

**AGREEMENT CONCERNING PAYMENT
FOR MUNICIPAL SERVICES**
(820 La Crosse Street)

This Agreement is entered into as of the 19th day of June 2014 (the "Agreement"), by and between the City of La Crosse (the "City") and Western Technical College (the "Owner").

RECITALS

A. Whereas Owner has entered into an agreement to purchase real property and operate a residence hall at 820 La Crosse Street, La Crosse, Wisconsin 54601 within the City of La Crosse (the "Property"), more particularly described as:

See attached Exhibit 2

B. Whereas Owner intends to continue its use and operation of the Property exclusively for a residence hall.

C. Whereas Owner is willing to make a payment for municipal services with respect to the Property.

NOW, THEREFORE, in consideration of the recitals and the mutual promises, obligations and benefits provided under this Agreement, the receipt and adequacy of which are hereby acknowledged, Owner and the City agree as follows:

1. **Representations and Warranties of Owner.** The recitals stated above are incorporated in this Agreement by reference as representations and warranties of Owner to the City. In addition, Owner represents and warrants to the City that Owner consists of Western Technical College, which: (1) is Wisconsin technical college organized and existing under Chapter 38, Wis. Stat.; (2) is in good standing; (3) has taken all action necessary to enter into this Agreement; and (4) has duly authorized the individual signers of this Agreement to do so

2. **Municipal Services.** If Owner uses the Property as provided in this Agreement, the City shall provide public health, safety, fire and police protection, streets and street maintenance, snow removal, and other governmental services ("Municipal Services") with respect to the Property that are funded by property taxes.

3. **Tax Status of Property.** Except as provided by law or as provided in section 4 of the Agreement, the Property shall be subject to property taxation and shall not be exempt from property



1643701

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. HCBRIDE

RECORDED ON
08/12/2014 01:29PM
REC FEE: 30.00
EXEMPT #:
PAGES: 14

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

Stephen F. Matty
City Attorney, City of La Crosse
400 La Crosse St.
La Crosse, WI 54601

P.I.N.

17-20148-060

taxation, in full or in part. In the event the City's assessor and Common Council determine the Property to be taxable, in full or in part, and the Owner disagrees with such determination, Owner may challenge such determination of non-exempt status by any procedure provided under Wisconsin law. Owner shall timely provide, at no cost to the City, all information and access to books, records, documents, and other evidence reasonably requested by the City's assessor to determine whether the Property is exempt from property taxes and shall permit the City's assessor to have reasonable access to the Property for that purpose.

4. Payment for Municipal Services If Property Becomes Tax Exempt. If the Property is determined by the City's assessor, the City's Common Council, or otherwise to be exempt from real property taxes, in full or in part, for any year (the "Valuation Year"), the City shall send Owner, by United States mail, postage prepaid, an invoice for the amount due as a payment for Municipal Services provided by the City with respect to the Property ("Payment for Municipal Services"), calculated according to this section of the Agreement. The amount due shall be calculated by the City for each Valuation Year by the following method.

- a. The City shall calculate the Total Budgeted City Costs, based on the budget as approved by the City's Common Council at the time the calculation is made. The City shall not be required to consider any change in the City's budget approved by the Common Council after the calculation is made and shall not consider any such change made after the City sends Owner an invoice for Payment for Municipal Services.
- b. The City shall calculate the Cost of Municipal Services to Be Defrayed, consisting of the sum of the total budgeted costs for the City's Fire Department, Police Department, Highway Department and other related highway expenses.
- c. The City shall calculate the Percent of Costs of Municipal Services to Be Defrayed costs by dividing the Cost of Municipal Services to Be Defrayed by the Total Budgeted City Costs.
- d. The City, through its assessor or, in the City's sole discretion, by an appraiser selected by the City, shall calculate the fair market value of the Property (the "Fair Market Value"), including land and improvements, as of January 1 of the year, in the same manner that would be used if the Property were assessed for property tax purposes.
- e. The City shall determine the Total City Mill Rate.
- f. The City shall calculate the Mill Rate to Apply to Value by multiplying the Total City Mill Rate by the Percent of Costs of Municipal Services to Be Defrayed.

- g. The City shall calculate the Payment for Municipal Services due to the City by multiplying the Mill Rate to Apply to Value by the Fair Market Value.
- h. The Owner shall receive a one-time aggregate credit to offset the Payment for Municipal Services due to the City. The aggregate credit shall be four hundred fifty-seven thousand fifteen dollars and ninety-five cents (\$457,015.95) calculated as the aggregate taxes paid to the local municipality for tax years 2010 through 2013 as documented in the real estate property tax bills attached as **Exhibit 3** to this Agreement. For each Valuation Year, the Payment for Municipal Services due to the City shall be reduced by the credit until the credit has been fully exhausted. It is anticipated that the credit shall be completely exhausted on or about Valuation Year 9.

Attached to this Agreement as **Exhibit 1** is an illustrative calculation by the method provided in this Agreement, using values of land and improvements provided by Owner and other figures provided by the City. These values and figures are used solely for illustrating the method of calculation provided in this section and are not intended to indicate in any way what the actual calculation for any Valuation Year shall be. The amount of the Payment for Municipal Services for any Valuation Year, calculated as provided in this section, shall be binding on the parties.

5. Terms of Payment. The City shall send Owner an invoice for the Payment for Municipal Services due for each Valuation Year by the end of the preceding year or as soon thereafter as practical. The full amount of the Payment for Municipal Services shall be due on January 31 of the year after the Valuation Year. Each payment shall be deemed made when actually received by the City. Any payment made by check shall not be deemed made until the check has cleared all banks. Any amount due that is not paid on time shall bear interest in the same manner and at the same rate as provided by law for unpaid property taxes. The Payment for Municipal Services shall constitute payment for all Municipal Services provided with respect to the Property during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City. The City and Owner acknowledge and agree that the Payment for Municipal Services under this Agreement would constitute a reasonable and appropriate means of carrying out the intent of the parties and would fairly and reasonably compensate the City for the Municipal Services provided during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City.

6. Special Assessments and/or Special Charges. Any Payment for Municipal Services that is not made when due shall entitle the City to levy a special assessment and/or special charge against the Property for the amount due, plus interest. Owner hereby consents to the levy of any such special assessment and/or special charge, and, pursuant to Wis. Stat. § 66.0703(7)(b) and/or Wis. Stat. § 66.0627, waives any right to notice of or any hearing on any such special assessment and/or special charge.

7. **Insurance.** Owner shall maintain insurance coverage on the Property, including all improvements, insuring against loss or damage in amounts sufficient to rebuild or replace the improvements constructed on the Property. Owner shall provide the City with a certificate of such insurance within five business days after requested by the City. Owner hereby grants the City a lien on each payment under such insurance sufficient to pay any amount due to the City under this Agreement at the time Owner receives the payment and shall hold the payment or such a sufficient part of the payment in trust for the City until paid to the City.

8. **Indemnification.** Owner shall indemnify the City for all amounts of attorneys' fees and expenses and expert fees and expenses incurred in enforcing this Agreement.

9. **Remedies.** The City shall have all remedies provided by this Agreement, and provided at law or in equity, necessary to cure any default or remedy any damages under this Agreement. Remedies shall include, but are not limited to, special assessments under section 6 of this Agreement, enforcement of a lien or trust under section 7 of this Agreement, indemnification under section 8 of this Agreement, and all remedies available at law or in equity.

10. **Successors and Assigns.** This Agreement is binding on the successors and assigns of the parties, including, but not limited to, any subsequent owner of the Property, any part of the Property, or any real property interest in the Property or any part of the Property. Owner shall provide not less than forty-five (45) days advance written notice of any intended transfer of ownership, assignment, lease, or sublease. If at any time the Property has more than one owner, the owners shall be jointly and severally liable for any Payment for Municipal Services due under this Agreement for any Valuation Year. For purposes of invoicing only, the City may, in its sole discretion, allocate the amount of the Payment for Municipal Services due among the owners in proportion to the Fair Market Value of their respective property interests as of January 1 of the Valuation Year, as determined by the City's assessor using the method of calculation described in section 5 of this Agreement. If the City makes such an allocation for purposes of invoicing only, then if any part of the Payment for Municipal Services is not timely paid, the City may, in its sole discretion, at any time or from time to time, send additional invoices to all the owners for all or part of the amount due until the amount due is fully paid.

11. **Notices.** Any notice required to be given under this Agreement shall be deemed given when deposited in the United States mail, postage prepaid, to the party at the address stated below or when actually received by the party, whichever is first. The addresses are:

To City: Attn: City Clerk
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

With a copy to: Attn: City Attorney
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

To Owner: Western Technical College
Attn: Mike Pieper
400 South Seventh St.
La Crosse, WI 54601

Either party may change its address for notices by giving a notice as provided in this section.

12. **Term of Agreement.** The term of this Agreement shall begin on the date the Agreement is signed by both parties and shall continue unless terminated by mutual written agreement.

13. **Entire Agreement; Amendments.** This Agreement encompasses the entire agreement of the parties. Any amendment to this Agreement shall be made in writing, signed by both parties.

14. **Severability.** If any part of this Agreement is determined to be invalid or unenforceable, the rest of the Agreement shall remain in effect.

15. **Waiver.** No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.

16. **Governing Law.** This Agreement has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of the United States and the State of Wisconsin.

17. **Interpretation of Agreement.** The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement, neither party shall be deemed the drafter of this Agreement for purposes of its interpretation. Venue for any action arising out of or in any way related to this Agreement shall be exclusively in the Circuit Court for La Crosse County, Wisconsin. Each party waives its right to challenge venue in La Crosse County.

18. Dispute Resolution. If there is any dispute between the parties arising out of, related to, or connected with this Agreement:

- a. The parties shall attempt in good faith to resolve the dispute.
- b. If the parties cannot resolve the dispute after reasonable efforts, the dispute shall be submitted to mediation, at the request of either party. The mediator shall be agreed on by the parties or, if they are unable to agree, selected by the Circuit Court of La Crosse County, on application of either party. If the dispute, in whole or part, concerns the Fair Market Value of the Property or the amount due of any payment for Municipal Services, the mediator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten years experience in the valuation of commercial property, unless the parties agree otherwise in writing. If the dispute is wholly on some other issue or issues, the mediator shall be an attorney in La Crosse County, Wisconsin with at least ten years experience.
- c. If the parties cannot resolve the dispute by mediation, after reasonable efforts, either party may demand arbitration conducted in accordance with chapter 788, Wisconsin Statutes, or any successor statute, by a single arbitrator, chosen by mutual agreement of the parties or, if they do not agree, by the Circuit Court for La Crosse County, on application of either party. The party demanding arbitration shall bear all the costs of arbitration. If the dispute, in whole or part, concerns the Fair Market Value of the Property or the amount of any payment for Municipal Services due under this Agreement, the arbitrator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten years experience in the valuation of commercial property, unless the parties agree otherwise in writing, and any demand for arbitration shall be made within sixty days after an invoice for payment for Municipal Services for the Valuation Year in dispute is sent by the City to Owner. If a demand for arbitration is not made within that time, the parties shall be deemed to have waived arbitration with respect to the Fair Market Value of the Property and the amount of any payment for Municipal Services due under this Agreement. If the dispute is wholly on some other issue or issues, the arbitrator shall be an attorney in La Crosse County, Wisconsin with at least ten years experience. Chapter 788, Wisconsin Statutes, or any successor statute, shall govern the arbitration proceeding, except that Owner and the City each waive any right to trial by jury if a dispute concerning the arbitration proceeding is resolved by a court. Each party is hereby authorized to file a copy of this section in any proceeding as conclusive evidence of this waiver of jury trial by the other party.

19. Representations. Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the other party or any of its

employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.

20. **Reading of Agreement.** Each person signing this Agreement on behalf of any Party acknowledges that the person has read this Agreement, that the person understands the terms and conditions of the agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.

21. **Authorization to Sign Agreement.** Each person signing this Agreement on behalf of any Party represents and warrants that the person holds the position indicated beneath the person's signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the Party. Each Party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the Party is bound.

22. **Recording.** The City may record this Agreement with the Register of Deeds for La Crosse County and may record this document again, from time to time, in the City's sole discretion.

23. **Execution of Agreement.** Owner shall sign, execute and deliver this Agreement to the City. After Owner has signed, executed and delivered the Agreement, the City shall sign and execute the Agreement as approved by the City's Common Council.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives as of the date first set forth above.

Timothy Kabat
NIKKI RISEN +
LEE RASCH
Subscribed a sworn to
before me on the 6th day
of August, 2014

CITY OF LA CROSSE

BY: Timothy Kabat
Timothy Kabat, Mayor

Brenda B. Buddenhagen
Notary Public, State of WI
My Commission expires 11-2-14
Brenda Buddenhagen

BY: Teri Lehrke,
Teri Lehrke, City Clerk
deputy

Approved as to form:

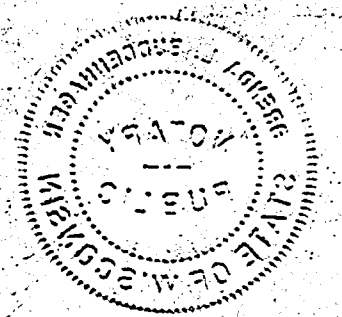
[Signature]
Stephen F. Matty
City Attorney

WESTERN TECHNICAL COLLEGE

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By: 
Lee Rasch, President

Exhibit 1 attached: Illustrative Calculation

Exhibit 2 attached: Legal Description

Exhibit 3 attached: Real Estate Property Tax Bills for 2010 through 2013

This instrument drafted by:
Stephen F. Matty, City Attorney
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Exhibit 1

ILLUSTRATIVE CALCULATION

Payment for Municipal Services

1. Total Budgeted City Costs		72,408,624
2. Cost of Municipal Services to be Defrayed:		
	Fire Department Costs	10,079,114
	Highway Department Costs	6,601,821
	Police Department Costs	<u>10,832,303</u>
	Total Defrayed Costs	27,513,238
3. Percent of Costs for Municipal Services to be Defrayed (#2 divided by #1)		0.37997
4. Fair Market Value of Property		
	a. Value of Improvements	11,472,600
	b. Value of Land	<u>127,400</u>
	Total Value	11,600,000
5. Total City Mill Rate		0.01236
6. Percent of Costs of Municipal Services to be Defrayed		<u>0.37997</u>
	Mill Rate to Apply to Value (#6 times #5)	<u>0.00470</u>
7. Payment for Municipal Services to the City of La Crosse (#6 times #4)		<u>\$54,478.84</u>

Exhibit 2
Legal Description

Lot 7, Lot 8 and Lot 9, Block 15, Burns, Durand, Smith and Rublee's Addition, located in the northwest quarter of the southwest quarter of Section 32, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more particularly described as follows:

Beginning at the intersection of south line of La Crosse Street and the west line of 9th Street North, said point being the northeast corner of said Lot 7, thence along said East line southerly 173.37 feet to the southeast corner of said Lot 9, thence westerly 145.75 feet to the southwest corner of said Lot 9, thence northerly 173.37 feet to the said south line of La Crosse Street being the northwest corner of said Lot 7, then easterly 145.75 feet to the point of beginning. Subject to easements, covenants and restrictions of record

STATE OF WISCONSIN
CITY OF LA CROSSE
LA CROSSE COUNTY

Exhibit 3



REAL ESTATE PROPERTY TAX BILL FOR 2010

BILL NO. 05044

TAX ACCOUNT NUMBER 17-20148-060
JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

*****AUTO**5-DIGIT 54601
PAUL AND PAULINES CORNER LLC
2600 CASTLE PLACE
LA CROSSE WI 54601-6492

00001561

32-16N-07 Acres .582

527 9TH ST N
T BURNS HS DURAND ST SMITH
& FM RUBLEES ADDITION
LOTS 7, 8 & 9 BLOCK 15 SUBJ
TO RESTR IN DOC NO. 1514055

Our office will be closed on December 24, 27 and 31, 2010

Assessed Value Land 127,400	Ass'd Value Improvements 3,958,800	Total Assessed Value 4,086,200	Ave. Assmt. Ratio .9622	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) .029257579	
Est. Fair Mkt. Land 132,400	Est. Fair Mkt. Improvements 4,114,100	Total Est. Fair Mkt. 4,246,500	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 7,477.31	
		2009		2010	
Taxing Jurisdiction		Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2009 Net Tax	09 vs 10 % Tax Change
State of Wisconsin					
La Crosse County	2,474,187	2,490,106	.00	.0	720.78
Local Municipality	15,072,504	14,826,310	.00	.0	15,388.20
La Crosse School	34,309,935	32,773,178	.00	.0	50,165.66
WTC	165,442	1,500,581	.00	.0	44,588.91
			.00	.0	8,688.76
Total			.00	100.0	119,552.31
		First Dollar Credit	.00	100.0	84.59
		Lottery & Gaming Credit	.00	.0	.00
		Net Property Tax	.00	100.0	119,467.72

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Make Check Payable to:

LA CROSSE
CITY TREASURER

CITY OF LA CROSSE
400 LA CROSSE ST
LA CROSSE WI 54601

OTHER:

Total of Net Tax & Other 119,467.72

CHECK FOR BILLING ADDRESS CHANGE.

BILL NO. 05044

TAX ACCOUNT NUMBER 17-20148-060

Use Name & Address Below for Return to Taxpayer.

PAUL AND PAULINES CORNER LLC
2600 CASTLE PLACE
LA CROSSE WI 54601-6492

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2011 119,467.72
Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE FOUR MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
01/31/11	29,866.93
03/31/11	29,866.93
05/31/11	29,866.93
07/31/11	29,866.93

Please enclose a copy of bill with your payment. The validated copy will be returned to you.



8. 10. 1962

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STATE OF WISCONSIN
CITY OF LA CROSSE
LA CROSSE COUNTY



REAL ESTATE PROPERTY TAX BILL FOR 2011

BILL NO. 5043

TAX ACCOUNT NUMBER: 17-20148-060
JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c31p34s12820*****AUTO**5-DIGIT 54601
PAUL AND PAULINES CORNER LLC
2600 CASTLE PL
LA CROSSE, WI 54601-6492
00110011001100110011001100110011

32-16N-07 Acres .582

820 LA CROSSE ST
T BURNS HS DURAND ST SMITH
& FM RUBLEES ADDITION
LOTS 7, 8 & 9 BLOCK 15 SUBJ
TO RESTR IN DOC NO. 1514055

Our office will be closed on December 23, 26 and 30, 2011

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit)		
127,400	10,944,200	11,071,600	0.9863		0.028787469	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.		School taxes reduced by school levy tax credit	
129,200	11,095,800	11,225,000			20,046.47	
Taxing Jurisdiction		2010 Est. State Aids Allocated Tax Dist.	2011 Est. State Aids Allocated Tax Dist.	2010 Net Tax	2010 vs 2011 % Tax Change	2011 Net Tax
State of Wisconsin				720.78	164.3	1,904.95
La Crosse County		2,490,106	2,055,737	15,388.20	166.1	40,945.82
Local Municipality		14,826,310	13,642,279	50,165.66	170.5	135,681.99
La Crosse School		32,773,178	29,666,590	44,588.91	161.6	116,650.50
WTC		1,500.581	1,078,342	8,688.76	170.9	23,540.08
Total				119,552.51	166.6	318,723.34
				First Dollar Credit	84.59	82.81
				Lottery & Gaming Credit	0	0
				Net Property Tax	119,467.72	318,640.53

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**LA CROSSE
CITY TREASURER**
 CITY OF LA CROSSE
 400 LA CROSSE ST
 LA CROSSE, WI 54601

OTHER:

Total of Net Tax & Other

318,640.53

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 5043

TAX ACCOUNT NUMBER 17-20148-060

Use Name & Address Below for Return to Taxpayer.

PAUL AND PAULINES CORNER LLC
2600 CASTLE PL
LA CROSSE, WI 54601-6492

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2012

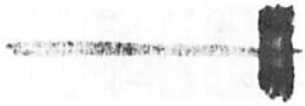
318,640.53

Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE FOUR MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2012	79,660.14
3/31/2012	79,660.13
5/31/2012	79,660.13
7/31/2012	79,660.13

Please enclose a copy of bill with your payment.
The validated copy will be returned to you.



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STATE OF WISCONSIN
 CITY OF LA CROSSE
 LA CROSSE COUNTY



REAL ESTATE PROPERTY TAX BILL FOR 2012

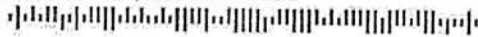
BILL NO. 05048

TAX ACCOUNT NUMBER: 17-20148-060
 JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c8p12s2515
 PAUL AND PAULINES CORNER LLC
 2600 CASTLE PL
 LA CROSSE, WI 54601-6492

32-16N-07 Acres .582
 820 LA CROSSE ST
 T BURNS HS DURAND ST SMITH
 & FM RUBLEES ADDITION
 LOTS 7, 8 & 9 BLOCK 15 SUBJ
 TO RESTR IN DOC.NO. 1514055



Our office will be closed on December 24, 25, 31, 2012 and January 1, 2013

Assessed Value Land 127,400	Ass'd Value Improvements 10,944,200	Total Assessed Value 11,071,600	Ave. Assmt. Ratio 0.9861	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.028784072		
Est. Fair Mkt. Land 129,200	Est. Fair Mkt. Improvements 11,098,200	Total Est. Fair Mkt. 11,227,400	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 19,940.64		
Taxing Jurisdiction		2011 Est. State Aids Allocated Tax Dist.	2012 Est. State Aids Allocated Tax Dist.	2011 Net Tax	2011 vs 2012 % Tax Change	2012 Net Tax
State of Wisconsin				1,904.95	0.1	1,906.02
La Crosse County		2,055,737	2,049,735	40,945.82	0.2	41,014.37
Local Municipality		13,642,279	13,472,269	135,681.99	0.0	135,667.57
La Crosse School		29,666,590	28,783,450	116,650.50	-0.3	116,331.27
WTC		1,078,342	1,067,781	23,540.08	-1.0	23,766.51
Total				318,723.34	0.0	318,685.74
		First Dollar Credit		82.81	-3.3	80.08
		Lottery & Gaming Credit		0.00	0.0	0.00
		Net Property Tax		318,640.53	0.0	318,605.66

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Make Check Payable to:
LA CROSSE
CITY TREASURER
 CITY OF LA CROSSE
 400 LA CROSSE ST
 LA CROSSE, WI 54601

OTHER:

 Total of Net Tax & Other 318,605.66

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 05048

TAX ACCOUNT NUMBER 17-20148-060

Use Name & Address Below for Return to Taxpayer.
 PAUL AND PAULINES CORNER LLC
 2600 CASTLE PL
 LA CROSSE, WI 54601-6492

TOTAL DUE FOR FULL PAYMENT

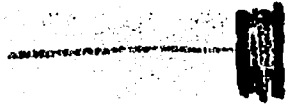
PAY BY JANUARY 31, 2013 318,605.66

Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2013	79,651.43
3/31/2013	79,651.41
5/31/2013	79,651.41
7/31/2013	79,651.41

Please enclose a copy of bill with your payment. The validated copy will be returned to you.



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[The main body of the page contains extremely faint and illegible text, likely bleed-through from the reverse side of the document. The text is scattered across the page and cannot be transcribed accurately.]

STATE OF WISCONSIN
CITY OF LA CROSSE
LA CROSSE COUNTY



REAL ESTATE PROPERTY TAX BILL FOR 2013

BILL NO. 05047

TAX ACCOUNT NUMBER: 17-20148-060
JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c8p12s2526
PAUL AND PAULINES CORNER LLC
2600 CASTLE PL
LA CROSSE, WI 54601-6492

32-16 N-07 Acres 0.582
820 LA CROSSE ST
T BURNS HS DURAND ST SMITH &
FM RUBLEES ADDITION LOTS 7,
8 & 9 BLOCK 15 SUBJ TO REST

*****Our office will be closed on December 24, 25, 31, 2013 and January 1, 2014*****

Assessed Value Land 127,400	Ass'd Value Improvements 10,944,200	Total Assessed Value 11,071,600	Ave. Assmt. Ratio 0.9835	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029909709																																																																										
Est. Fair Mkt. Land 129,500	Est. Fair Mkt. Improvements 11,127,800	Total Est. Fair Mkt. 11,257,300	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 20,096.76																																																																										
<table border="1"> <thead> <tr> <th rowspan="2">Taxing Jurisdiction</th> <th colspan="2">2012</th> <th colspan="2">2013</th> <th rowspan="2">2012 vs 2013 % Tax Change</th> <th rowspan="2">2013 Net Tax</th> </tr> <tr> <th>Est. State Aids Allocated Tax Dist.</th> <th>Est. State Aids Allocated Tax Dist.</th> <th>2012 Net Tax</th> <th>2013 Net Tax</th> </tr> </thead> <tbody> <tr> <td>State of Wisconsin</td> <td></td> <td></td> <td>1,906.02</td> <td>41,014.37</td> <td>-0.4</td> <td>1,898.17</td> </tr> <tr> <td>La Crosse County</td> <td>2,049,735</td> <td>2,039,293</td> <td>41,014.37</td> <td>135,667.57</td> <td>2.0</td> <td>41,850.35</td> </tr> <tr> <td>Local Municipality</td> <td>13,472,269</td> <td>13,305,549</td> <td>135,667.57</td> <td>116,331.27</td> <td>-0.1</td> <td>135,500.73</td> </tr> <tr> <td>LA CROSSE SCHOOL</td> <td>28,783,450</td> <td>26,959,988</td> <td>116,331.27</td> <td>23,766.51</td> <td>6.7</td> <td>124,129.21</td> </tr> <tr> <td>WTC</td> <td>1,067,781</td> <td>1,129,699</td> <td>23,766.51</td> <td></td> <td>16.8</td> <td>27,769.88</td> </tr> <tr> <td colspan="3">Total</td> <td>318,685.74</td> <td>318,605.66</td> <td>3.9</td> <td>331,148.34</td> </tr> <tr> <td colspan="3"></td> <td>First Dollar Credit</td> <td>80.08</td> <td>3.0</td> <td>82.52</td> </tr> <tr> <td colspan="3"></td> <td>Lottery & Gaming Credit</td> <td>0.00</td> <td>0.0</td> <td>0.00</td> </tr> <tr> <td colspan="3"></td> <td>Net Property Tax</td> <td></td> <td>3.9</td> <td>331,065.82</td> </tr> </tbody> </table>				Taxing Jurisdiction	2012		2013		2012 vs 2013 % Tax Change	2013 Net Tax	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2012 Net Tax	2013 Net Tax	State of Wisconsin			1,906.02	41,014.37	-0.4	1,898.17	La Crosse County	2,049,735	2,039,293	41,014.37	135,667.57	2.0	41,850.35	Local Municipality	13,472,269	13,305,549	135,667.57	116,331.27	-0.1	135,500.73	LA CROSSE SCHOOL	28,783,450	26,959,988	116,331.27	23,766.51	6.7	124,129.21	WTC	1,067,781	1,129,699	23,766.51		16.8	27,769.88	Total			318,685.74	318,605.66	3.9	331,148.34				First Dollar Credit	80.08	3.0	82.52				Lottery & Gaming Credit	0.00	0.0	0.00				Net Property Tax		3.9	331,065.82	
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Make Check Payable to:
**LA CROSSE
CITY TREASURER**
CITY OF LA CROSSE
400 LA CROSSE ST
LA CROSSE, WI 54601

OTHER: _____

Total of Net Tax & Other 331,065.82

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 05047
TAX ACCOUNT NUMBER 17-20148-060

Use Name & Address Below for Return to Taxpayer.

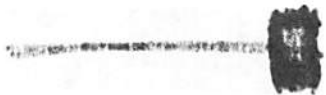
PAUL AND PAULINES CORNER LLC
2600 CASTLE PL
LA CROSSE, WI 54601-6492

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2014 331,065.82
Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2014	82,766.47
3/31/2014	82,766.45
5/31/2014	82,766.45
7/31/2014	82,766.45

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