

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

November 13, 2020

VIA EMAIL

Scott Dunnum
City of La Crosse
400 La Crosse Street, 4th Floor
La Crosse, WI 54601

Re: Project ID: 5220-04-24, West Avenue (King Street and Badger Street)
City of La Crosse, La Crosse County
Parcel 7

Dear Mr. Dunnum:

Enclosed is a signed copy of the conveyance, Nominal Payment Parcel-Waiver of Appraisal form, Statement to Construction Engineer form and W9 form for Parcel 7 on the West Avenue project ID: 5220-04-24.

The amount of the offer was based on the approved Nominal Payment Parcel Report on 10-8-20. If you are in agreement, please return a check payable to the following individuals for the following amount:

Parcel	Check Payable To	Amount of Payment
7	KT Real Estate Holdings LLC 1626 Oak Street P.O. Box 2107 La Crosse, WI 54602	\$200.00

Please return the check, waiver of appraisal form & statement to construction engineer form to me:
Right of Way Professionals, Inc.
1030 Oak Ridge Drive, Suite E
Eau Claire, WI 54701

I will distribute the check to the owner, following receipt of the check, Nominal Payment Parcel Waiver of Appraisal form and Statement to Construction Engineer form.

If you have questions, please call me at (715) 830-0544, ext. 200. Thank you!

Sincerely,
Right of Way Professionals, Inc.



Laura J. Humphrey, SR/WA
Attachments

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 03/2019

THIS EASEMENT, made by **Convenience Store Investments, a Wisconsin limited partnership n/k/a KT Real Estate Holdings, LLC**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Two Hundred and 00/100 Dollars (\$200.00)** for the purpose of **Sloping**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
City of La Crosse
c/o Right of Way Professionals, Inc.
Attn: Laura J. Humphrey
1030 Oak Ridge Drive, Suite E
Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number
17-20131-70

This Temporary Limited Easement shall terminate upon the earlier of (i) completion of all work related to West Avenue or (ii) December 31, 2021.

In executing this document, the undersigned affirms that he/she is the member of KT Real Estate Holdings, LLC, and is duly authorized by the corporation to execute this document.

KT Real Estate Holdings, LLC

By: [Signature] 11-9-20
Signature Date

JEFFREY WILCOX, VICE PRESIDENT, OF CTRASUR
Print Name OF Kwik Trip, Inc., ITS MANAGER

11-9-20
Date

State of Wisconsin)
LA CROSSE County) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

The signer was: ☒ Physically in my presence. OR
☐ In my presence involving the use of communication technology.

[Signature]
Signature, Notary Public, State of Wisconsin

JULIE M. LONG
Print or Type Name, Notary Public, State of Wisconsin

10-31-21
Date Commission Expires



Project ID
5220-04-24

This instrument was drafted by
Laura J. Humphrey, SR/WA for
Right of Way Professionals, Inc.

Parcel No.
7

LEGAL DESCRIPTION

Temporary Limited Easement for the right to construct side slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in La Crosse County, State of Wisconsin, described as follows:

That part of the Northwest 1/4 of the Southeast 1/4 of Section 32, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said section; thence along the West line of said 1/4 section North 02°16'23" West 1669.65 feet to a point; thence South 89°29'02" East 80.10 feet to a point on the East line of West Avenue South and the point of beginning of lands to be described; thence North 02°16'30" West along said East line 15.77 feet to a point; thence North 89°39'39" East 5.00 feet to a point; thence South 02°16'30" East 10.78 feet to a point; thence North 89°45'14" East 20.17 feet to a point; thence South 00°14'46" East 5.00 feet to a point on the North line of Badger Street; thence South 89°45'14" West along said North line 25.00 feet to the point of beginning.

This parcel contains 0.004 Acres, more or less.

The above Temporary Limited Easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 10/2018 Ch. 32 Wis. Stats.

Owner name(s) KT Real Estate Holdings, LLC, f/k/a Convenience Store Investments, a Wisconsin limited partnership	Area and interest required 0.004 acres of Temporary Limited Easement (TLE)
--	---

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	0.004 acres x \$435,600 x .00546 x 18 months	0.004	Acres	\$42,750.00	\$171.00

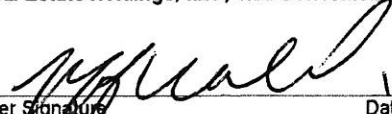
Total Allocation \$171.00
Rounded To \$200.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

KT Real Estate Holdings, LLC, f/k/a Convenience Store Investments, a Wisconsin limited partnership

X		11-9-20	X		
Owner Signature		Date	Owner Signature		Date
JEFFREY WLOZETZ, VICE PRESIDENT, CFO & TREASURER					
KWIK TRIP, INC., ITS MANAGER					

Approved for City of La Crosse

For Office Use Only

City of La Crosse Signature

Date



Q J 8 3 0 3 6 0

This instrument was drafted by
Laura J. Humphrey, SR/WA
Right of Way Professionals, Inc.

Project ID
5220-04-24

Parcel No
7

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2018 s. 84.09 Wis. Stats.

Copies to: project engineer and owner

Owner Name(s) KT Real Estate Holdings, LLC, f/k/a Convenience Store Investments, a Wisconsin limited partnership	Property Address 530 West Avenue North La Crosse, WI 54601 Mailing Address Attn: Katie Klug, Legal Department 1626 Oak Street, P.O. Box 2107 La Crosse, WI 54602	Area code - phone Home: Cell: Work: 608-781-8988
Tenant, if any	Property Address 530 West Avenue North La Crosse, WI 54601 Mailing Address	Area code - phone Home: Cell: Work:

- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

- There is a National Guard sign located within our Temporary Limited Easement area. This sign will be worked around during construction and not impacted.

Other matters of interest and owner concerns:

- NONE

KT REAL ESTATE HOLDINGS LLC <i>[Signature]</i> Property Owner Signature JEFFREY WILDE, VP, CROSTHERS KWIKTRIP, INC., ITS MANAGER	11-9-20 Date	<i>[Signature]</i> Negotiator Signature Laura J. Humphrey Print Negotiator Name	11-13-20 Date
Property Owner Signature	Date	Print Negotiator Name	

Commitments Approved:

Approving Authority Signature and Title

Date

Print Approving Authority Name



Q J 8 3 0 3 6 1

Project ID
5220-04-24

County
La Crosse

Parcel No.
7