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AGREEMENT AND ACKNOWLEDGMENT
(Northern States Power Warehouse Parking Lot
and Parking Ramp)

This Agreement and Acknowledgment (Northern States Power Warehouse Parking Lot and Parking Ramp), (the "Agreement") is entered into by and between the City of La Crosse, a Wisconsin municipal corporation, (the "City"), and Riverside Center Maintenance, LLC, a Wisconsin limited liability company, ("Riverside").

Whereas, the City of La Crosse Common Council adopted Res. No. 2010-04-058 on April 27, 2010, which approved the Agreement to Purchase Upon Completion (Northern States Power Warehouse Parking Lot and Parking Ramp) between the City of La Crosse and Riverside Center III, LLC (the "Parking Agreement").

Whereas, the Parking Agreement required Riverside Center III, LLC to sell certain real property after the construction of a parking ramp to the City. The real property is described further in the attached **Exhibit A**.

Whereas, the Parking Agreement also required Riverside Center III, LLC to continue to insure and maintain the parking ramp after conveyance as well required the City to not charge for parking, under certain circumstances, for a period of thirteen (13) years.

Whereas, the Common Council adopted Res. No. 2010-05-064 on May 13, 2010, which approved the First Amendment to the Agreement to Purchase Upon Completion (Northern State Power Warehouse Parking Lot and Parking Ramp) between the City of La Crosse and Riverside Center III, LLC (the "Parking Amendment").

Whereas, the Parking Amendment removed the City's ability to charge for parking in the parking ramp after the passage of thirteen (13) years, among other things.

Whereas, Riverside Center III, LLC assigned its rights and obligations relating to insuring and maintaining the parking ramp to Riverside in 2016 and Riverside Center III, LLC was subsequently dissolved.

Whereas, the City has received a communication on May 2, 2023 from the Weber Group, on behalf of Riverside, indicating that it no longer desires to insure or maintain the parking ramp and that it is terminating its maintenance obligations effective June 1, 2023.

Whereas, the City also desires and agrees to end Riverside's obligations relating to the parking ramp.



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LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KAORMAS

RECORDED ON
09/19/2023 02:19 PM
PAGE COUNT: 4

EXEMPT #: _____
RECORDING FEE 30.00

#112

This space is reserved for recording data

Return to

City Attorney
400 La Crosse Street
La Crosse WI 54601

Parcel Identification Number/Tax Key Number

17-20026-080

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, it is agreed as follows:

1. **Acknowledgment.** Effective June 1, 2023, the City and Riverside agree that each party as fully performed its duties and obligations under the Parking Agreement and Parking Amendment and that no further duty to perform exists. More specifically, the City acknowledges that Riverside has fully performed its duties and obligations, including, without limitation, its duty to insure and maintain the parking ramp and no further duty or obligation exists effective June 1, 2023. Likewise, Riverside acknowledges that the City has fully performed its duties and obligations, including, without limitation, not charging for parking within the parking ramp and no further duty or obligation exists effective June 1, 2023. Both the City and Riverside agree that the Parking Agreement and Parking Amendment have terminated on June 1, 2023.

2. **Miscellaneous.** This Agreement shall inure to the benefit of and will be binding upon the parties hereto and their respective successors and assigns. This Agreement will be governed by and construed in accordance with the laws of Wisconsin. The Agreement may be executed in one or more counterparts, all of which shall be taken together to constitute but one and the same instrument and will be binding upon each party who may sign a counterpart of this Agreement. This Agreement will not be construed more strictly against one party than against the other, merely by the fact that it may have been drafted or prepared by counsel for one of the parties, it being recognized that both parties have contributed substantially and materially to the preparation of the Agreement. Any amendments or alterations to this Agreement shall be made in writing. No statement, promise, representation or inducement relating hereto that is not a part of this Agreement shall be binding upon the parties.

3. **Authority to Sign.** The persons signing this Agreement on behalf of Riverside certifies and attests that Riverside's respective Articles of Organization, Articles of Incorporation, By Laws, Member's Agreement, Charter, Partnership Agreement, Corporate or other Resolutions and/or other related documents give full and complete authority to bind Riverside, on whose behalf the person is executing this Agreement.

In witness hereof, the parties have executed this Agreement:

Dated this 29 day of August, 2023.

RIVERSIDE CENTER MAINTENANCE, LLC

By: *Donald J. Weber*
Donald J. Weber, Manager

Dated this 21 day of August, 2023.

CITY OF LA CROSSE, WISCONSIN

By: *Mitch Reynolds*
Mitch Reynolds, Mayor

By: *Nikki Elsen*
Nikki Elsen, City Clerk

Subscribed and sworn to before me this 29 day of August, 2023.

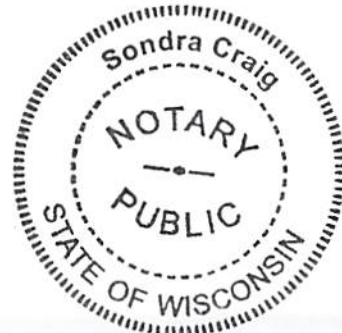
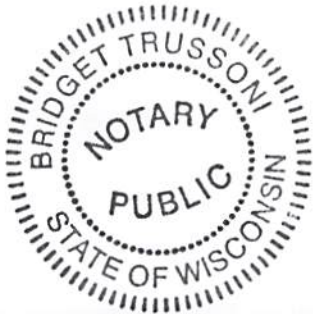
Bridget Trussoni

Notary Public, State of Wisconsin
My Commission: 06/12/2024

Subscribed and sworn to before me this 21 day of August, 2023.

Sondra Craig
Sondra Craig

Notary Public, State of Wisconsin
My Commission: 11/11/2025



Drafted by legal - Stephen Matty

EXHIBIT A

Lots 10, 11, 12, 13 and 14 in Block 5 of C. & F.J. Dunn, H.L. Dousman & peter Cameron's Addition to the Town of La Crosse, now City of La Crosse, La Crosse County, Wisconsin.

424 2nd Street South, Tax Parcel No.: 17-20026-080