

# REAL ESTATE SALES AGREEMENT

**THIS AGREEMENT**, made by and between *City of La Crosse*, Seller, and *Juniper Partners*, Buyer.

The Seller agrees to sell, and the Buyer agrees to buy “Lot 2 of the CSM dated July 25, 2024” as shown in Exhibit A that is attached hereto, situated in the County of La Crosse, Wisconsin, upon the following terms and conditions, to-wit:

1. The purchase price shall be \$20,000.00 and paid in cash at closing.
2. Seller agrees to furnish Buyer, at the Buyer’s expense, within fifteen (15) days from the date this agreement is signed by all parties, an owner’s policy of title insurance, in the sum of \$20,000.00, written by an insurance company licensed by the State of Wisconsin, showing title as called for by this agreement. Buyer must raise any objections to the title within five (5) days from delivery of a title insurance commitment, and thereafter Seller shall cure such defects, if the same render title unmerchantable, before completing sale.
3. Sale shall be consummated, and conveyance made earlier of the 31<sup>st</sup> day of October 2025. Closing shall occur at City Hall in La Crosse, WI or as the parties otherwise agree
4. At closing, a restrictive covenant shall be placed upon Lot 1 of the CSM dated July 25, 2024 upon terms mutually agreed upon by the parties but that will forever prohibit the city or any other person from placing any structure upon Lot 1 after the manufactured homes and accessory structures are removed. The restrictive covenant shall provide upon the removal of the manufactured homes and accessory structures; Lot 1 shall permanently remain in a natural state and not be used for anything other than the maintenance, staging, utilities, construction and construction staging of Pammel Creek.
5. A right of first refusal (ROFR) in favor of the Buyer shall be recorded as to Lot 1 upon terms mutually agreed upon by the parties.
6. After Buyer purchases Lot 2, Buyer shall convey a ten (10) foot easement in favor of the City of La Crosse for utility purposes extending the entire length of the eastern boundary line of Lot 2

Seller hereby agrees to convey title by Warranty Deed, free and clear of all liens and encumbrances, except easements, restrictions and reservations of record.

The parties agree that this agreement may be executed in separate counterparts by each party, and that facsimile, DocuSign or .pdf signatures shall be as effective as original signatures of the parties.

**SELLER: CITY OF LA CROSSE**

Dated: \_\_\_\_\_

\_\_\_\_\_  
Shaundel Washington-Spivey, Mayor

\_\_\_\_\_  
Nikki Elsen, City Clerk

Subscribed and sworn to before me  
This \_\_\_\_ day of September, 2025.

\_\_\_\_\_  
Notary Public, State of WI  
My Commission: \_\_\_\_\_

**BUYER: JUNIPER PARTNERS**

Dated: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Subscribed and sworn to before me  
This \_\_\_\_ day of September, 2025.

\_\_\_\_\_

Notary Public, State of WI  
My Commission: \_\_\_\_\_