRAIS, FIRM ONE DIE OF BEEDEG TO MARIONS, BARL DE BERKELD TO SOMO THE DESIRECE, FISHE AT, EDAT ON 100 DE OF THE TO THE MARIEST BRAINE GOLLAND ON WALL. WORD DONDS AUST IN PACED SO THAT PRID BEICHG IS WOUNDED TO ACCOMMENT SUBSKIEDT FOR SALES AN EXPRESSION STEEL SMALL BY TAIL AND SALES STANLEY STRIKEN.
 - HONDER (2) \$2 BANDS AN STRAND SUPPORTS WHEN HO TOP STEEL IS STREAMED BEINGED IN SCHEME.
- 13. THANDER AND CONTROLLED ONLY OF THE BANK, ACTION AND BLOCK IN STREET, IN S 13. PROVICE ENTERTY STELL CONTINUES DERIGES AN SENSE IN ACT STATUTE IN ACT STATUTE AND STATUTE AND SANGES, DAVIS, TIE, EUR. FOR SANCHMAN RALE FLACHS CONSTITUTE. PACE FIRST STREET AT 2 BACKS RECH BLCE OF SERVICES.
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- THE OWN THE PRICES FOR EASTE PROTOCOL. CHESWIS HAS SHALL BY CAME YOUR TO SHALL SHALL
- IN WALL BEAUT AND SHAFE (SANE, SPECE), UNITED AND ONE-MASS, WERE TO CHINALOGY, UNITED AND (1) IN WHALE CONTROLS AND ONE-MASS. WERE TO OF WALLS SLOPE, TAKE (2) IS WINNER CONTROLS AND PRIVALE, TO JUSTICE. PROVES (1) \$1 DRICA WAND ALL STEDNICS AND (2) \$5 CHAINMAIN AT ALL CHENK CONDENS WANDS STEDNICS SPICIORIS, GETING 2"4" THEIR GERORG TRICALLY, ALL TRICAL GETAL.

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 - SANDET WAS TAX LANDING OF B MIL. NOT ON 15 IS TILL TOND SHEAK WOTER SANDS-MA-MANDER WALLS.
- PROCE_1/T DOWNSON COST MATERS. AS ATTERNO LOCATION WHILE SUCH AND WILL COLLEGE HIS CHIEF STRONG WINCH WINCH WIND DISPOSE CONTRIPE COLLEGE ON PRES SOON RETURN WIND CONTRIC WING SOUL RE PORTE MANAGEMENT OF AUGUST CONTRIL WIND.
 - DATING BY THE STEE BONG HAS CHIMMED REASON BY BROOK SHEEL CENTRED BY THE WORKER WAS ARRESTED BY CONTRICT OF CHIMMED BY THE WORKER WITH SHEEL BY CONTRICT OF CHIMMED BY CONTRICT OF CHIMMED BY CHIMMED BY CONTRICT OF CHIMMED BY THE WORKER BY TH NO PETRONS MAI DE MONITOR DA COMO 440 ON OU PERFORMO THEN UNITED CARGO, CONTROL S, VENNES DE MAI, CONTRACTA AND ACPRACED PRE-ABO PROXIMILA AND SERVASHO AND POLICIPED IN THE PETRO. HENCE A 31-Y CHANGES ON DEVICED CONCRETE. TOP EDITE OF MALES SWALL BY TOOLD UNLIES NOTED DESCRIPE. PROCEED CHARTER OF SAME AS SECURED BY THE EMBREY WINGS REQUES OF THE CHARTER WENCES.
- HATTER CHE'S AND THE CONTRACT HELD BY THE WAS AN THE SAND WE EVEN THE THE SAND THE CONTRACT OF THE SAND THE CONTRACT CONTRACT OF THE SAND THE CONTRACT CONTR THE OR TELEMENT, CHAST PARTIED IN CONCRETE PART, NOT HE LANGE IN SURENCE OF THE BALL OF SHE SHE HAND THAN ONE THE (1/2) THE PROMESS OF THE BARL ON MALL IN WHICH THEY ARE DISTRIBUTE.

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- ALL MILIONS SHALL TO REVISIONS HOLDING CONTINCT VALUE AND CONTINCTORS AS THE TIME OF HILLS MICHAELS SOUR CONSTITUTE NOT SPECIFICALLY EXPLIED ON THE COMMUNIC SOUL. THE SOUNDS ON WELLOW, PRED CONNECTIONS SHALL BE RECITED UNITED SPECIFICATION SOUNDS. AR STELL BETALS AND CHARTERING SHALL BY IN ACCRETACE WITH THE SEQUENCES OF THE AGO "SPECIFICATION FOR STRUCTURE, STELL BULLINGS ALCOHOLE, STELL BULLINGS, ALCOHOLE, STELL BULLINGS, AND PLATE (STACK), AND STELLINGS
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 - TA AMERICAN WALLS CHEMIN WITH AN ACT ARE WITHIN OR PART A. A. DORNOUS SHALL BE CONSTITUTED WHITE WALLS THE PARTY OF THE P
 - A. MISTA IN ACCREMENT WITH GLIEF DENIS AND MACROS.
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 - O THE FALTH STANS SHOULD BE ELECT UNKER REPORTS THE SPECIAL SHALESS OF SPECIAL SALES. CHEST BE HAVE TO A THOUSE OF MINISTER.
- PROSE WILL WILL STELL AS NOTED TO PROVE AN ACTIVAL STELL OF BRIDGE AND ACTIVAL AND STELL AS S ALL BOTH AND FILL PENETRATING WILLIES SHALL BE MADE KING DAS DIFF LAND SHALL BE SHARLING.
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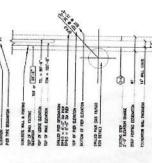
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BROUX HOUSE

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800 NYGAARD STREET STOUGHTON, WISCONSIN

BROUX HOUSE

FLOOR FRAMING PLAN NOTES

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Bauer & Raether Builders
DATE OF ISSUE: April 2, 2015

PROJECT #:

1) SECOND FLOOR FRAMING PLAN

FLOOR FRAMING PLAN

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MAIN FLOOR ROOF

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Bauer & Raether Builders

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1) BOOF FRAMING PLAN

ROOF FRAMING PLAN

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