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2

**WARRANTY DEED**

**1697455**

LACROSSE COUNTY  
REGISTER OF DEEDS  
CHERYL A. MCBRIDE

RECORDED ON  
08/03/2017 12:59PM  
REC FEE: 30.00  
TRANSFER FEE: 321.00  
EXEMPT B:  
PAGES: 2

This Deed, made between **Timothy Konter a/k/a Timothy J. Konter and Susan Konter a/k/a Susan M. Konter, husband and wife**

**Grantor and Impact La Crosse, LLC, a Wisconsin limited liability company, Grantee,**

Grantor, for a valuable consideration, conveys to

Grantee the following described real estate in La Crosse County, State of Wisconsin:

**Parcel 1:** The East 1/2 of Block Thirteen (13), Except the East 29 feet thereof, of McConnell & Whittlesey's Addition to North La Crosse in the City of La Crosse, La Crosse County, Wisconsin.

**Parcel 2:** The West 1/2 of Block Thirteen (13) of McConnell & Whittlesey's Addition to the City of La Crosse, La Crosse County, Wisconsin.

**RETURN TO:**

Layren Loftin  
Foley & Lardner LLP  
P.O. Box 1497  
Madison, WI 53701-1497

Tax Parcel No. 17-10069-60 and 17-10069-70

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and **Timothy Konter a/k/a Timothy J. Konter and Susan Konter a/k/a Susan M. Konter** warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, general taxes levied in 2017, and those matters shown on the attached Exhibit A, and will warrant and defend the same.

Dated : July 26, 2017.

  
Timothy Konter a/k/a Timothy J. Konter

  
Susan Konter a/k/a Susan M. Konter





**AUTHENTICATION**

Signature(s)

authenticated this  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, authorized by (4,6) 706.06 Wis Stats)



THIS INSTRUMENT WAS DRAFTED BY  
**JArmstrong/First American Title Insurance at the request of Timothy J. Konter and Susan M. Konter**

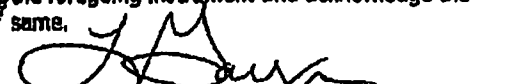
(Signatures may be authenticated or acknowledged. Both are not necessary.)

**ACKNOWLEDGEMENT**

State of Wisconsin

SS:

La Crosse County  
Personally came before me this 24th day of July, 2017 the above named **Timothy Konter a/k/a Timothy J. Konter and Susan Konter a/k/a Susan M. Konter** to me known to be the persons who executed the foregoing instrument and acknowledge the same.

  
Print Name: L. Gaynor

Notary Public **La Crosse County, Wisconsin**  
My Commission is permanent.  
If not, state expiration date: Nov. 22, 2019

File No.: NCS-802428-MAD

C: Eng

**EXHIBIT A**

**Additional Permitted Exceptions to Warranty**

1. Easement by an instrument to the City of La Crosse  
Recorded: June 19, 1961  
Volume/Jacket/Reel: 334  
Page/Image: 396  
Document No.: 719400
  
2. Easement by an instrument to the City of La Crosse  
Recorded : June 19, 1961  
Volume/Jacket/Reel: 334  
Page/Image: 398  
Document No.: 719401

## **EXHIBIT D**

### **Description of Public Improvements**

The City shall provide sidewalks in accordance to the Master Plan and as determined by its capital improvement budget process and subject to annual appropriation of the Common Council. The estimated cost as of June 2018 is \$50,000 for installation of sidewalks. To date, \$20,000 was approved through 2018-20122 CIP process. Additional funding is subject to the approval by the Common Council.

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**EXHIBIT E**  
**PROJECT COST BREAKDOWN**

<b>SOURCES</b>	<b>Total Project</b>
<b>DEBT</b>	
1 Private First Mortgage - Cinnalre	1,600,000
2 City of La Crosse CDBG/HOME Loan	350,000
3 City of La Crosse CDBG/HOME Loan	350,000
4 Sponsor Loan - NeighborWorks	411,500
5 Sponsor Loan - TIF Proceeds	136,000
7 Sponsor Loan - Gap Financing	345,000
8 Sponsor Loan - FHLB AHP	714,000
<b>EQUITY</b>	
LIHTC Equity	6,282,972
Managing Member Capital Contribution	100
Deferred Developer Fee	230,000
<b>TOTAL</b>	<b>10,419,572</b>

<b>USES</b>	<b>Total Project</b>
Acquisition Cost	121,057
Construction - Hard Costs	8,378,932
Construction - Soft Costs	324,755
Predevelopment - Soft Costs	53,908
Financing Costs - Construction / Bridge	512,730
Financing Costs - Permanent	33,500
Tax Credit & Bond Fees	73,050
Owner Legal & Accounting	95,000
Taxes & Insurance - Construction Period	45,000
Reserves & Escrows	226,640
Developer Fee	325,000
Deferred Developer Fee	230,000
<b>TOTAL</b>	<b>10,419,572</b>

## **EXHIBIT F**

### **Construction Schedule**

- **Mobilization / Begin Site Work** July 16, 2018
  - **Apartment building fully enclosed** December 31, 2018
  - **Final city inspections** May 31, 2019
  - **Substantial Completion/Certificate of Occupancy** June 30, 2019
-

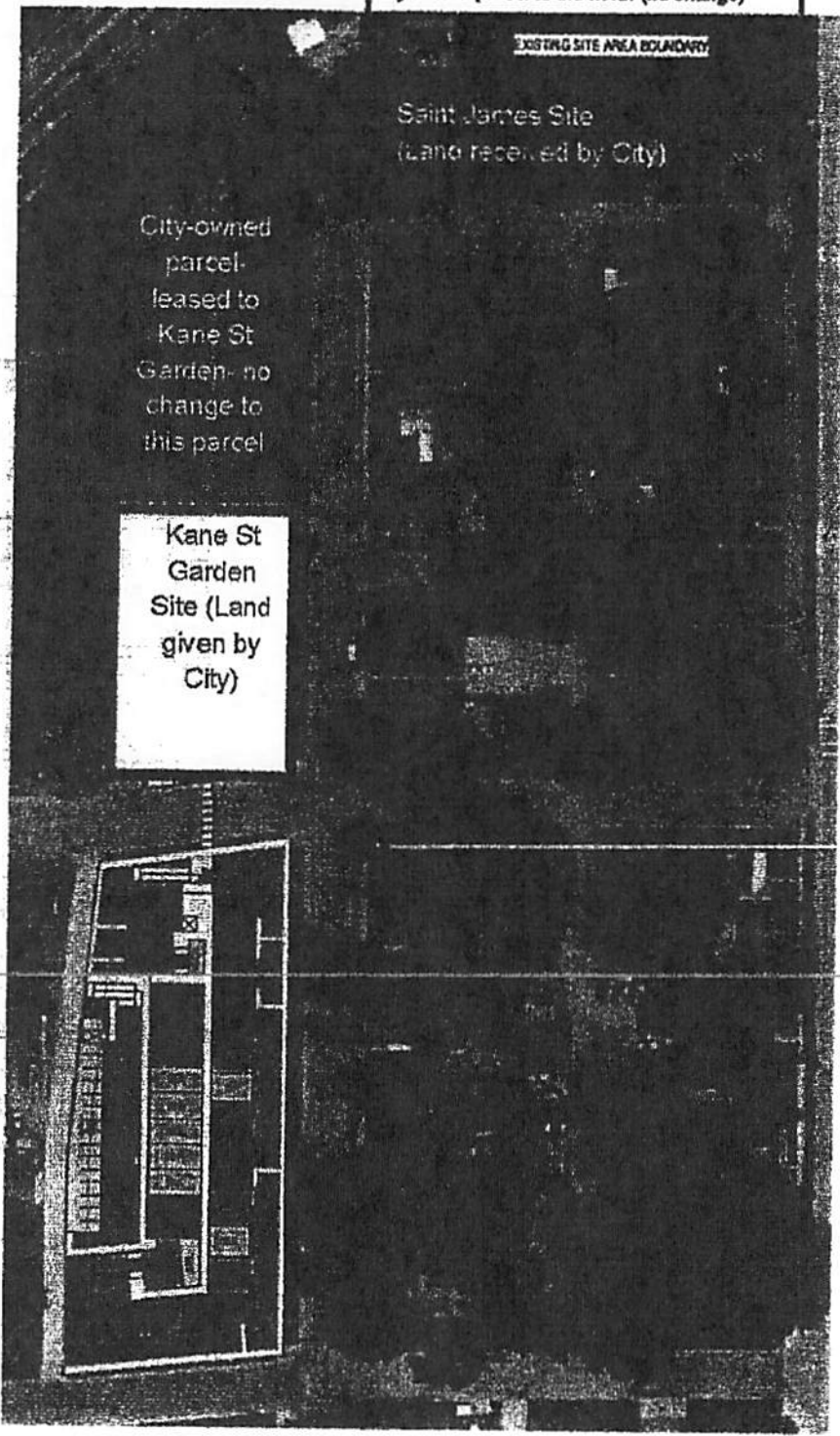
City-owned parcel to the north (no change)

EXISTING SITE AREA BOUNDARY

Saint James Site  
(Land received by City)

City-owned  
parcel-  
leased to  
Kane St  
Garden- no  
change to  
this parcel

Kane St  
Garden  
Site (Land  
given by  
City)



# Kane St. Development

MILWAUKEE | MADISON | EVANSTON

Engberg Anderson  
Project No.

162624.00

**EXHIBIT H**

**Master Plan**

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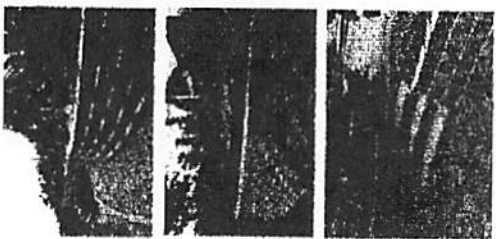
**Garden Terrace - Multifamily Apartments**  
 123 Main Street  
 Chicago, IL 60601  
 Project Manager: [Name]  
 Project Number: [Number]

DATE: [Date]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

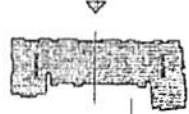
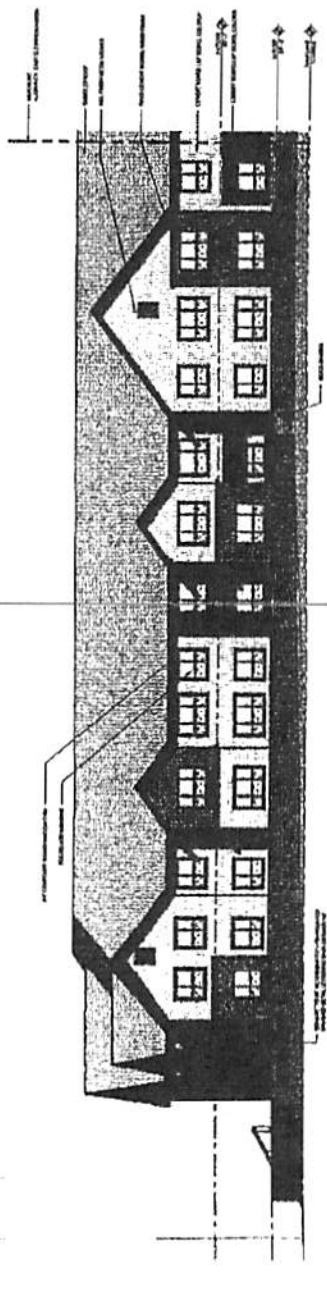
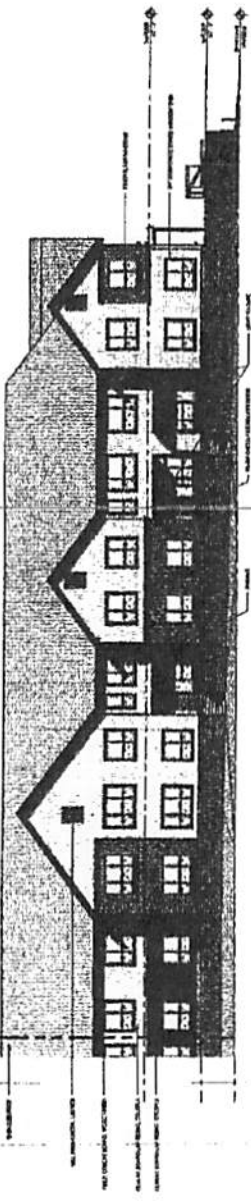
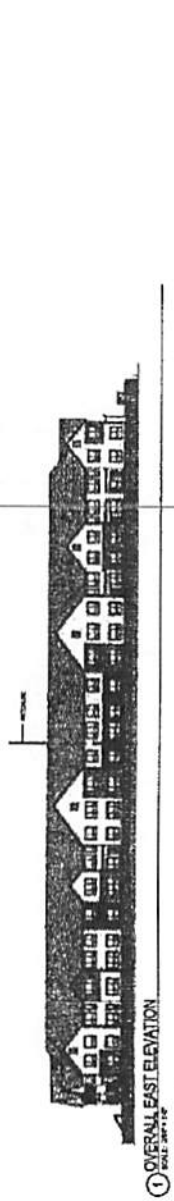
**RE-ZONING PETITION PLAN SET - NOT FOR CONSTRUCTION**

OWNER BY: [Name]  
 CHECKED BY: [Name]  
**MULTIFAMILY APARTMENTS - BUILDING ELEVATIONS**

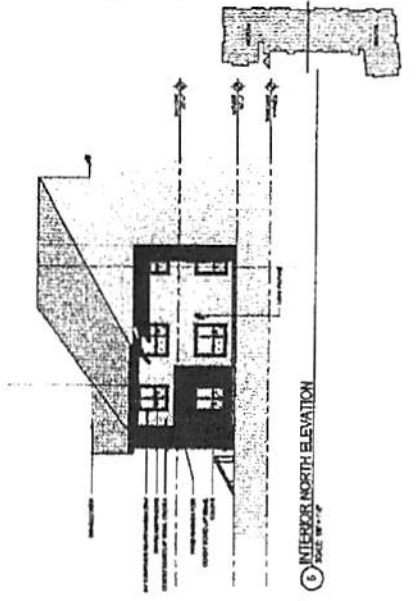
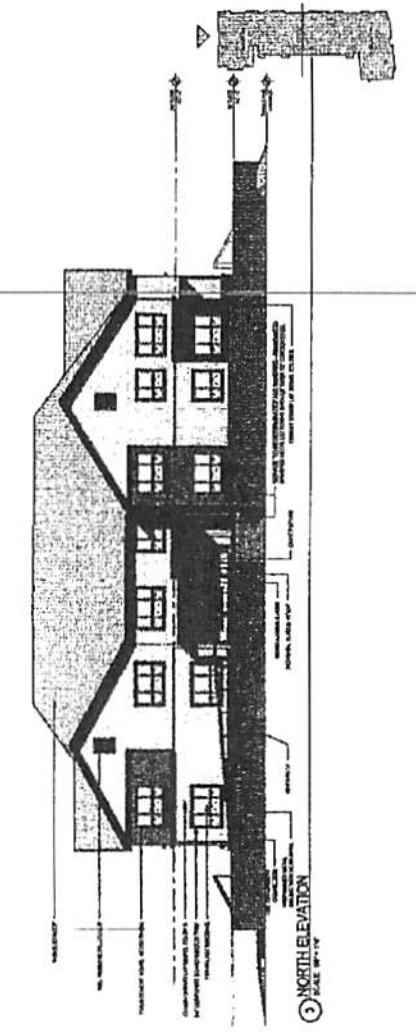
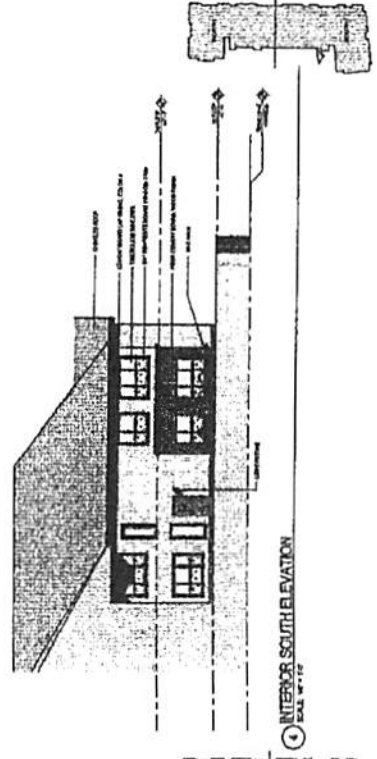
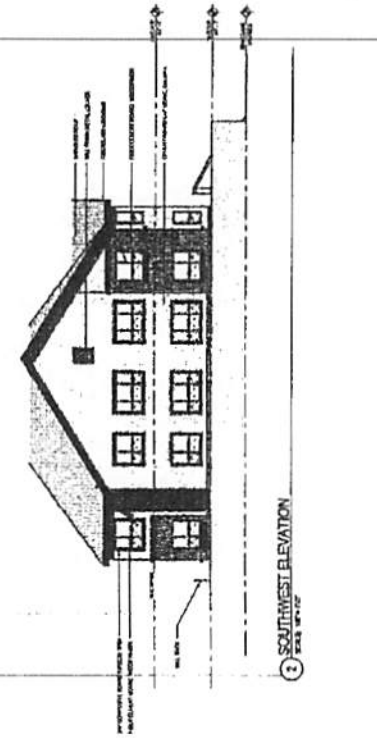
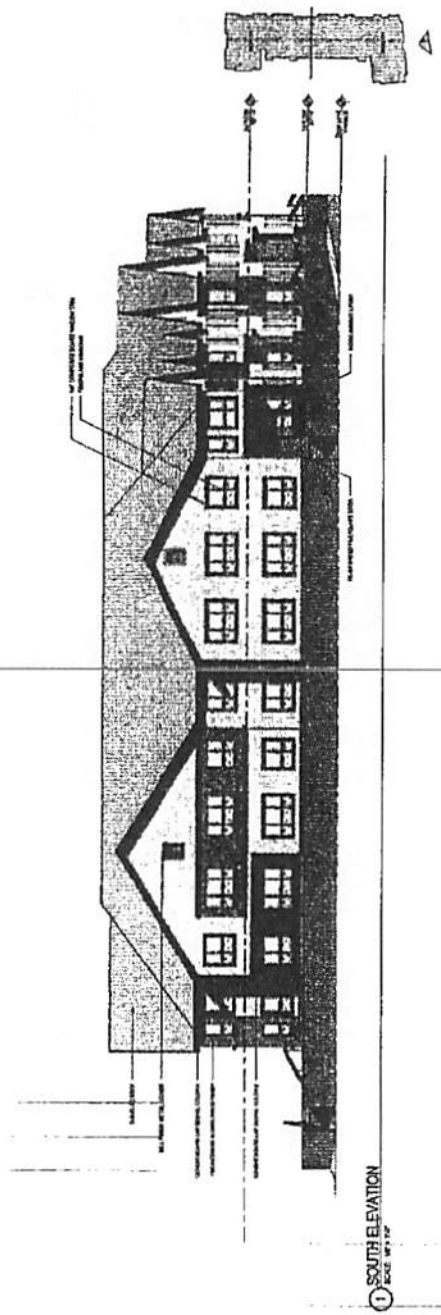
**A400**



SPLIT FACE LANDSCAPE BLOCK

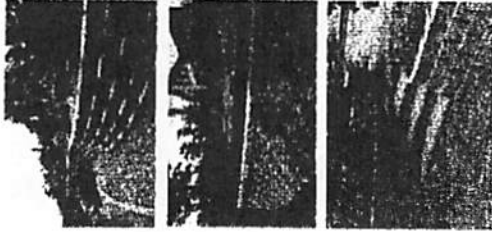


**RE-ZONING PETITION  
PLAN SET - NOT FOR  
CONSTRUCTION**



**Garden Terrace -  
Multi-Family Apartments**  
1200 Lake Street  
Chicago, IL 60607  
Project Architect  
1001 Dearborn Street  
Chicago, IL 60610  
Project Number: 2014-001

PROJECT NAME: GARDEN TERRACE  
PROJECT NUMBER: 2014-001  
DATE: 08-24-2014  
REVISIONS: NONE



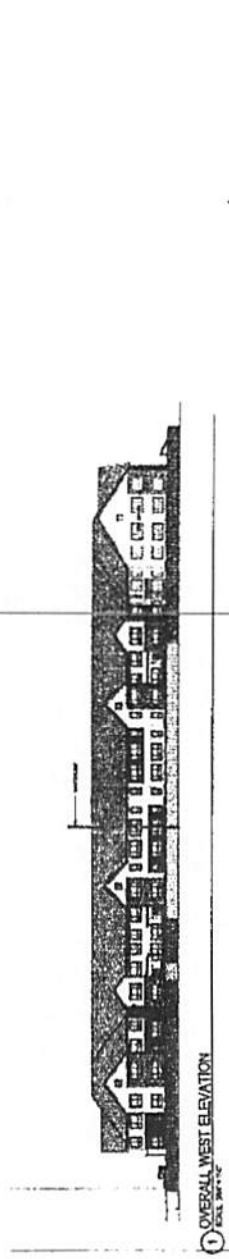
SPLIT FACE LANDSCAPE BLOCK

**RE-ZONING PETITION  
PLAN SET - NOT FOR  
CONSTRUCTION**

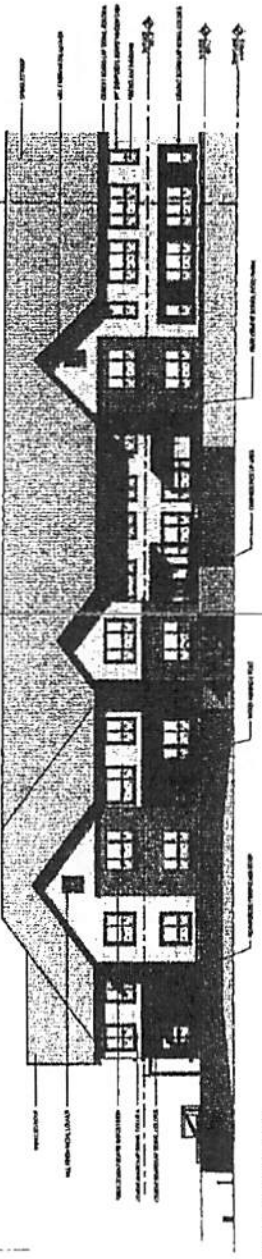
DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

**MULTIFAMILY  
APARTMENTS -  
BUILDING  
ELEVATIONS**

**A402**



① OVERALL WEST ELEVATION  
SCALE: 1/4" = 1'-0"



② WEST ELEVATION NORTH  
SCALE: 1/4" = 1'-0"



③ WEST ELEVATION SOUTH  
SCALE: 1/4" = 1'-0"



