



Midwest Professional
Appraisal, Inc.

1052 Oak Forest Drive, Onalaska, WI 54650
Phone (608) 784-4288 ■ Fax (608) 784-4282

March 5, 2014

Mr. Gregory P. Kozelek, P.E.
Project Engineer
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Dear Mr. Kozelek:

I have made an appraisal and investigation of the property located at 1603 Gillette Street, La Crosse, Wisconsin.

This appraisal is made to estimate the amount of compensation due the owner for property or rights to be acquired under the provisions of the Wisconsin Statutes. As provided in Section 32.09, compensation shall be based on market value of the property as of the date of the physical inspection. A physical inspection of the subject property was made on March 4, 2014.

The term *market value* as used in this report is defined by The Dictionary of Real Estate Appraisal Fifth Edition (copyright 2010 by the Appraisal Institute) as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

THE UNDERSIGNED APPRAISER HEREBY CERTIFIES THAT:

To the best of my knowledge and belief the statements contained in this appraisal report are true, and the information upon which the opinions expressed herein are based is correct; subject to the limiting conditions herein set forth.

This appraisal has been made in conformity with the appropriate Wisconsin Statutes, regulations and policies and procedures applicable to appraisal of right-of-way and that to the best of my knowledge no portion of the value assigned to this property consists of items which are non-compensable under Wisconsin laws.

Neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported therein. I have no present or contemplated interest in the property appraised.

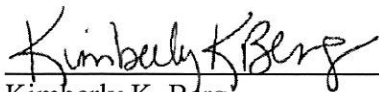
I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the acquiring agency or officials of the City of La Crosse and I will not do so until authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such finding.

Any decrease or increase in the market value of real property prior to the date of valuation caused by the public improvement for which this property is acquired, or by the likelihood that this property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

I have not given consideration to nor included in this appraisal any relocation assistance benefits.

On March 3, 2014, I, Kimberly K. Berg, conferred with Mr. Mark Halverson and invited him to accompany me during the inspection of the property located at 1603 Gillette Street, La Crosse, Wisconsin. He accepted. On March 4, 2014, we made a personal inspection of the property. I have made a personal field inspection of the sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented in the report.

In my opinion, as of March 4, 2014, the total loss and damages to the subject property are \$680.



Kimberly K. Berg
Certified General Appraiser
State of Wisconsin ID #1382-10
State of Minnesota ID #20588744

March 11, 2014
Date of Signature



Midwest Professional
Appraisal, Inc.

1052 Oak Forest Drive, Onalaska, WI 54650
Phone (608) 784-4288 ▪ Fax (608) 784-4282

March 5, 2014

Mr. Gregory P. Kozelek, P.E.
Project Engineer
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Dear Mr. Kozelek:

I have made an appraisal and investigation of the property located at 2400 Harvey Street, La Crosse, Wisconsin.

This appraisal is made to estimate the amount of compensation due the owner for property or rights to be acquired under the provisions of the Wisconsin Statutes. As provided in Section 32.09, compensation shall be based on market value of the property as of the date of the physical inspection. A physical inspection of the subject property was made on March 4, 2014.

The term *market value* as used in this report is defined by The Dictionary of Real Estate Appraisal Fifth Edition (copyright 2010 by the Appraisal Institute) as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

THE UNDERSIGNED APPRAISER HEREBY CERTIFIES THAT:

To the best of my knowledge and belief the statements contained in this appraisal report are true, and the information upon which the opinions expressed herein are based is correct; subject to the limiting conditions herein set forth.

This appraisal has been made in conformity with the appropriate Wisconsin Statutes, regulations and policies and procedures applicable to appraisal of right-of-way and that to the best of my knowledge no portion of the value assigned to this property consists of items which are non-compensable under Wisconsin laws.

Neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported therein. I have no present or contemplated interest in the property appraised.


I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the acquiring agency or officials of the City of La Crosse and I will not do so until authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such finding.

Any decrease or increase in the market value of real property prior to the date of valuation caused by the public improvement for which this property is acquired, or by the likelihood that this property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

I have not given consideration to nor included in this appraisal any relocation assistance benefits.

On March 3, 2014, I, Kimberly K. Berg, conferred with Ms. Barb Loomis of Quadrapar Development Company and invited her to accompany me during the inspection of the property located at 2400 Harvey Street, La Crosse, Wisconsin. She declined. On March 4, 2014, I made a personal inspection of the property. I have made a personal field inspection of the sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented in the report.

In my opinion, as of March 4, 2014, the total loss and damages to the subject property are \$12,600.



Kimberly K. Berg
Certified General Appraiser
State of Wisconsin ID #1382-10
State of Minnesota ID #20588744

March 6, 2014

Date of Signature



Midwest Professional
Appraisal, Inc.

1052 Oak Forest Drive, Onalaska, WI 54650
Phone (608) 784-4288 ▪ Fax (608) 784-4282

March 8, 2014

Mr. Gregory P. Kozelek, P.E.
Project Engineer
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Dear Mr. Kozelek:

I have made an appraisal and investigation of the property located at 1601 Rublee Street, La Crosse, Wisconsin.

This appraisal is made to estimate the amount of compensation due the owner for property or rights to be acquired under the provisions of the Wisconsin Statutes. As provided in Section 32.09, compensation shall be based on market value of the property as of the date of the physical inspection. A physical inspection of the subject property was made on March 7, 2014.

The term *market value* as used in this report is defined by The Dictionary of Real Estate Appraisal Fifth Edition (copyright 2010 by the Appraisal Institute) as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

THE UNDERSIGNED APPRAISER HEREBY CERTIFIES THAT:

To the best of my knowledge and belief the statements contained in this appraisal report are true, and the information upon which the opinions expressed herein are based is correct; subject to the limiting conditions herein set forth.

This appraisal has been made in conformity with the appropriate Wisconsin Statutes, regulations and policies and procedures applicable to appraisal of right-of-way and that to the best of my knowledge no portion of the value assigned to this property consists of items which are non-compensable under Wisconsin laws.

Neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported therein. I have no present or contemplated interest in the property appraised.

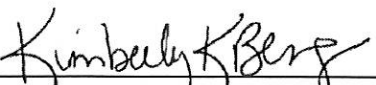
I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the acquiring agency or officials of the City of La Crosse and I will not do so until authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such finding.

Any decrease or increase in the market value of real property prior to the date of valuation caused by the public improvement for which this property is acquired, or by the likelihood that this property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

I have not given consideration to nor included in this appraisal any relocation assistance benefits.

On March 3, 2014, I, Kimberly K. Berg, conferred with Mr. Kenneth Peterson and invited him and Ms. Rebecca Stackhouse to accompany me during the inspection of the property located at 1601 Rublee Street, La Crosse, Wisconsin. He accepted and requested the inspection for Friday, March 7, 2014. On March 7, 2014, I made a personal inspection of the property. I was accompanied by Mr. Kenneth Peterson and Ms. Rebecca Stackhouse. Mr. Greg Kozelek from the City of La Crosse Engineering Department and Mr. Jay Wheaton from Mead & Hunt also accompanied us on the inspection. Ms. Marsha Erickson and Mr. Tom Zieja also viewed the property at the same time. I have made a personal field inspection of the sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented in the report.

In my opinion, as of March 7, 2014, the total loss and damages to the subject property are \$31,300.



 Kimberly K. Berg
 Certified General Appraiser
 State of Wisconsin ID #1382-10
 State of Minnesota ID #20588744

March 11, 2014

 Date of Signature