



124 Division Street, La Crosse, WI 54601
Phone: (608) 782-6445
FAX: (608) 782-9653

TO: Mayor Kabat and La Crosse City Council
FROM: Terry Trueblood
RE: Land purchase for Trueline expansion
DATE: December 11, 2013

I hereby submit, for your consideration, an offer to purchase 305 square feet of city-owned property that has an estimated market value of \$3.51/sq. ft.

As previously reported, Trueline acquired the former Jacobson Moving building (612 2nd St. S.) in the fall of 2012 with the intent of expanding manufacturing. This expansion will increase employment opportunities and expand Trueline's manufacturing into plastics. In order to fully utilize the building, a 3-story addition with an elevator and stair tower will be required by code. The existing building does not have access to upper floors, as the twin building that was torn down held the access to upper floors. On the northwest corner of the existing building, the City's property line returns south (see attached certified survey).

The sale of this property to Trueline will allow us to build a code-compliant stair tower to access and use the upper floors of our building. The location and condition of this building are not easily adaptable for residential or office space, and it is already zoned for heavy industrial. Plans for renovating the existing building total more than a \$1 million investment in construction, in addition to significant equipment installations.

I appreciate the opportunity to expand our business in the city of La Crosse. I look forward to hearing from you soon about this purchase offer.

Sincerely,

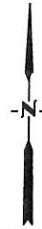
A handwritten signature in black ink, appearing to read "Terry Trueblood", written over a white background.

Terry Trueblood
President

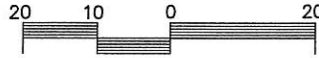
PLAT OF SURVEY

DESCRIPTION

PART OF LOT 2 IN BLOCK 23 OF P. CAMERON'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE ALONG WEST RIGHT OF WAY OF SECOND STREET N00°20'14"E 89.79 FEET; THENCE S89°37'13"W 64.30 FEET TO THE POINT OF BEGINNING; THENCE S00°20'14"W 21.60 FEET; THENCE S89°37'13"W 14.13 FEET; THENCE N00°20'14"E 21.60 FEET. THENCE N89°37'13"E 14.13 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 305 SQUARE FEET AND IS SUBJECT TO ALL EASEMENTS OR RESTRICTIONS, IMPLIED OR RECORDED.



BASIS FOR BEARINGS
THE WEST RIGHT OF WAY LINE OF SECOND STREET, ASSUMED TO BEAR AS SHOWN (LA CROSSE COUNTY COORDINATE SYSTEM).



SCALE: 1"=20'

BLOCK 23
PETER CAMERON'S ADDITION

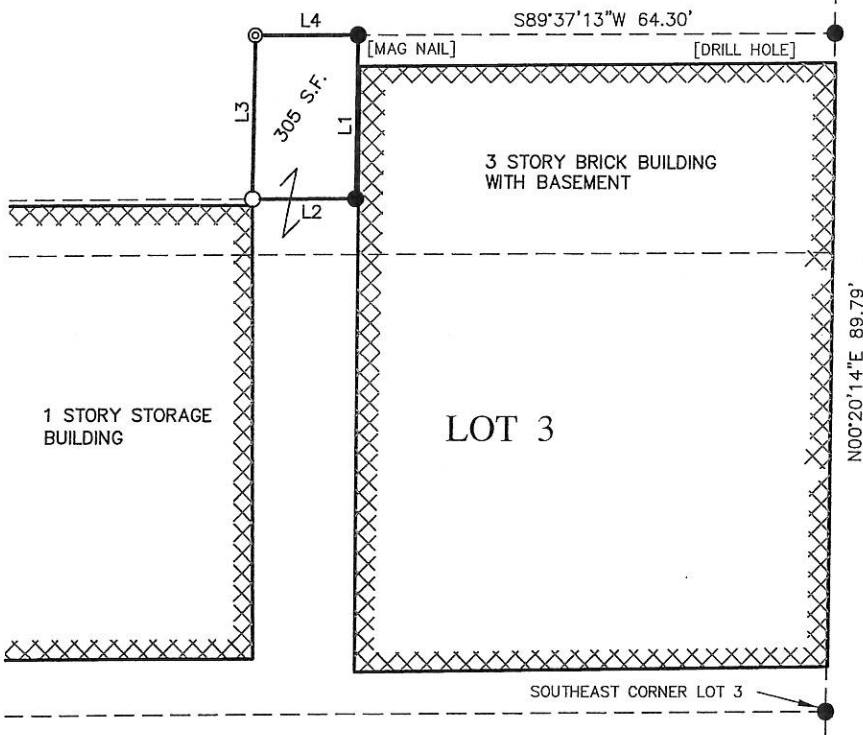
LOT 1

SECOND STREET

LINE TABLE

- L1 S00°20'14"W 21.60'
- L2 S89°37'13"W 14.13'
- L3 N00°20'14"E 21.60'
- L4 N89°37'13"E 14.13'

LOT 2



CERTIFICATE

I, DAVID W. GORMAN, REGISTERED LAND SURVEYOR #2974, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL AT THE DIRECTION OF TRUEBLOOD PROPERTIES, LLC, AND THE ATTACHED MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGEND

- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
- ⊙ SET MAG NAIL
- FOUND 3/4" IRON BAR (UNLESS NOTED)
- () RECORDED BEARINGS AND/OR DISTANCES



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