

Borrower's Requisition No. 1

BMO Harris Bank N.A., as Trustee  
4106 State Road 93  
Eau Claire, WI 54701-7806  
Attn: Paul Kulig

Re: \$6,660,000 City of La Crosse, Wisconsin  
Industrial Development Revenue Bonds, Series 2017  
(DuraTech Industries, Inc. Project)

This Borrower's Requisition is delivered to you pursuant to Sections 4.02 and 6.03 of the Bond Agreement dated April 1, 2017 (the "Bond Agreement") by and among Commercial Properties Partners, LLC, a Wisconsin limited liability company, and DuraTech Industries, Inc., a Wisconsin corporation (collectively, the "Borrower"), the City of La Crosse, Wisconsin (the "Issuer"), BMO Harris Bank N.A., as trustee (the "Trustee"), and BMO Harris Bank N.A., as original purchaser (the "Original Purchaser"). Reference is made to the Project Fund and Project Accounts created in Section 3.02 of the Bond Agreement. Any capitalized terms not defined herein shall have the same meaning as in the Bond Agreement.

The Borrower hereby requisitions an aggregate amount from the Project Fund representing a draw of Bond Proceeds from the following track(s):

- (a) Track 1: **\$478,263.46** \_\_\_\_\_
- (b) Track 2: \$ \_\_\_\_\_
- (c) Track 2: \$ \_\_\_\_\_

The Trustee is directed to disburse such amount(s).

In support of the Borrower's Requisition, the undersigned hereby certifies as follows:

1. The amounts for which payment is being requisitioned:
  - (a) Have been incurred by the Borrower and paid (or are presently due and owing) for the specific purposes to the specific suppliers (copies of invoices, lien waivers, and certificate from project inspector, are submitted herewith) and in the specific component amounts listed in Schedule A attached hereto;
  - (b) Have been incurred by the Borrower for land or property of a character subject to the allowance for depreciation under Section 167 of the Internal Revenue Code of 1986, as amended (the "Code"), except as otherwise indicated in Schedule A attached hereto;
  - (c) Were incurred by the Borrower after September 11, 2016;
  - (d) Are chargeable to the capital account of the Project or would be so chargeable either with a proper election of the Borrower or but for a proper election by the Borrower to deduct such amounts; and

(e) Will not result in less than 95% of the Bond Proceeds being used for the acquisition or improvement of land, or acquisition, construction, reconstruction or improvement of property of a character subject to the allowance for depreciation under Section 167 of the Code as required by and within the meaning of Section 144(a) of the Code and the regulations under that Section.

2. The amounts, if any, requisitioned for payment of issuance expenses:

(a) Have been incurred by the Borrower and paid (or are presently due and owing) for the specific purposes to the specific persons and in the amounts listed in Schedule B attached hereto; and

(b) Have been or will be capitalized by the Borrower for federal income tax purposes.

3. The estimated completion date of the Project now is February, 2018.

The Borrower is not in default under the Bond Agreement, except as follows (if no default exists, so state):

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**NONE**

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4. Nothing has occurred to the knowledge of the undersigned which will prevent the performance by the Borrower of its obligations under the Bond Agreement, except as follows (if none, so state):

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**NONE**

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5. The Borrower certifies either (check appropriate paragraph):

(a) That each item of cost included in this requisition was included in the list of Project Costs as stated in the Borrower's Certificate dated the Original Issue Date, upon which the determination of the weighted average reasonably expected economic life of the Project was made; or

(b) That the reasonably expected economic life to the Borrower of the property for which payment is being requested, determined as of the later of the date on which the Bonds were issued or the date on which that property was or is expected to be placed in service, will not cause the average maturity of the Bonds to exceed 120% of the weighted average reasonably expected economic life of the property, taking into account the substituted or additional property, to be financed or refinanced, directly or indirectly, with the Bond Proceeds, determined in accordance with Section 147(b) of the Code.

6. No Borrower's Requisition has previously been submitted in respect of the costs which form a basis for this Borrower's Requisition.

7. All disbursement procedures required by the Original Purchaser have been completed.

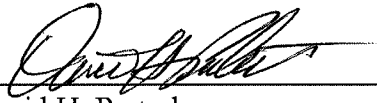
8. You are hereby requested to pay the amount requisitioned in the following manner:

(a) To the Borrower by check; or

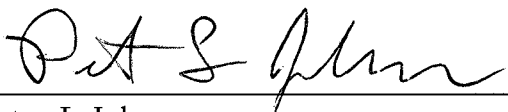
Executed by the undersigned on April 7, 2017.

**COMMERCIAL PROPERTIES PARTNERS, LLC**

By: Pretasky Enterprises, LLC, its Sole Member

By:   
Name: David H. Pretasky  
Title: Managing Member

**DURATECH INDUSTRIES, INC.**

By:   
Name: Peter L. Johnson  
Title: President

Approved and funded by the transfer of \$ 478,263.46 to the Trustee, ~~as~~ provided in Sections 3.01, 3.02, 4.01 and 4.02 of the Bond Agreement, by the undersigned on April 12, 2017.

**BMO HARRIS BANK N.A.,**  
as Original Purchaser

By:  \_\_\_\_\_  
Its Authorized Representative

**ATTACHMENT TO BOND REQUISITION NO. 1**

**TRANSACTION:** \$6,660,000 City of La Crosse, Wisconsin  
Industrial Development Revenue Bonds, Series 2017  
(DuraTech Industries, Inc. Project)

**CLOSING/FUNDING:** April 7, 2017 (by mail)

**PART I. SOURCE OF FUNDS (BOND PROCEEDS):**

**A. SOURCE OF FUNDS – BOND REQUISITION NO. 1** **\$478,263.46**  
(Remaining balance of undisbursed Bond Proceeds = \$6,181,736.54)

**B. BOND REQUISITION NO. 1 – BOND PROCEEDS WIRED TO FIRST AMERICAN TITLE & BOND PROCEEDS RETAINED BY BMO HARRIS BANK N.A.**

1) Wire To First American Title - The following wire will occur on April 7, 2017 for payment of costs of issuance listed in **Part II.A.** to be disbursed by First American Title:

BMO Harris Bank N.A. to wire Bond Proceeds to First American Title \$99,689.36

Payable To: First American Title Insurance Company National Commercial Services  
Bank: First American Trust-Santa Ana  
Address: 5 First American Way, Santa Ana, CA 92707  
Acct No: 3017400000  
Routing No: 122241255  
Property: 3216-3222 Commerce Street, La Crosse, WI  
File No. NCS-834304-MKE (DF)

2) Bond Proceeds Retained by BMO Harris Bank N.A. \$378,574.10

BMO Harris Bank N.A. to retain Bond Proceeds for disbursement by bank as provided in **Part II.B.** for appraisal fee and reimbursement to Borrower on April 7, 2017

<b>TOTAL SOURCES OF FUNDS (BOND PROCEEDS)</b>	<b>\$478,263.46</b>
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**PART II. USES OF FUNDS (BOND PROCEEDS)**

**A. COSTS OF ISSUANCE** (NOTE: Bond Proceeds used to pay costs of issuance cannot exceed 2% of par or \$133,200)

First American Title to disburse costs of issuance by check or wire from Bond Proceeds on April 7, 2017 (see attached invoices for wire instructions and delivery of WEDC check):

1) Wisconsin Economic Development Corp. (by check; see footnote) <sup>1</sup>	\$ 6,660.00
2) Husch Blackwell LLP – Bond Counsel (by wire)	40,500.00
3) Husch Blackwell LLP – Bank's Counsel (by wire)	27,000.00
4) Chapman and Cutler LLP – Issuer's Counsel (by wire)	10,030.36
5) Moen Sheehan Meyer Ltd. – Borrower's Counsel (by check)	9,602.00
6) First American Title – Title fees (Title Co. to retain title/recording fees)	<u>5,897.00</u>
<b>TOTAL COSTS OF ISSUANCE</b>	<b>\$99,689.36</b>

**B. PAYMENT OF BANK FEES AND REIMBURSEMENT TO BORROWER FOR ELIGIBLE PROJECT COSTS**

BMO Harris Bank N.A. to disburse the following from Bond Proceeds on April 7, 2017:

1) BMO Harris Bank N.A. – Appraisal fee (Bank to retain appraisal fee)	\$2,975.00
2) Reimbursement to Borrower for eligible project costs – see attached summary (Bank to deposit funds into Borrower's checking account at BMO Harris Bank N.A.)	<u>375,599.10</u>
<b>TOTAL BANK FEES/REIMBURSEMENT TO BORROWER</b>	<b>\$378,574.10</b>

<b>TOTAL USES OF FUNDS (BOND PROCEEDS)</b>	<b>\$478,263.46</b>
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<sup>1</sup> Check should be payable to "Wisconsin Economic Development Corporation" and mailed to Husch Blackwell LLP, Attn: Kate L. Albrecht, 555 East Wells Street, Suite 1900, Milwaukee, WI 53202 MIL-28443288-1

# HUSCH BLACKWELL

Kate Albrecht  
Senior Paralegal

555 East Wells Street, Suite 1900  
Milwaukee, WI 53202-3819  
Direct: 414-978-5516  
Fax: 414-223-5000  
Kate.Albrecht@huschblackwell.com

April \_\_\_\_, 2017

## VIA OVERNIGHT DELIVERY

Mr. Steven Sabatke  
Underwriting Manager  
Wisconsin Economic Development Corporation  
201 West Washington Avenue  
Madison, WI 53701

**RE: \$6,660,000 City of La Crosse, Wisconsin  
Industrial Development Revenue Bonds, Series 2017  
(DuraTech Industries, Inc. Project)**

Dear Steve:

Please be advised that the above-named bond issue closed on April 7, 2017 in the principal amount of \$6,660,000. The bonds have a variable interest rate and will mature on April 1, 2047. The bonds were purchased by BMO Harris Bank N.A. by private sale.

A check in the amount of \$6,660 is enclosed in payment of the closing fee. Please date stamp the extra copy of this letter which is enclosed and return it to me in the envelope provided to confirm receipt of the check.

If you require additional information, please contact me. Thank you, Steve.

Very truly yours,

Kate L. Albrecht  
Senior Paralegal

Enclosures

cc: Peter Johnson  
Lynda R. Templen, Esq.

WEDC Closing Fee  
- Please overnight  
check payable to  
"Wisconsin Economic  
Development Corporation"  
to  
Kate Albrecht

# HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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DuraTech Industries, Inc.  
3216 Commerce Street  
La Crosse, WI 54603

April 7, 2017  
Invoice No. 2436902  
Our File No. 0530760-0000001  
Fed. Tax ID No. 26-1688286

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**RE: \$6,660,000 City of La Crosse, Wisconsin  
Industrial Development Revenue Bonds, Series 2017  
(DuraTech Industries, Inc. Project)**

For services provided as Bond Counsel:

Bond Counsel Fees:	\$39,000.00
Disbursements:	<u>1,500.00</u>
<b>Total this Invoice:</b>	<b><u>\$40,500.00</u></b>

## WIRE INSTRUCTIONS:

Bank Name:	Enterprise Bank & Trust
Bank Address:	150 N. Meramec Clayton, MO 63105
Swift Code:	ENTRUS44
Account Name:	Operating Account - Husch Blackwell LLP
Account #:	4010000539
ABA #:	081006162
Bank Contact:	Wire Transfer Department - (314) 993-6200 Ext. 13635 or (800) 438-0378 Ext. 13635
Husch Blackwell Contact:	AR Team
Husch Blackwell Email:	<a href="mailto:remit@huschblackwell.com">remit@huschblackwell.com</a>

\*\*Please include the following details in the information provided to your bank and in an email to the remit address above:  
invoice #2436902 & client/matter # 0530760-0000001

## MAIL PAYMENTS TO:

Husch Blackwell LLP  
P.O. Box 790379  
Saint Louis, MO 63179

# HUSCH BLACKWELL

P.O. BOX 790379, SAINT LOUIS, MISSOURI 63179, (314) 480-1500, Federal ID No. 26-1688286

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BMO Harris Bank N.A.  
Attn: Paul Kulig  
770 North Water Street  
Milwaukee, WI 53202

April 7, 2017  
Invoice No. 2436321  
Our File No. 0821386-0000189  
Fed. Tax ID No. 26-1688286

**RE: DuraTech Industries, Inc. - Lender's Counsel**

For services provided as Bank's Counsel: \$27,000.00

**Total this Invoice: \$27,000.00**

## WIRE INSTRUCTIONS:

Bank Name: Enterprise Bank & Trust  
Bank Address: 150 N. Meramec  
Clayton, MO 63105  
Swift Code: ENTRUS44  
Account Name: Operating Account - Husch Blackwell LLP  
Account #: 4010000539  
ABA #: 081006162  
Bank Contact: Wire Transfer Department - (314) 993-6200 Ext. 13635 or (800) 438-0378 Ext. 13635  
Husch Blackwell Contact: AR Team  
Husch Blackwell Email: [remit@huschblackwell.com](mailto:remit@huschblackwell.com)

\*\*Please include the following details in the information provided to your bank and in an email to the remit address above:

Invoice #2436321 (Fletcher, Cynthia) & client/matter # 0821386-0000189



# Chapman and Cutler LLP

Attorneys at Law • Focused on Finance®

111 West Monroe Street  
Chicago, Illinois 60603-4080

T 312.845.3000

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**Wire Transfer Instructions:****Include Invoice/Matter Number**

BMO Harris Bank N.A.  
Chapman and Cutler LLP Special Account  
Account Number 2089522  
ABA Number 071000288  
SWIFT Address: HATRUS44

**Please Return this Page  
with Payment to:**

P.O. Box 71291  
Chicago, Illinois 60694

Employer ID #: 36-2153731

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Matter No.: 2250637

Date: March 28, 2017

Invoice # 1749818

## INVOICE REMITTANCE

DuraTech Industries, Inc.  
3216 Commerce Street  
LaCrosse, WI 54603

FOR LEGAL SERVICES RENDERED and expenses incurred as Special Counsel to the City of La Crosse, La Crosse County, Wisconsin in connection with \$6,660,000 City of La Crosse, Wisconsin Industrial Development Revenue Bonds, Series 2017 (DuraTech Industries, Inc. Project)

TOTAL THIS INVOICE

\$ 10,030.36

AGB

Matter No.: 2250637  
Date: March 28, 2017  
Invoice #: 1749818

INVOICE

DuraTech Industries, Inc.  
3216 Commerce Street  
LaCrosse, WI 54603

Estimated Fees	\$ 10,000.00
Total Fees (including estimates)	\$ 10,000.00

**OTHER CHARGES AND DISBURSEMENTS SUMMARY**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
	Digital Copies - B&W	30.36
	Other Charges and Disbursements	\$ 30.36
	Total Other Charges and Disbursements	\$ 30.36
	<b>TOTAL FEES, OTHER CHARGES AND DISBURSEMENTS</b>	<b>\$ 10,030.36</b>





201 Main St., Suite 700  
 P.O. Box 786  
 La Crosse, WI 54602-0786  
 Telephone (608) 784-8310  
 Fed. ID #: 39-1173265

DuraTech Industries, Inc.  
 3216 Commerce St.  
 La Crosse, WI 54601

PAGE: 1  
 April 04, 2017  
 Account # 16532-00M  
 Statement # 34

Re: Corporate

			HOURS
01/13/2017	DFS	Telephone conference with Peter and Judy regarding Industrial Revenue Bond	0.20
01/31/2017	DFS	Brief reivew of bond documents, call to Peter to discuss certain issues pertaining to Project	0.70
	DFS	Review ownership of DuraTech and Commercial Partners, LLC	0.60
	DFS	Review information on ownership of Commercial Property Partners, LLC and call Peter and Judy regarding same	0.40
	DFS	Conference call regarding Bond issuance	0.80
02/04/2017	DFS	Review Credit Agreement, Bank Agreement, Environmental Indemnification Agreement, Construction Loan Agreement, S/A and Financial Statement, Assignment of Leases and Rents, S/A Assignment of Contracts	2.30
02/06/2017	DFS	Conference call with Peter and Judy to review and discus Bond and loan documents	0.90
02/07/2017	DFS	Dictate letter regarding changes to Loan and Bank documents	1.00
02/10/2017	DFS	Call to Kate Albrecht, paralegal at Husch Blackwell and send her letter with comments/concerns	1.20
02/11/2017	DFS	Review e-mail from Peter regarding Phase I	0.20
02/19/2017	DFS	Review revised Bond Agreement and 13 other bond documents, send e-mail to Kate Albrecht , e-mail to Peter regarding phone conference to discuss documents	1.70
02/20/2017	DFS	Telephone conference with Judy regarding review of	

Re: Corporate

			HOURS
		bond documents	0.20
02/24/2017	DFS	Conference call with Peter to review most current set of Bond documents	0.50
02/27/2017	DFS	Review existing Lease and language pertaining to M&I	0.40
02/28/2017	DFS	Telephone conference with Attorney Fletcher to discuss changes to documents and Lease	0.80
03/01/2017	DFS	Prepare new Commercial Lease	2.90
03/02/2017	DFS	Telephone conference with Peter and Judy to discuss who will be signatory on documents and appraisal results	0.40
	DFS	Call to Kate Albrecht at Husch Blackwell regarding signatories for two entities	0.30
03/03/2017	NS	Conference with David re: NC corporation	0.20
	DFS	Telephone conference with Tracey regarding information on Commercial Properties Partners and Pretasky Enterprises	0.20
	DFS	Dictate letter to Tracey with list of information needed in order to prepare my opinion of counsel letter	0.20
03/04/2017	DFS	Review revised Lease and dictate cover letters to Attorney Fletcher and Peter Johnson	0.50
03/05/2017	DFS	Work on opinion of counsel letter	1.90
03/06/2017	NS	Locate and review entity documents in North Carolina and Wisconsin	0.30
	DFS	Work on opinion of counsel letter	0.40
	DFS	Dictate letter to Tracey and Judy setting out entity documents that I need	0.30
	DFS	Review Operating Agreement for Pretasky Enterprises	0.40
	DFS	Call to Kate Albrecht regarding who obtains certified copies	0.20
03/07/2017	DFS	Review survey and send to Peter	0.20
03/10/2017	DFS	Review and respond to e-mail from Kate Albrecht regarding conference call	0.20
03/15/2017	DFS	Review and respond to Judy regarding conference call on Lease	0.20
	DFS	Review entity documents for Pretasky Enterprises, e-mails from Tracey and send e-mail to Tracey	0.70
	DFS	Conference call with Peter and Judy to discuss changes to Lease, dictate changes to Lease	0.90

Re: Corporate

			HOURS
03/16/2017	DFS	Review revised drafts of documents from Kate Albrecht	0.40
	DFS	Telephone conference with Dave Pretasky regarding whether Pretasky Enterprises has voting/non-voting ownership interests	0.30
	DFS	Dictate letter to Attorney Fletcher regarding proper signatory for Pretasky Enterprises	0.30
	DFS	Telephone conference with Attorney Prinsen regarding Pretasky Enterprises	0.20
03/17/2017	BD	Gather organizational documents for DuraTech Industries, Inc., Pretasky Enterprises, LLC and Commercial Properties Partners, LLC.	1.00
	DFS	Telephone conference with Kate Albrecht regarding needed documents	0.20
	DFS	Send copies of Articles and By-Laws for DuraTech, Articles and Operating Agreement for Commercial Properties Partners and Pretasky Enterprises to Kate Albrecht	0.40
	DFS	Order certified copies of Articles for all three entities and Certificates of Status	0.20
03/18/2017	DFS	Review notifications from North Carolina Secretary of State and Wisconsin Department of Financial Institutions regarding certified copies of Articles and Certificates of Status	0.40
	DFS	Review and respond to e-mail from Tracey regarding Commercial Properties Partners	0.20
03/19/2017	DFS	Review Settlement Agreement between Dave and Peter Bentz, send e-mail to Tracey regarding additional documents needed	0.50
03/20/2017	DFS	Telephone conference with Peter Johnson regarding ownership of Commercial Properties Partners	0.20
	DFS	Review record book for Assignment of Peter Bentz's assignment of 50% interest in Commercial Property Partners to Pretaskyland	0.20
	DFS	Telephone conference with Brent Wagner regarding whether Pretasky Enterprises is sole owner of Commercial Properties Partners	0.20
	DFS	Telephone conference with Tracey regarding Assignment form	0.20
03/22/2017	DFS	Review corporate and LLC documents to provide to bank counsel	0.30
03/23/2017	DFS	Conference call with Bond Counsel	0.50
	DFS	Telephone conference with Krista Gallagher regarding Development Agreement	0.20

Re: Corporate

		HOURS
	DFS Telephone conference with Lynda Templen regarding timing with City approval	0.20
	DFS Work on corporate documents, authorizations and resolutions	0.40
	DFS Prepare Member authorization resolution for Pretasky Enterprises, LLC	0.40
	DFS Call to Kate Albrecht regarding Manager's Certificate and Secretary's Certificate	0.20
	DFS Review and respond to e-mail from Dave Pretasky regarding Assignment form for Commercial Properties Partners	0.20
03/24/2017	DFS Telephone conference with Judy and Kate Albrecht regarding closing issues	0.40
	DFS Call to Peter regarding Development Agreement with City	0.20
	DFS Call to Tracey regarding Assignment of Dave's interest in Commercial Properties Partners to Pretasky Enterprises	0.20
	DFS Call to Brent Wagner regarding Assignment form	0.20
	DFS Dictate Assignment of Ownership Interest form from David Pretasky to his interest in Commercial Properties Partners to Pretasky Enterprises	0.40
03/25/2017	DFS Review proposed Development Agreement with City	1.30
03/27/2017	DFS Dictate Officer's Certificate for DuraTech and Manager's Certificate for Commercial Properties Partners	0.30
	DFS Work on Opinion of Counsel Letter	0.50
	DFS Conference call with Peter and Judy to review Development Agreement with City	0.90
	DFS Review initial draft of Opinion of Counsel letter and make changes and dictate letter to Kate and Cynthia	0.50
03/28/2017	DFS Telephone conference with Attorney Fletcher regarding additional documents needed by Bank, call to Peter regarding same	0.50
03/29/2017	DFS Review Judy's schedule regarding full time employees, call to Judy regarding same	0.30
	DFS Conference call to Peter, Judy, and Stephen Matty regarding Development Agreement	1.00
03/30/2017	DFS Telephone conference with Peter and Judy regarding status of Bank's attorney's review of Development Agreement	0.20
	DFS Telephone conference with Jennifer Dahms regarding getting additional documents to them; send Jennifer Assignment forms for Pretasky Enterprises and Certificate of Incumbency regarding DuraTech	0.50

DuraTech Industries, Inc.

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April 04, 2017

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Statement # 34

Re: Corporate

			HOURS	
03/31/2017	DFS	Review Revised Bond Agreement	0.40	
	DFS	Send e-mail to Stephen Matty regarding additional terms to Development Agreement	0.20	
	DFS	Review e-mails from Jennifer Dahms and forward to Peter	0.20	
	DFS	Call to City Attorney's office regarding Development Agreement, review and respond to e-mail from Jennifer Dahms regarding same, call to Peter	0.40	
	DFS	Telephone conference with Peter Johnson regarding revised Credit Agreement for his review and other items	0.20	
04/03/2017	DFS	Telephone conference with Judy regarding status of Bond closing, call to Attorney Fletcher regarding same	0.20	
		TOTAL SERVICES:	38.60	9,480.00

RECAPITULATION

<u>ATTORNEY</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL</u>
Brittany Dahl - Paralegal	1.00	\$110.00	\$110.00
Nathan P. Skemp	0.50	190.00	95.00
David F. Stickler	37.10	250.00	9,275.00

03/17/2017	North Carolina Secretary of State - Certified Articles of Organization & Certificate of Status	22.00
03/17/2017	Department of Financial Institutions - Certified Articles of Organization	35.00
03/17/2017	Department of Financial Institutions - Certificate of Status	10.00
03/17/2017	Department of Financial Institutions - Certified Articles of Organization (Commercial Properties Partners, LLC)	35.00
03/17/2017	Department of Financial Institutions - Certificate of Status (Commercial Properties Partners, LLC)	10.00
03/17/2017	Department of Financial Institutions - Certificate of Status (Pretasky Enterprises, LLC)	10.00
	TOTAL ADVANCES:	122.00
	TOTAL CURRENT WORK:	9,602.00
	PREVIOUS BALANCE:	\$1,623.99

PAYMENTS THROUGH

09/08/2016	CREDIT PAYMENT RECEIVED: DuraTech Industries ck #: 115138	-1,623.99
	BALANCE DUE:	<u>\$9,602.00</u>



DuraTech Industries, Inc.

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April 04, 2017  
Account # 16532-00M  
Statement # 34

Re: Corporate

INVOICES ARE DUE AND PAYABLE ON RECEIPT  
PLEASE RETURN THE BOTTOM OF THE COVER STATEMENT WITH  
REMITTANCE AND INCLUDE ACCOUNT NUMBER ON CHECK



**First American Title Insurance Company**  
**National Commercial Services**  
833 East Michigan St., Suite 550  
Milwaukee, WI 53202  
Phone: (414)224-1778 / Fax: (414)224-6188

PR: NATLAC

Ofc: 611 (1740)

**Invoice**

**To:** Husch Blackwell  
555 E Wells St Ste 1900  
Milwaukee , WI 53202

**Invoice No.:** 1740 - 1740107380  
**Date:** 04/04/2017

**Our File No.:** NCS-834304-MKE  
**Title Officer:** Michelle Lasco  
**Escrow Officer:** Danielle Farina

**Customer ID:** 2044759

**Attention:** Jennifer Dahms

**Liability Amounts**

**Owners:**  
**Lenders:** \$3,905,000.00

**RE: Your Ref.:**  
**Property:** 3216-3222 Commerce Street, La Crosse, WI

**Buyers:** Commercial Properties Partners, LLC  
**Sellers:**

Description of Charge	Invoice Amount
Closing-Escrow Fee	\$400.00
Assessment Search	\$150.00
[ALTA 3.1-06] Zoning - Improved Land	\$500.00
Policy-Extended ALTA 2006 Lender's	\$3,327.00
[ALTA 9-06 ] Restrictions, Encroachments & Minerals	\$250.00
[ALTA 17-06 ] Access and Entry	\$150.00
[ALTA 18.1-06 ] Multiple Tax Parcel	\$150.00
[ALTA 22-06] Location	\$150.00
[ALTA 25-06 ] Same as Survey	\$150.00
[ALTA 26-06 ] Subdivision	\$150.00
[WI - GAP] GAP	\$150.00
Estimated Recording Fees (3 Loan Documents)	\$120.00
[ALTA 28.1-06] Encroachments - Boundaries and Easements	\$250.00

**INVOICE TOTAL \$5,897.00**

**Comments:**

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:  
Attention: Accounts Receivable Department  
P.O. Box 677858  
Dallas, TX 75267-7858*



First American Title Insurance  
Company National Commercial  
Services  
833 East Michigan St., Suite 550  
Milwaukee, WI 53202

## INCOMING DOMESTIC WIRE INSTRUCTIONS

PAYABLE TO: First American Title Insurance Company National Commercial Services  
BANK: First American Trust-Santa Ana  
ADDRESS: 5 First American Way, Santa Ana, CA 92707  
ACCOUNT NO.: 3017400000  
ROUTING NUMBER: 122241255

PLEASE REFERENCE THE FOLLOWING:

PROPERTY: 3216-3222 Commerce Street, La Crosse, WI  
FILE NUMBER: NCS-834304-MKE (DF)

**Failure to reference all of the above information may result in a delay of your funds being applied to your file.**

**PLEASE NOTE:** With cybercrimes on the increase, it is important to be ever vigilant. If you receive an e-mail or any other communication that appears to be generated from a First American employee that contains new, revised or altered bank wire instructions, consider it suspect and call our office at a number you trust. Our bank wire instructions rarely change.

**Funds from other than buyer or seller:** Other than funds from a designated lender, real estate broker, or the attorney of record, we will only accept incoming wires that are from the buyer or seller on a transaction. Other third party deposits not accompanied by appropriate instructions will be returned to the remitter.

**Funds from a U.S. Bank:** Funds should be wired from a bank within the United States. Notify our office at (414)203-4183, Danielle Farina when you have transmitted your wire.

**Funds from a non-U.S. Bank:** If your funds are being wired from a non-U.S. bank, additional charges may apply. Contact our office for Incoming International Wiring Instructions.

**ACH Transfers are NOT wire transfers:** An ACH transfer is not immediately available funds and requires additional time for clearance. An ACH transfer cannot be accepted for an imminent closing. Acceptance of ACH transfers are subject to state law. Contact our office at (414)203-4183, Danielle Farina prior to sending funds by ACH transfer.

Contact our office at (414)203-4183, Danielle Farina when funds are sent.

BMO Harris Bank N.A.  
4106 Highway 93  
Eau Claire, WI 54701

INVOICE	
DATE	NUMBER
02/24/2017	17-000119-01

PROJECT NAME: Duratech Building Expansion  
PROPERTY ADDRESS: 3216 Commerce St  
La Crosse, WI 54601  
ACCOUNT OFFICER: Paul Kulig

BANK AND FIN NUMBER: Commercial Real Estate

DATE	DESCRIPTION	AMOUNT
02/24/2017	Appraisal Fee - Commercial	\$2,975
	<b>TOTAL AMOUNT DUE:</b>	<b><u>\$2,975</u></b>

# Reimbursement to JuraTech

\$375,599.10

## Equipment

<u>Vendor</u>	<u>Invoice</u>	<u>Invoice Date</u>	<u>Date of payment</u>	<u>Amount</u>
Paul's Heating & Air Conditioning, Inc	160829-1	8/29/2016	9/23/2016	\$ 2,895.00
Stallard Technologies, Inc	IN-150755	9/20/2016	10/28/2016	\$ 11,285.00
La Crosse Transport Refrigeration	59352	12/5/2016	12/30/2016	\$ 3,290.00
Tobias Association, Inc	83116	9/21/2016	10/7/2016	\$ 3,175.00
Tobias Association, Inc	120815	9/26/2016	10/28/2016	\$ 3,175.00
Sakurai USA, Inc	7142016JW-2	8/3/2016	9/28/2016	\$ 28,370.00
Sakurai USA, Inc	54948	8/30/2016	11/4/2016	\$ 1,506.32
Sakurai USA, Inc	55148	10/19/2016	11/14/2016	\$ 7,806.34
Sakurai USA, Inc	55157	10/25/2016	11/18/2016	\$ 808.53
Sakurai USA, Inc	55185	10/25/2016	11/18/2016	\$ 1.80
Sakurai USA, Inc	53764	11/10/2015	12/12/2016	\$ 1,510.00
Klich Electric	9210	8/15/2016	10/14/2016	\$ 881.05
Dakota Supply Group	C332895	8/2/2016	9/16/2016	\$ 5,427.42
Metro Cad, Inc	12149	10/7/2016	11/4/2016	\$ 5,200.00
Coulee Region Mechanical	16--664	8/24/2016	9/16/2016	\$ 4,423.29
La Crosse Transport Refrigeration	57770	7/1/2016	8/5/2016	\$ 6,580.00
Best Graphics	0049896-IN	7/31/2016	10/18/2016	\$ 54,700.00
PVC Strip	16767	12/15/2016	12/15/2016	\$ 1,022.93
McMaster-Carr	93632086	12/16/2016	1/6/2017	\$ 1,585.20
Chemical Consultants, Inc	248898	12/2/2016	11/29/2016	\$ 5,700.60
Insperty Time & Attendance	INT-90046	1/19/2017	1/27/2017	\$ 14,776.85
Dalco Enterprises Inc	3126384	1/19/2017	2/6/2017	\$ 7,814.01
PCM/Tiger Direct	B01611490101	2/4/2017	3/3/2017	\$ 356.59
Coulee Region Mechanical	17-140	1/10/2017	2/17/2017	\$ 2,017.59
La Crosse Scale LLC	INV000011909	2/16/2017	3/17/2017	\$ 2,435.00
PCM/Tiger Direct	B01668620101	2/16/2017	3/17/2017	\$ 8,410.39
Tobias Association, Inc	224884	2/22/2017	3/17/2017	\$ 9,048.00
M&R Printing Equipment, Inc	860990	12/20/2016	1/13/2017	\$ 8,100.00
Trane U.S. Inc	37397945	11/16/2016	1/6/2017	\$ 15,977.43
Clear Control	3/16/2017	3/16/2017	3/22/2017	\$ 21,500.00
			Total	<u>\$ 239,779.34</u>

## Building

<u>Vendor</u>	<u>Invoice</u>	<u>Invoice Date</u>	<u>Date of payment</u>	<u>Amount</u>
Gerke Excavating, Inc	11673	6/29/2016	7/22/2016	\$ 11,098.16
I&S Group	39068	11/19/2016	1/13/2017	\$ 18,303.00
I&S Group	37587	8/31/2016	11/28/2016	\$ 16,150.00
I&S Group	38411	10/14/2016	11/28/2016	\$ 3,550.00
I&S Group	35600	4/30/2016	6/10/2016	\$ 5,500.00
I&S Group	34412	2/29/2016	3/25/2016	\$ 7,000.00
Braun Intertec	B066448	8/4/2016	9/9/2016	\$ 8,410.00
I&S Group	37130	7/30/2016	9/2/2016	\$ 22,975.00

I&S Group	35172	4/21/2016	5/19/2016	\$ 5,800.00
I&S Group	39679	12/24/2016	1/20/2017	\$ 37,033.60
			Total	<u>\$ 135,819.76</u>