

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

July 23, 2026

VIA EMAIL

City of La Crosse
Attn: Stephanie Sward, P.E. – Project Manager
400 La Crosse Street
La Crosse, WI 54601

Re: Project ID: 5991-07-82
Losey Blvd
City of La Crosse – La Crosse County
Parcel 8

Dear Ms. Sward:

Enclosed is a signed copy of the Conveyance, Nominal Payment Parcel – Waiver of Appraisal Recommendation and Approval, Statement to Construction Engineer, Closing Statement and W-9 for Parcel 8 on the Losey Blvd project. The amount of the offer was based on the approved Nominal Payment Parcel Report dated July 10, 2026.

If you agree, please return to me a check payable to the following for the below amount:

Parcel	Check Payable To	Check Amount
8	Jared L. Szabo 2971 Losey Blvd S La Crosse, WI 54601	\$4,050.00

Please mail the check directly to me:

Right of Way Professionals, Inc.
Attn: Todd Wright
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

I will distribute the check to the owner and record the conveyance with the La Crosse County Register of Deeds following receipt of the check.

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

Sincerely,
Right of Way Professionals, Inc.



Todd Wright, RWA
Agent for City of La Crosse

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 01/2023

THIS EASEMENT, made by **Jared L. Szabo** GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Four Thousand Fifty and 00/100 Dollars (\$4,050.00)** for the purpose of **Grading**.

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.

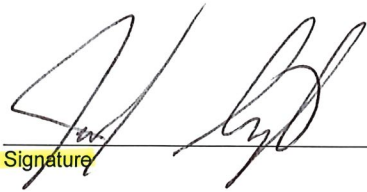
Other persons having an interest of record in the property: None

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
Attn: Right of Way Professionals, Inc.
c/o Todd Wright
2215 E. Clairemont Avenue, STE 1
Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number
17-50170-020


Signature

07/20/26
Date

Jared L. Szabo
Print Name

7/20/2026
Date

State of Wisconsin

LA CROSSE

County)

SS.

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

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




Signature, Notary Public, State of Wisconsin

Danielle P. Martin
Print or Type Name, Notary Public, State of Wisconsin

09-24-2026
Date Commission Expires

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
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Parcel No.
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LEGAL DESCRIPTION

Temporary Limited Easement is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, 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 the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel located in Lot 14 in Block 1 of Elm Grove Addition, Town of Shelby, now in the City of La Crosse, located in the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

The Southerly 8.43 feet of the Westerly 54.17 feet and also the Westerly 15.91 feet said Lot 8, said lands being adjacent to the easterly right-of-way line of Losey Boulevard and northerly right-of-way line of Hewitt St.

Said parcel contains 1692 square feet, more or less.

Project ID
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This instrument was drafted by
Todd Wright of Right of Way
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**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

City of La Crosse

RE1897 01/2023 Ch. 32 Wis. Stats.

Owner name(s) Jared L Szabo	Area and interest required 1,692.00 sq. ft. of Temporary Limited Easement (TLE)
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Allocation

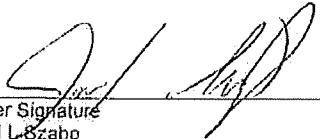
Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	See Attached	1,692.00	Sq Ft	\$0.91	\$1,545.75
Other	Move & Restore Irrigation System				\$2,500.00
Other	Rounding				\$4.25

Total Allocation
Rounded To \$4,050.00

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.

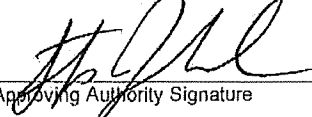
The undersigned owner(s) further states that they waived the right to an appraisal without undue influences or coercive action of any nature.

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

X  07/18/26
Owner Signature Date
Jared L Szabo

Approved for City of La Crosse

For Office Use Only

 7/22/26
Approving Authority Signature Date
Stephanie Sward, P.E., City of La Crosse Project Manager
Approving Authority Name and Title

Parcel 8

Temporary Limited Easement:

Size of Temporary Limited Easement (TLE)	:	1,692
Unit value of the unencumbered fee within the TLE:		\$ 4.50
Effective Date of the Sales Study:		6/1/2026
Expiration Date of the TLE :		6/30/2028
Term of Encumbrance of TLE:		2.0822

Annual Rental Rate

· Basic Safe Investment Rate (per year):	4.75%
· Expected Inflation Rate (per year):	3.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	9.75%
Annual Rent for Land Within TLE:	\$ 742.37

Lump Sum Payment of Annual Rent

· First Year:	\$ 742.37
· Second Year:	\$ 742.37
· Third Year:	\$ 61.02
· Fourth Year:	\$ -
· Fifth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 1,545.75

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

City of La Crosse

Copies to: project engineer and owner

Owner Name(s) Jared L. Szabo	Property Address 2971 LOSEY BLVD S LA CROSSE, WI 54601 Mailing Address 2971 LOSEY BLVD S LA CROSSE, WI 54601	Area code - phone Home: Cell: 563-379-8176 Work: Email: pinersitw@gmail.com
Tenant, if any	Property Address Mailing Address	Area code - phone Home: Cell: Work: Email:

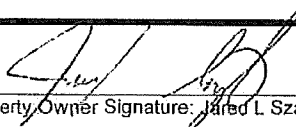
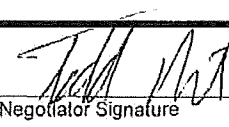
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of the City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

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

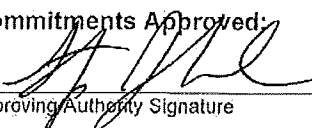
- The property owner has been compensated to move the lawn irrigation prior to construction and restore when construction is complete.

Other matters of interest and owner concerns:

- None

	07/19/26		7/22/2026
Property Owner Signature: Jared L. Szabo	Date	Negotiator Signature	Date
		Todd Wright	
		Print Negotiator Name	

Commitments Approved:

	7/22/2026
Approving Authority Signature	Date
Stephanie Sward, P.E., City of La Crosse Project Manager	
Approving Authority Name and Title	

Project ID
5991-07-82

County
La Crosse

Parcel No.
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CLOSING STATEMENT

RE1617 01/2023 Ch. 709 Wis. Stats.

City of La Crosse

Seller / Property owner name and address Jared L Szabo 2971 LOSEY BLVD S LA CROSSE, WI 54601	Buyer City of La Crosse	
	Due Property Owner	Deductions
Agreed upon purchase price	\$4,050.00	XXXXXXXXXX
1st mortgage release Amount \$ _____	\$ _____	\$ _____
2nd mortgage release Amount \$ _____	\$ _____	\$ _____
Land contract payment Amount \$ _____	\$ _____	\$ _____
Tax proration for year , prorated from to Last year's tax \$ (attach Form RE1616)	\$0.00	\$ _____
Delinquent taxes for years _____	\$ _____	\$ _____
Special assessments unpaid, delinquent and future (Form RE1616)	\$ _____	\$ _____
Estimated water and/or sewer service charges	\$ _____	\$ _____
Rent prorated, if tenant occupied	\$ _____	\$ _____
LP _____ gals./ \$ _____ Fuel oil _____ gals./ \$ _____	\$ _____	\$ _____
Retention of improvements - list (if none, so state) _____ \$ _____	\$ _____	\$ _____
_____ \$ _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____
TOTAL DUE	\$4,050.00	\$ _____
Less deductions	\$ _____	XXXXXXXXXX
Balance due property owner	\$4,050.00	XXXXXXXXXX
Total settlement due property owner	\$4,050.00	

This statement is accepted as correct.

Seller's Signature (Jared L. Szabo) _____ Date _____

Closing Agent (Todd Wright) _____ Date _____

**Transaction Over \$600
IRS 1099-S Purposes**

Total compensation attributable to real estate	\$2,504.25
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