

** MEETING NOTICE AND AGENDA **

A meeting of the Board of Wisconsin PACE Commission – a Joint Exercise of Powers commission, shall be held on Thursday, March 10, 2022 at 11:00AM via Zoom web/teleconference, to consider matters according to the following agenda:

Join Zoom Meeting

https://us02web.zoom.us/j/89408786955#success

Meeting ID: 894 0878 6955

One tap mobile: +13126266799,,89408786955# +US (Chicago)

- 1. Call to Order
- 2. Roll Call
- 3. Approval of the Minutes
- 4. APPROVAL OF RESOLUTION 22-03 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$2,700,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "N91 W15901 FALLS PARKWAY" LOCATED IN WAUKESHA COUNTY, WISCONSIN FOR WHITE STONE HOTEL ASSOCIATES II, LLC AND CERTAIN OTHER MATTERS RELATING THERETO
- 5. APPROVAL OF RESOLUTION 22-04 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$3,500,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "825 EAST WASHINGTON AVE." LOCATED IN DANE COUNTY, WISCONSIN FOR MM EAST WASHINGTON, LLC AND CERTAIN OTHER MATTERS RELATING THERETO
- 6. APPROVAL OF RESOLUTION 22-05 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$540,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "N218 STONEY BROOK ROAD" LOCATED IN OUTAGAMIE COUNTY, WISCONSIN FOR STONEY BROOK STORAGE, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

- 7. APPROVAL OF RESOLUTION 22-06 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$560,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "225 MAIN STREET" LOCATED IN WINNEBAGO COUNTY, WISCONSIN FOR DISCOVERY POINT APARTMENTS, LLC AND CERTAIN OTHER MATTERS RELATING THERETO
- 8. APPROVAL OF RESOLUTION 22-07 AMENDING RESOLUTION 21-25 TO IMPOSE A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$4,780,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "1004 BRETT FAVRE PASS" LOCATED IN BROWN COUNTY, WISCONSIN FOR LEGACY GREEN BAY, LLC AND CERTAIN OTHER MATTERS RELATING THERETO
- 9. Legislative Update
- 10. Closed Loan Report
- 11. Next Meeting Date: Thursday, April 14th at 11:00AM via same Zoom link as above.
- 12. Adjourn

PACE Wisconsin (PW) PW Board of Directors January 18, 2022 Teleconference

MINUTES

CALL TO ORDER: Chair Patrick Miles called the meeting to order at 2:00 p.m. CST.

ROLL CALL: PRESENT: Pete Olson (Barron County), Brett Rondeau (Bayfield County), Mike Schlaak (Calumet County), Patrick Miles (Dane County), James Dunning (Eau Claire County), Cindy Gretzinger (Forest County), Harley Reabe (Green Lake County), Bruce Paull (Iowa County), Jim Braughler (Jefferson County), Jim Kreuser (Kenosha County), Bob Ziegelbauer (Manitowoc County), Jenifer Bizzotto (Marathon County), Rick Polzin (Marinette County), Jason Haas (Milwaukee County), Pete Marcks (Outagamie County), Nick Trimner (Price County), Mary Mawhinney (Rock County), Arlyn Tober (Shawano County), Tom Wegner (Sheboygan County), Ken Witt (St. Croix County), Stephen Smith (Washburn County), Tim Dondlinger (Waukesha County), DuWayne Federitz (Waupaca County), Jon Doemel (Winnebago County).

OTHERS PRESENT: Ned Noel (Green Tier Legacy Communities), Curt Witynski (League of Wisconsin Municipalities), Keith Langenhahn (Wisconsin Counties Association), Andrew Phillips and Andrew Guzikowski (von Briesen and Roper, s.c.), Tim Mathison (Slipstream), Dan Streit (Slipstream), Holly Edinger (Slipstream) Kimberly Johnston (Slipstream), Syed Abbas (Slipstream).

APPROVAL OF THE MINUTES FROM December 14, 2021.

A motion for approval as amended was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 22-01 AMENDING RESOLUTION 21-30 TO IMPOSE A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$2,380,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "700 SOUTH MAIN STREET" LOCATED IN PIERCE COUNTY, WISCONSIN FOR RIVER FALLS QOZB, LLC AND CERTAIN OTHER MATTERS RELATING THERETO. A motion for approval as amended was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 22-02 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$1,500,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "100 MILL STREET" LOCATED IN FOREST COUNTY, WISCONSIN FOR NICOLET HARDWOODS CORPORATION AND CERTAIN OTHER MATTERS RELATING THERETO. A motion for approval as amended was made and seconded. Approved with 1 against, no abstentions.

NEXT MEETING DATE

The next meeting of PW Board will be at the call of the Chair. At such time this meeting will be held via teleconference.

ADJOURNMENT

Meeting was adjourned by Chairman Miles at 2:35 p.m.

RESOLUTION NO. 22-03

PACE WISCONSIN

A RESOLUTION IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$2,700,000.00 AGAINST CERTAIN REAL PROPERTY, **SOMETIMES KNOWN** AS "N91 W15901 PARKWAY" LOCATED IN WAUKESHA COUNTY, WISCONSIN FOR WHITE STONE HOTEL ASSOCIATES II. LLC AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, pursuant to the provisions of Section 66.0301 of the Wisconsin Statutes as in effect on the date hereof, commonly known as the "Joint Exercise of Powers Law" (the "Act"), two or more municipalities may by contract create a commission for the joint exercise of any power or duty required or authorized by law; and

WHEREAS, PACE Wisconsin (together with its successors and assigns, the "Commission"), was organized as a commission under and pursuant to the Act and exists by virtue of that certain JOINT EXERCISE OF POWERS AGREEMENT RELATING TO WISCONSIN PACE COMMISSION dated on or about July 5, 2016, as amended by that certain Amendment No. 1 (the "JPA"). by and among the various "Members" (as defined in the JPA) of the Commission, to wit: (i) Eau Claire County, Wisconsin and Dunn County, Wisconsin, executing the JPA as initial members of the Commission; and (ii) the several Counties in the State of Wisconsin (including WAUKESHA County) that have executed the JPA and become members of the Commission subsequent to the date of the JPA (which Counties, together with any other political subdivision of the State of Wisconsin that may from time to time be designated as a "Member" of the Commission pursuant to the JPA, shall be referred to herein collectively as the "Member Jurisdictions"); and

WHEREAS, the Commission was formed for the purpose of developing and facilitating a program for the financing of making or installing energy efficiency improvements, water efficiency improvements, or renewable resource applications to commercial real properties located within the Member jurisdictions pursuant to Section 66.0627(8) of the Wisconsin Statutes (as in effect on the date hereof, the "PACE Statute"); and

WHEREAS, WHITE STONE HOTEL ASSOCIATES II, LLC, a Wisconsin corporation (the "Borrower(s)") owns or is/are acquiring a parcel of commercial real property and improvements (the "Property," a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at N91 W15901 FALLS PARKWAY in the Village of MENOMONEE FALLS in WAUKESHA County, Wisconsin (the "Project Jurisdiction") and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the "Project"), and ONE COMMUNITY BANK (including its successors and assignees, the "Lender") has agreed to provide such financing in an amount not to exceed \$2,700,000.00 (the "PACE Loan") and is requesting the assistance of the Commission in financing the Project; and

WHEREAS, the Commission is authorized and empowered under the Act and the PACE Statute, and by the Joint Exercise Agreement to, among other things, impose a special charge against affected properties to provide for the repayment of loans (including the PACE Loan); and

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the "Financing Agreement"), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein, and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the \$2,700,000.00 hereinabove stated; and

WHEREAS, the JPA and the By-Laws of the Commission require, among other things, that the imposition of a special charge by the Commission must be approved at a meeting of the Board of Directors (the "Board"), at which (i) eleven (11) Directors (as defined in the JPA) are present to constitute a quorum, and (ii) (A) a majority of the Directors present and (B) the Representative Director of the affected Project Jurisdiction vote in the affirmative to impose such special charge (the "Special Voting Requirements"); and

WHEREAS, the Board has been informed that those persons holding a mortgage or lien upon or security interest in all or any portion of the Property have consented or agreed to consent to the imposition of the special charge (the "Mortgagor Consent(s)"), and the Commission has been or expects to be furnished with satisfactory evidence of such Mortgagor Consent(s); and

WHEREAS, the Board has heretofore approved a form of Financing Agreement to be used in connection with transactions of the kind and nature contemplated by these Resolutions (the "Standard Form");

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Commission, as follows:

Section 1. The Board hereby finds and declares that the imposition of the special charge against the Property is authorized by the PACE Statute and will further the purposes of the PACE Statute and the purposes for which the Commission is organized, and further finds and determines that the Special Voting Requirements have been satisfied.

Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of \$2,700,000.00 against the Property (the "Special Charge"). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

Section 3. The execution and delivery of the Financing Agreement by the Commission is hereby approved. The Financing Agreement and shall be executed on behalf of the Commission by one or more of the Chair, the Vice Chair, the Treasurer, or the Secretary (such officers and directors being referred to herein individually as an "<u>Authorized Signatory</u>" and collectively as the "<u>Authorized Signatories</u>"). Any Authorized Signatory is hereby authorized and directed, for and on behalf of the Commission, to execute and deliver the Financing Agreement in substantially the Standard Form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Commission, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. The facsimile, electronic or digital signature of any Authorized Signatory shall be deemed to be the legal equivalent of a manual signature on specified documents or on all documents and valid and binding for all purposes. If any Authorized Signatory whose signature, countersignature or attestation appears on the Financing Agreement related document ceases to be an officer or director before delivery of the Financing Agreement, his or her signature, countersignature or attestation appearing on the Financing Agreement and any related document (regardless of whether any such related document is specifically identified in the within Resolutions) is valid and sufficient for all purposes to the same extent as if he or she had remained in office until delivery of the Financing Agreement.

Section 5. The appropriate officers and agents of the Commission, including each Authorized Signatory, are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Commission, to execute and deliver any and all documents, certifications and instruments, if any, in connection with the transactions contemplated hereby, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Commission has approved in these Resolutions and to consummate by the Commission the transactions contemplated by the documents approved hereby, including any subsequent amendments, waivers or consents entered into or given in accordance with such documents. It is not necessary that the Financing Agreement and various

documents authorized hereby or otherwise relating to the financing contemplated hereby all be

signed by the same Authorized Signatory.

Section 6. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the

Secretary, or any other appropriate officers and agents of the Commission with respect to the

matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

Section 7. These Resolutions shall take effect from and after their adoption; provided, that the

special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and

until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as

hereinabove recited.

Passed and adopted this 10TH day of March 2022.

PACE WISCONSIN

Name: Jim Braughler

Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

The table below reflects a true and accurate accounting of the quorum and voting with respect to the Resolutions to which this Certificate is attached.

PACE WISCONSIN

Name: Jim Braughler			
Title: Secretary			
Number of Directors	Number of Directors Present	Sufficient Quorum	□YES □NO
Number of Representative Directors	Number of Representative Directors Present	Sufficient Quorum	□YES □NO
Vote by Directors	AYE	NAY	ABSTAIN
Vote by Representative Directors	AYE	NAY	ABSTAIN
Project Jurisdiction		WAUKESI	IA County
Representative Director of I	Project Jurisdiction	(nan	ne)
Vote by Representative Director of Project Jurisdiction	AYE	NAY	ABSTAIN

Exhibit A

Tax Parcel Number: MNFV 0009987019

Lot 2 of Certified Survey Map No. 11849, recorded in the Waukesha County Register of Deeds office on May 13, 2019, asp Document No. 4396308, a division of Lot 1 of Certified Survey Map No. 11471, recorded in Waukesha County Register of Deeds office on July 21, 2016, in Book 114, Page 121 as Document No. 4219842, being a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.

EXHIBIT B

PACE Project Summary



Property Owner

Street City County White Stone Hotel Associates II, LLC N91W15901 Falls Parkway Menomonee Falls Waukesha

Tax ID

Property Type PACE Lender

Project Type New
Financing Type C
Improvement Type(s) Energy/W
High Performance Building

0009.987.019

Hospitality
One Community Bank

New Construction
Current Project
Energy/Water Efficiency



PACE Project Direct Costs
Program Fee
Commission Fee
Commission Legal Fee
Other Program Expenses
Other Soft Costs

PACE Financing Amount Interest Rate Loan Term

Mortgage Balance Total Mortgage Balance + PACE Loan -to-Value

Primary Contractor(s)
Project Developer/Energy Auditor

Summary of Improvements

Projected Avg. Annual Cost Savings SIR Completion Date Jobs Created By Project Projected Environmental Benefits

\$2,675,118
\$26,175
\$2,700
\$2,500
\$0
\$0

\$2,700,000
5.75%
20

\$13,342,500
PASS

American Construction Services, Inc.
EE Consultants, LLC

Lighting, HVAC/ PTACs, Furnace & DX Unit, DWH Low Flow Fixtures, DWH Heater, Exterior LEDs, Window Upgrade, Infiltration Reduction, Roof Upgrade

\$467,450
1.20
Q4 2022
40.5
1.312.003 kBTUs per vear

Status of Documentation



Property Owner	White Stone Hotel Associates
Street	N91W15901 Falls Parkway
City	Menomonee Falls
County	Waukesha
Pre-Closing Document Checklist	
Corporation Report	PASS
County Assessor Property Report	PASS
Final Application	PASS
Construction/Installation Contract (unsigned)	PASS
Energy Assessment	PASS
Completion Docs. (Retroactive)	N/A
Appraisal/Evaluation/Assessed	PASS
Capital Provider Offer to Fund	PASS
Mortgage Loan Documentation	PASS
Property Insurance	PASS
Administrator's Preliminary Approval	PASS
PACE Commission Director's Approval	Conditional
Closing Document Checklist	
Construction Contract(s) - Executed	Condition - Closing
Title Report	PASS
Mortgage Lender Consent	Condition - Closing
Savings Guarantee - Executed	PASS
On-Board Report & Amortization Table	Condition - Closing
Commission Approval Letter	Condition - Approval
Executed PACE Special Charge & Financing Agrmt	Condition - Closing

RESOLUTION NO. 22-04

PACE WISCONSIN

A RESOLUTION IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$3,500,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "825 EAST WASHINGTON AVENUE." LOCATED IN DANE COUNTY, WISCONSIN FOR MM EAST WASHINGTON, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, pursuant to the provisions of Section 66.0301 of the Wisconsin Statutes as in effect on the date hereof, commonly known as the "Joint Exercise of Powers Law" (the "Act"), two or more municipalities may by contract create a commission for the joint exercise of any power or duty required or authorized by law; and

WHEREAS, PACE Wisconsin (together with its successors and assigns, the "Commission"), was organized as a commission under and pursuant to the Act and exists by virtue of that certain JOINT EXERCISE OF POWERS AGREEMENT RELATING TO WISCONSIN PACE COMMISSION dated on or about July 5, 2016, as amended by that certain Amendment No. 1 (the "JPA"). by and among the various "Members" (as defined in the JPA) of the Commission, to wit: (i) Eau Claire County, Wisconsin and Dunn County, Wisconsin, executing the JPA as initial members of the Commission; and (ii) the several Counties in the State of Wisconsin (including DANE County) that have executed the JPA and become members of the Commission subsequent to the date of the JPA (which Counties, together with any other political subdivision of the State of Wisconsin that may from time to time be designated as a "Member" of the Commission pursuant to the JPA, shall be referred to herein collectively as the "Member Jurisdictions"); and

WHEREAS, the Commission was formed for the purpose of developing and facilitating a program for the financing of making or installing energy efficiency improvements, water efficiency improvements, or renewable resource applications to commercial real properties located within the Member jurisdictions pursuant to Section 66.0627(8) of the Wisconsin Statutes (as in effect on the date hereof, the "PACE Statute"); and

WHEREAS, MM EAST WASHINGTON, LLC, a Wisconsin corporation (the "Borrower(s)") owns or is/are acquiring a parcel of commercial real property and improvements (the "Property," a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at 825 EAST WASHINGTON AVENUE in the City of MADISON in DANE County, Wisconsin (the "Project Jurisdiction") and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the "Project"), and ONE COMMUNITY BANK (including its successors and assignees, the "Lender") has agreed to provide such financing in an amount not to exceed \$3,500,000.00 (the "PACE Loan") and is requesting the assistance of the Commission in financing the Project; and

WHEREAS, the Commission is authorized and empowered under the Act and the PACE Statute, and by the Joint Exercise Agreement to, among other things, impose a special charge against affected properties to provide for the repayment of loans (including the PACE Loan); and

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the "Financing Agreement"), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein, and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the \$3,500,000.00 hereinabove stated; and

WHEREAS, the JPA and the By-Laws of the Commission require, among other things, that the imposition of a special charge by the Commission must be approved at a meeting of the Board of Directors (the "Board"), at which (i) eleven (11) Directors (as defined in the JPA) are present to constitute a quorum, and (ii) (A) a majority of the Directors present and (B) the Representative Director of the affected Project Jurisdiction vote in the affirmative to impose such special charge (the "Special Voting Requirements"); and

WHEREAS, the Board has been informed that those persons holding a mortgage or lien upon or security interest in all or any portion of the Property have consented or agreed to consent to the imposition of the special charge (the "Mortgagor Consent(s)"), and the Commission has been or expects to be furnished with satisfactory evidence of such Mortgagor Consent(s); and

WHEREAS, the Board has heretofore approved a form of Financing Agreement to be used in connection with transactions of the kind and nature contemplated by these Resolutions (the "Standard Form");

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Commission, as follows:

Section 1. The Board hereby finds and declares that the imposition of the special charge against the Property is authorized by the PACE Statute and will further the purposes of the PACE Statute and the purposes for which the Commission is organized, and further finds and determines that the Special Voting Requirements have been satisfied.

Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of \$3,500,000.00 against the Property (the "Special Charge"). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

Section 3. The execution and delivery of the Financing Agreement by the Commission is hereby approved. The Financing Agreement and shall be executed on behalf of the Commission by one or more of the Chair, the Vice Chair, the Treasurer, or the Secretary (such officers and directors being referred to herein individually as an "<u>Authorized Signatory</u>" and collectively as the "<u>Authorized Signatories</u>"). Any Authorized Signatory is hereby authorized and directed, for and on behalf of the Commission, to execute and deliver the Financing Agreement in substantially the Standard Form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Commission, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. The facsimile, electronic or digital signature of any Authorized Signatory shall be deemed to be the legal equivalent of a manual signature on specified documents or on all documents and valid and binding for all purposes. If any Authorized Signatory whose signature, countersignature or attestation appears on the Financing Agreement related document ceases to be an officer or director before delivery of the Financing Agreement, his or her signature, countersignature or attestation appearing on the Financing Agreement and any related document (regardless of whether any such related document is specifically identified in the within Resolutions) is valid and sufficient for all purposes to the same extent as if he or she had remained in office until delivery of the Financing Agreement.

Section 5. The appropriate officers and agents of the Commission, including each Authorized Signatory, are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Commission, to execute and deliver any and all documents, certifications and instruments, if any, in connection with the transactions contemplated hereby, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Commission has approved in these Resolutions and to consummate by the Commission the transactions contemplated by the documents approved hereby, including any subsequent amendments, waivers or consents entered into or given in accordance with such documents. It is not necessary that the Financing Agreement and various

documents authorized hereby or otherwise relating to the financing contemplated hereby all be

signed by the same Authorized Signatory.

Section 6. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the

Secretary, or any other appropriate officers and agents of the Commission with respect to the

matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

Section 7. These Resolutions shall take effect from and after their adoption; provided, that the

special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and

until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as

hereinabove recited.

Passed and adopted this 10TH day of March 2022.

PACE WISCONSIN

Name: Jim Braughler

Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

The table below reflects a true and accurate accounting of the quorum and voting with respect to the Resolutions to which this Certificate is attached.

PACE WISCONSIN

Name: Jim Braughler			
Title: Secretary			
Number of Directors	Number of Directors Present	Sufficient Quorum	☐ YES ☐ NO
Number of Representative Directors	Number of Representative Directors Present	Sufficient Quorum	□YES □NO
Vote by Directors	AYE	NAY	ABSTAIN
Vote by Representative Directors	AYE	NAY	ABSTAIN
Project Jurisdiction		DANE	County
Representative Director of F	Project Jurisdiction	(nar	me)
Vote by Representative Director of Project Jurisdiction	AYE	NAY	ABSTAIN

Exhibit A

PARCEL A:

Lot Five (5), Block One Hundred Forty-four (144), Original Plat of Madison, City of Madison, Dane County, Wisconsin.

For informational purposes only:825 E. Washington Avenue, Madison, WITax ID No.: 251/0709-134-1004-2

PARCEL B:

Lot Fourteen (14), Block One Hundred Forty-four (144), Original Plat of Madison, City of Madison, Dane County, Wisconsin.

For informational purposes only:824 E. Main Street, Madison, WITax ID No.: 251/0709-134-1010-9

PARCEL C:

Perpetual easement to operate a crane within the air rights of the easement area p	oursuant to
Declaration of Easement for Air Rights recorded July 16, 2015 as Document No. 5	168954, as
affected by assignment of Declaration of Easements for Air Rights recorded	, 2020 as
Document No	

PARCEL D:

Non-exclusive Access Easement pursuant to Access Easement Agreement dated March 6, 2017 and recorded March 15, 2017 as Document No. 5311946, said parcel D being hereby insured only for the term as limited by Temporary Consent to Easement granted by the City of Madison recorded August 18, 2020 as Document No. 5626144.

PARCEL E:

Non-exclusive Airspace Easement pursuant to Construction, Maintenance and Airspace Easement Agreement recorded July 21, 2017 as Document No. 5343357, said parcel E being hereby insured only for the term as limited by Temporary Consent to Easement granted by the City of Madison recorded August 18, 2020 as Document No. 5626144.

PARCEL F: Non-exclusive Construction and Maintenance Easement pursuant to Construction, Maintenance and Airspace Easement Agreement recorded July 21, 2017 as Document No. 5343357, said parcel F being hereby insured only for the term as limited by Temporary Consent to Easement granted by the City of Madison recorded August 18, 2020 as Document No. 5626144.

EXHIBIT B

PACE Project Summary PACE

Property Owner
Street
City
County
Tax ID

Property Type

PACE Lender

MM EAST WASHINGTON, LLC (NCG Investments)

825 E. Washington Avenu Madison Dane 70913410042 Hospitality One Community Bank



Project Type
Financing Type
Improvement Type(s)
High Performance Building

PACE Project Direct Costs
Program Fee
Commission Fee
Commission Legal Fee
Other Program Expenses
Other Soft Costs

PACE Financing Amount Interest Rate Loan Term

Mortgage Balance Total Mortgage Balance + PACE Loan -to- Value

Primary Contractor(s)
Project Developer/Energy Auditor

Summary of Improvements

Projected Avg. Annual Cost Savings SIR Completion Date Jobs Created By Project Projected Environmental Benefits

New Construction	on
Current Proje	ct
Energy/Water Efficiency	
r	10

\$3,500,000
\$33,375
\$3,500
\$2,500
\$0
\$465,000

\$3,500,000
5.00%
25

\$0
PASS

T	ri North
EE Consult	ants LLC

Envelope - Roof Upgrade,
Envelope - Wall Upgrade,
Envelope - Window Upgrade,
Lighting - Interior LEDS, HVAC Upgrade VRF, DWH - Low flow
\$170,060

1.31
Q2 2023
52.5
877,851 kBTUs per year

Status of Documentation



Street City County Pre-Closing Document Checklist Corporation Report County Assessor Property Report Final Application Construction/Installation Contract (unsigned) Appraisal/Evaluation/Assessed Condition - Closing Capital Provider Offer to Fund Mortgage Loan Documentation PASS Administrator's Preliminary Approval Closing Document Checklist Construction Contract(s) - Executed Title Report Condition - Closing Savings Guarantee - Executed Condition - Closing Commission Approval Letter Condition - Approval Executed PACE Special Charge & Financing Agrmt Condition - Closing	Property Owner	MM EAST WASHINGTON, LLC
CityMadisonCountyDanePre-Closing Document ChecklistPASSCorporation ReportPASSCounty Assessor Property ReportPASSFinal ApplicationPASSConstruction/Installation Contract (unsigned)PASSEnergy AssessmentPASSCompletion Docs. (Retroactive)N/AAppraisal/Evaluation/AssessedCondition - ClosingCapital Provider Offer to FundPASSMortgage Loan DocumentationPASSProperty InsurancePASSAdministrator's Preliminary ApprovalPASSPACE Commission Director's ApprovalConditionalClosing Document ChecklistConditionalConstruction Contract(s) - ExecutedPASSMortgage Lender ConsentCondition - ClosingSavings Guarantee - ExecutedPASSOn-Board Report & Amortization TableCondition - ClosingCommission Approval LetterCondition - Approval	Property Owner	(NCG Investments)
CountyPre-Closing Document ChecklistCorporation ReportPASSCounty Assessor Property ReportPASSFinal ApplicationPASSConstruction/Installation Contract (unsigned)PASSEnergy AssessmentPASSCompletion Docs. (Retroactive)N/AAppraisal/Evaluation/AssessedCondition - ClosingCapital Provider Offer to FundPASSMortgage Loan DocumentationPASSProperty InsurancePASSAdministrator's Preliminary ApprovalPASSPACE Commission Director's ApprovalConditionalClosing Document ChecklistConstruction Contract(s) - ExecutedPASSMortgage Lender ConsentCondition - ClosingSavings Guarantee - ExecutedPASSOn-Board Report & Amortization TableCondition - ClosingCommission Approval LetterCondition - Approval	Street	825 E. Washington Avenue
Pre-Closing Document Checklist Corporation Report County Assessor Property Report Final Application Construction/Installation Contract (unsigned) Energy Assessment Completion Docs. (Retroactive) Appraisal/Evaluation/Assessed Capital Provider Offer to Fund Mortgage Loan Documentation PASS Property Insurance Administrator's Preliminary Approval Closing Document Checklist Construction Contract(s) - Executed Title Report Savings Guarantee - Executed On-Board Report & Amortization Table Condition - Closing Condition - Approval	City	Madison
Corporation Report PASS County Assessor Property Report PASS Final Application PASS Construction/Installation Contract (unsigned) PASS Energy Assessment PASS Completion Docs. (Retroactive) N/A Appraisal/Evaluation/Assessed Condition - Closing Capital Provider Offer to Fund PASS Mortgage Loan Documentation PASS Property Insurance PASS Administrator's Preliminary Approval PASS PACE Commission Director's Approval Conditional Closing Document Checklist Construction Contract(s) - Executed PASS Mortgage Lender Consent Condition - Closing Savings Guarantee - Executed PASS On-Board Report & Amortization Table Condition - Closing Commission Approval Letter Condition - Approval	County	Dane
Corporation Report PASS County Assessor Property Report PASS Final Application PASS Construction/Installation Contract (unsigned) PASS Energy Assessment PASS Completion Docs. (Retroactive) N/A Appraisal/Evaluation/Assessed Condition - Closing Capital Provider Offer to Fund PASS Mortgage Loan Documentation PASS Property Insurance PASS Administrator's Preliminary Approval PASS PACE Commission Director's Approval Conditional Closing Document Checklist Construction Contract(s) - Executed PASS Mortgage Lender Consent Condition - Closing Savings Guarantee - Executed PASS On-Board Report & Amortization Table Condition - Closing Commission Approval Letter Condition - Approval		
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Capital Provider Offer to Fund PASS Mortgage Loan Documentation PASS Property Insurance PASS Administrator's Preliminary Approval PASS PACE Commission Director's Approval Conditional Closing Document Checklist Construction Contract(s) - Executed PASS Title Report PASS Mortgage Lender Consent Condition - Closing Savings Guarantee - Executed PASS On-Board Report & Amortization Table Condition - Closing Commission Approval Letter Condition - Approval	Completion Docs. (Retroactive)	N/A
Mortgage Loan Documentation PASS Property Insurance PASS Administrator's Preliminary Approval PASS PACE Commission Director's Approval Conditional Closing Document Checklist Construction Contract(s) - Executed PASS Title Report PASS Mortgage Lender Consent Condition - Closing Savings Guarantee - Executed PASS On-Board Report & Amortization Table Condition - Closing Commission Approval Letter Condition - Approval	Appraisal/Evaluation/Assessed	Condition - Closing
Property Insurance Administrator's Preliminary Approval PASS PACE Commission Director's Approval Closing Document Checklist Construction Contract(s) - Executed Title Report Mortgage Lender Consent Savings Guarantee - Executed On-Board Report & Amortization Table Commission Approval Letter PASS Condition - Closing Condition - Approval	Capital Provider Offer to Fund	PASS
Administrator's Preliminary Approval PACE Commission Director's Approval Closing Document Checklist Construction Contract(s) - Executed Title Report Mortgage Lender Consent Savings Guarantee - Executed On-Board Report & Amortization Table Commission Approval Letter Condition - Approval	Mortgage Loan Documentation	PASS
PACE Commission Director's Approval Closing Document Checklist Construction Contract(s) - Executed Title Report Mortgage Lender Consent Savings Guarantee - Executed On-Board Report & Amortization Table Commission Approval Letter Condition - Closing Condition - Closing Condition - Closing	Property Insurance	PASS
Closing Document ChecklistConstruction Contract(s) - ExecutedPASSTitle ReportPASSMortgage Lender ConsentCondition - ClosingSavings Guarantee - ExecutedPASSOn-Board Report & Amortization TableCondition - ClosingCommission Approval LetterCondition - Approval	Administrator's Preliminary Approval	PASS
Closing Document ChecklistConstruction Contract(s) - ExecutedPASSTitle ReportPASSMortgage Lender ConsentCondition - ClosingSavings Guarantee - ExecutedPASSOn-Board Report & Amortization TableCondition - ClosingCommission Approval LetterCondition - Approval	PACE Commission Director's Approval	Conditional
Construction Contract(s) - Executed PASS Title Report PASS Mortgage Lender Consent Condition - Closing Savings Guarantee - Executed PASS On-Board Report & Amortization Table Condition - Closing Commission Approval Letter Condition - Approval	FACE Commission Director's Approval	Conditional
Title Report PASS Mortgage Lender Consent Condition - Closing Savings Guarantee - Executed PASS On-Board Report & Amortization Table Condition - Closing Commission Approval Letter Condition - Approval	Closing Document Checklist	
Mortgage Lender Consent Savings Guarantee - Executed On-Board Report & Amortization Table Commission Approval Letter Condition - Closing Condition - Closing	Construction Contract(s) - Executed	PASS
Savings Guarantee - Executed PASS On-Board Report & Amortization Table Condition - Closing Commission Approval Letter Condition - Approval	Title Report	PASS
On-Board Report & Amortization Table Condition - Closing Commission Approval Letter Condition - Approval	Mortgage Lender Consent	Condition - Closing
Commission Approval Letter Condition - Approval	Savings Guarantee - Executed	PASS
• • • • • • • • • • • • • • • • • • • •	On-Board Report & Amortization Table	Condition - Closing
Executed PACE Special Charge & Financing Agrmt Condition - Closing	Commission Approval Letter	Condition - Approval
	Executed PACE Special Charge & Financing Agrmt	Condition - Closing

RESOLUTION NO. 22-05

PACE WISCONSIN

A RESOLUTION IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$540,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "N218 STONEY BROOK ROAD" LOCATED IN OUTAGAMIE COUNTY, WISCONSIN FOR STONEY BROOK STORAGE, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, pursuant to the provisions of Section 66.0301 of the Wisconsin Statutes as in effect on the date hereof, commonly known as the "Joint Exercise of Powers Law" (the "Act"), two or more municipalities may by contract create a commission for the joint exercise of any power or duty required or authorized by law; and

WHEREAS, PACE Wisconsin (together with its successors and assigns, the "Commission"), was organized as a commission under and pursuant to the Act and exists by virtue of that certain JOINT EXERCISE OF POWERS AGREEMENT RELATING TO WISCONSIN PACE COMMISSION dated on or about July 5, 2016, as amended by that certain Amendment No. 1 (the "JPA"). by and among the various "Members" (as defined in the JPA) of the Commission, to wit: (i) Eau Claire County, Wisconsin and Dunn County, Wisconsin, executing the JPA as initial members of the Commission; and (ii) the several Counties in the State of Wisconsin (including OUTAGAMIE County) that have executed the JPA and become members of the Commission subsequent to the date of the JPA (which Counties, together with any other political subdivision of the State of Wisconsin that may from time to time be designated as a "Member" of the Commission pursuant to the JPA, shall be referred to herein collectively as the "Member Jurisdictions"); and

WHEREAS, the Commission was formed for the purpose of developing and facilitating a program for the financing of making or installing energy efficiency improvements, water efficiency improvements, or renewable resource applications to commercial real properties located within the Member jurisdictions pursuant to Section 66.0627(8) of the Wisconsin Statutes (as in effect on the date hereof, the "PACE Statute"); and

WHEREAS, STONEY BROOK STORAGE, LLC, a Wisconsin corporation (the "Borrower(s)") owns or is/are acquiring a parcel of commercial real property and improvements (the "Property," a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at N218 STONEY BROOK ROAD in the town of BUCHANAN in OUTAGAMIE County, Wisconsin (the "Project Jurisdiction") and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the "Project"), and ONE COMMUNITY BANK (including its successors and assignees, the "Lender") has agreed to provide such financing in an amount not to exceed \$540,000.00 (the "PACE Loan") and is requesting the assistance of the Commission in financing the Project; and

WHEREAS, the Commission is authorized and empowered under the Act and the PACE Statute, and by the Joint Exercise Agreement to, among other things, impose a special charge against affected properties to provide for the repayment of loans (including the PACE Loan); and

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the "Financing Agreement"), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein, and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the \$540,000.00 hereinabove stated; and

WHEREAS, the JPA and the By-Laws of the Commission require, among other things, that the imposition of a special charge by the Commission must be approved at a meeting of the Board of Directors (the "Board"), at which (i) eleven (11) Directors (as defined in the JPA) are present to constitute a quorum, and (ii) (A) a majority of the Directors present and (B) the Representative Director of the affected Project Jurisdiction vote in the affirmative to impose such special charge (the "Special Voting Requirements"); and

WHEREAS, the Board has been informed that those persons holding a mortgage or lien upon or security interest in all or any portion of the Property have consented or agreed to consent to the imposition of the special charge (the "Mortgagor Consent(s)"), and the Commission has been or expects to be furnished with satisfactory evidence of such Mortgagor Consent(s); and

WHEREAS, the Board has heretofore approved a form of Financing Agreement to be used in connection with transactions of the kind and nature contemplated by these Resolutions (the "Standard Form");

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Commission, as follows:

Section 1. The Board hereby finds and declares that the imposition of the special charge against the Property is authorized by the PACE Statute and will further the purposes of the PACE Statute and the purposes for which the Commission is organized, and further finds and determines that the Special Voting Requirements have been satisfied.

Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of \$540,000.00 against the Property (the "Special Charge"). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

Section 3. The execution and delivery of the Financing Agreement by the Commission is hereby approved. The Financing Agreement and shall be executed on behalf of the Commission by one or more of the Chair, the Vice Chair, the Treasurer, or the Secretary (such officers and directors being referred to herein individually as an "<u>Authorized Signatory</u>" and collectively as the "<u>Authorized Signatories</u>"). Any Authorized Signatory is hereby authorized and directed, for and on behalf of the Commission, to execute and deliver the Financing Agreement in substantially the Standard Form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Commission, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. The facsimile, electronic or digital signature of any Authorized Signatory shall be deemed to be the legal equivalent of a manual signature on specified documents or on all documents and valid and binding for all purposes. If any Authorized Signatory whose signature, countersignature or attestation appears on the Financing Agreement related document ceases to be an officer or director before delivery of the Financing Agreement, his or her signature, countersignature or attestation appearing on the Financing Agreement and any related document (regardless of whether any such related document is specifically identified in the within Resolutions) is valid and sufficient for all purposes to the same extent as if he or she had remained in office until delivery of the Financing Agreement.

Section 5. The appropriate officers and agents of the Commission, including each Authorized Signatory, are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Commission, to execute and deliver any and all documents, certifications and instruments, if any, in connection with the transactions contemplated hereby, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Commission has approved in these Resolutions and to consummate by the Commission the transactions contemplated by the documents approved hereby, including any subsequent amendments, waivers or consents entered into or given in accordance with such documents. It is not necessary that the Financing Agreement and various

documents authorized hereby or otherwise relating to the financing contemplated hereby all be

signed by the same Authorized Signatory.

Section 6. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the

Secretary, or any other appropriate officers and agents of the Commission with respect to the

matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

Section 7. These Resolutions shall take effect from and after their adoption; provided, that the

special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and

until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as

hereinabove recited.

Passed and adopted this 10TH day of March 2022.

PACE WISCONSIN

Name: Jim Braughler

Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

The table below reflects a true and accurate accounting of the quorum and voting with respect to the Resolutions to which this Certificate is attached.

PACE WISCONSIN

Name: Jim Braughler Title: Secretary			
j			
Number of Directors	Number of Directors Present	Sufficient Quorum	□YES □NO
Number of Representative Directors	Number of Representative Directors Present	Sufficient Quorum	□YES □NO
Vote by Directors	AYE	NAY	ABSTAIN
Vote by Representative Directors	AYE	NAY	ABSTAIN
Project Jurisdiction		OUTAGAMIE County	
Representative Director of	Project Jurisdiction	(nar	ne)
Vote by Representative Director of Project Jurisdiction	AYE	NAY	ABSTAIN

Exhibit A

Tax Parcel ID Number: 030213000

STONYBROOK SUBDIVISION LOT 1 & OUTLOT 1 LESS N275.02FT & N12.98FT OF LOTS 2 & OUTLOT 2 17598M34Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

N218 STONEY BROOK RD APPLETON, WI 54915

EXHIBIT B

PACE Project Summary



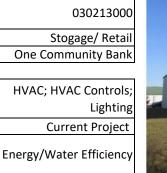
Property Owner Street City County

Stoney Brook Storage, LLC N218 Stoney Brook Rd. Appleton, WI 54915 **Outagamie County**

Tax ID

Property Type PACE Lender

030213000 Stogage/ Retail One Community Bank





Project Type

Financing Type

Improvement Type(s)

High Performance Building

PACE Project Direct Costs Program Fee Commission Fee Commission Legal Fee Other Program Expenses Other Soft Costs

PACE Financing Amount Interest Rate Loan Term

Mortgage Balance Total Mortgage Balance + PACE Loan -to- Value

Primary Contractor(s) Project Developer/Energy Auditor

Summary of Improvements

Projected Avg. Annual Cost Savings Completion Date Jobs Created By Project

\$540,000
\$5,670
\$540
\$540
\$0
\$11,500

1	
	\$540,000
	6.00%
	27

\$6,088,000
PASS

VOE , Robinson
EE Consultants, LLC

Interior LED Lighting Exterior LED Lighting Replace HVAC Furnace and DX Units DHW-Heater Repair/replace existing builidng air and vapor barrier that is damged. Infill existing windows and replace siding and building insulation where required.

\$20,194
1.01
Q2 2022
8.1

Status of Documentation



Property Owner	Sto	Stoney Brook Storage, LLC
Street		N218 Stoney Brook Rd.
City		Appleton, WI 54915
County		Outagamie County
Pre-Closing Document Checklist		
Corporation Report		PASS
County Assessor Property Report	-	PASS
Final Application		PASS
Construction/Installation Contract (unsigned)	-	PASS
Energy Assessment	-	PASS
Completion Docs. (Retroactive)		N/A
Appraisal/Evaluation/Assessed		PASS
Capital Provider Offer to Fund	_	PASS
Mortgage Loan Documentation	_	PASS
Property Insurance	_	Condition - Closing
Administrator's Preliminary Approval		PASS
/ Administrator 5 Tremmary / Approval		17.00
PACE Commission Director's Approval		Conditional
Closing Document Checklist		
Construction Contract(s) - Executed		PASS
Title Report		Condition - Closing
Mortgage Lender Consent		Condition - Closing
Savings Guarantee - Executed		Condition - Closing
On-Board Report & Amortization Table		Condition - Closing
Commission Approval Letter		Condition - Approval
Executed PACE Special Charge & Financing Agrmt		Condition - Closing
	<u> </u>	<u> </u>

RESOLUTION NO. 22-06

PACE WISCONSIN

A RESOLUTION IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$560,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "225 MAIN STREET" LOCATED IN WINNEBAGO COUNTY, WISCONSIN FOR DISCOVERY POINT APARTMENTS, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, pursuant to the provisions of Section 66.0301 of the Wisconsin Statutes as in effect on the date hereof, commonly known as the "Joint Exercise of Powers Law" (the "Act"), two or more municipalities may by contract create a commission for the joint exercise of any power or duty required or authorized by law; and

WHEREAS, PACE Wisconsin (together with its successors and assigns, the "Commission"), was organized as a commission under and pursuant to the Act and exists by virtue of that certain JOINT EXERCISE OF POWERS AGREEMENT RELATING TO WISCONSIN PACE COMMISSION dated on or about July 5, 2016, as amended by that certain Amendment No. 1 (the "JPA"). by and among the various "Members" (as defined in the JPA) of the Commission, to wit: (i) Eau Claire County, Wisconsin and Dunn County, Wisconsin, executing the JPA as initial members of the Commission; and (ii) the several Counties in the State of Wisconsin (including WINNEBAGO County) that have executed the JPA and become members of the Commission subsequent to the date of the JPA (which Counties, together with any other political subdivision of the State of Wisconsin that may from time to time be designated as a "Member" of the Commission pursuant to the JPA, shall be referred to herein collectively as the "Member Jurisdictions"); and

WHEREAS, the Commission was formed for the purpose of developing and facilitating a program for the financing of making or installing energy efficiency improvements, water efficiency improvements, or renewable resource applications to commercial real properties located within the Member jurisdictions pursuant to Section 66.0627(8) of the Wisconsin Statutes (as in effect on the date hereof, the "PACE Statute"); and

WHEREAS, **DISCOVERY POINT APARTMENTS**, **LLC**, a Wisconsin corporation (the "<u>Borrower(s)</u>") owns or is/are acquiring a parcel of commercial real property and improvements (the "<u>Property</u>," a legal description containing the parcel identification number of which is attached to these Resolutions as <u>EXHIBIT A</u>) located at **225 MAIN STREET** in the City of **MENASHA** in **WINNEBAGO County**, Wisconsin (the "<u>Project Jurisdiction</u>") and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the "<u>Project</u>"), and **ONE COMMUNITY BANK** (including its successors and assignees, the "<u>Lender</u>") has agreed to provide such financing in an amount not to exceed **\$560,000.00** (the "<u>PACE Loan</u>") and is requesting the assistance of the Commission in financing the Project; and

WHEREAS, the Commission is authorized and empowered under the Act and the PACE Statute, and by the Joint Exercise Agreement to, among other things, impose a special charge against affected properties to provide for the repayment of loans (including the PACE Loan); and

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the "Financing Agreement"), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein, and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the \$560,000.00 hereinabove stated; and

WHEREAS, the JPA and the By-Laws of the Commission require, among other things, that the imposition of a special charge by the Commission must be approved at a meeting of the Board of Directors (the "Board"), at which (i) eleven (11) Directors (as defined in the JPA) are present to constitute a quorum, and (ii) (A) a majority of the Directors present and (B) the Representative Director of the affected Project Jurisdiction vote in the affirmative to impose such special charge (the "Special Voting Requirements"); and

WHEREAS, the Board has been informed that those persons holding a mortgage or lien upon or security interest in all or any portion of the Property have consented or agreed to consent to the imposition of the special charge (the "Mortgagor Consent(s)"), and the Commission has been or expects to be furnished with satisfactory evidence of such Mortgagor Consent(s); and

WHEREAS, the Board has heretofore approved a form of Financing Agreement to be used in connection with transactions of the kind and nature contemplated by these Resolutions (the "Standard Form");

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Commission, as follows:

Section 1. The Board hereby finds and declares that the imposition of the special charge against the Property is authorized by the PACE Statute and will further the purposes of the PACE Statute and the purposes for which the Commission is organized, and further finds and determines that the Special Voting Requirements have been satisfied.

Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of \$560,000.00 against the Property (the "Special Charge"). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

Section 3. The execution and delivery of the Financing Agreement by the Commission is hereby approved. The Financing Agreement and shall be executed on behalf of the Commission by one or more of the Chair, the Vice Chair, the Treasurer, or the Secretary (such officers and directors being referred to herein individually as an "<u>Authorized Signatory</u>" and collectively as the "<u>Authorized Signatories</u>"). Any Authorized Signatory is hereby authorized and directed, for and on behalf of the Commission, to execute and deliver the Financing Agreement in substantially the Standard Form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Commission, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. The facsimile, electronic or digital signature of any Authorized Signatory shall be deemed to be the legal equivalent of a manual signature on specified documents or on all documents and valid and binding for all purposes. If any Authorized Signatory whose signature, countersignature or attestation appears on the Financing Agreement related document ceases to be an officer or director before delivery of the Financing Agreement, his or her signature, countersignature or attestation appearing on the Financing Agreement and any related document (regardless of whether any such related document is specifically identified in the within Resolutions) is valid and sufficient for all purposes to the same extent as if he or she had remained in office until delivery of the Financing Agreement.

Section 5. The appropriate officers and agents of the Commission, including each Authorized Signatory, are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Commission, to execute and deliver any and all documents, certifications and instruments, if any, in connection with the transactions contemplated hereby, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Commission has approved in these Resolutions and to consummate by the Commission the transactions contemplated by the documents approved hereby, including any subsequent amendments, waivers or consents entered into or given in accordance with such documents. It is not necessary that the Financing Agreement and various

documents authorized hereby or otherwise relating to the financing contemplated hereby all be

signed by the same Authorized Signatory.

Section 6. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the

Secretary, or any other appropriate officers and agents of the Commission with respect to the

matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

Section 7. These Resolutions shall take effect from and after their adoption; provided, that the

special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and

until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as

hereinabove recited.

Passed and adopted this 10TH day of March 2022.

PACE WISCONSIN

Name: Jim Braughler

Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

The table below reflects a true and accurate accounting of the quorum and voting with respect to the Resolutions to which this Certificate is attached.

PACE WISCONSIN

Name: Jim Braughler			
Title: Secretary			
Number of Directors	Number of Directors Present	Sufficient Quorum	□YES □NO
Number of Representative Directors	Number of Representative Directors Present	Sufficient Quorum	☐ YES ☐ NO
Vote by Directors	AYE	NAY	ABSTAIN
Vote by Representative Directors	AYE	NAY	ABSTAIN
Project Jurisdiction		WINNEBAGO County	
Representative Director of	Project Jurisdiction	(nar	me)
Vote by Representative Director of Project Jurisdiction	AYE	NAY	ABSTAIN

Exhibit A

APN: 703-0900

All of Block Forty-four (44), of the original plat of Menasha and part of Vacated Water Street in Section 22, Town 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin, described as follows: Beginning at the Northwest corner of said Block 44; thence S 30°01'18" E, along the West line of said Block 44, a distance of 221.60 feet; thence S 44°01'43" E, 33.98 feet; thence N 59°44'56" E, along the centerline of said Vacated Water Street 215.00 feet; thence S 89°56'16" E, 21.79 feet; thence N 59°44'56" E, 32.45 feet; thence along the arc of a curve to the left 44.04 feet having a radius of 110.62 feet whose chord bears N 48°20'02" E, 43.75 feet; thence N 00°49'24" E, along the centerline of said Vacated Water Street 62.14 feet; thence N 89°56'16" W along the South line of Main Street 403.60 feet to the point of beginning.

EXHIBIT B

PACE Project Summary



Property Owner

Address City County

Discovery Point Apartments LLC 225 Main St., Menasha, WI 54952 Winnebago County



Tax ID

Property Type PACE Lender

Multifamily One Community Bank

Existing Building

Current Project

Energy/Water

730090000



\$3,200,000 \$5,880 \$560 \$560 \$0

8.4

Project Type Financing Type

Jobs Created By Project

Improvement Type(s) Efficiency **High Performance Building** No

PACE Project Direct Costs	
Program Fee	
Commission Fee	
Commission Legal Fee	
Other Program Expenses	
Other Soft Costs	

PACE Financing Amount	\$560,000
Interest Rate	25.00%
Loan Term	25 Years

Mortgage Balance Total	\$5,426,000
Mortgage Balance + PACE Loan -to-	PASS
Value	FASS

Primary Contractor(s)	Catalyst Contractor
Project Developer/Energy Auditor	EE Consultant

Summary of Improvements	HVAC;HVAC Controls;Lighting;Water Conservation
Projected Avg. Annual Cost Savings SIR Completion Date	\$50,980 1.27 3rd Quarter 2022

Status of Documentation



Property Owner	Discovery Point Apartments LLC
Address	225 Main St., Menasha, WI
	54952
County	Winnebago County
Pre-Closing Document Checklist	P. 65
Corporation Report	PASS
County Assessor Property Report	PASS
Final Application	PASS
Construction/Installation Contract (unsigned)	PASS
Energy Assessment	PASS
Completion Docs. (Retroactive)	N/A
Property Valuation	PASS
Capital Provider Offer to Fund	PASS
Mortgage Loan Documentation	PASS
Property Insurance	Condition - Closing
Administrator's Preliminary Approval	PASS
PACE Commission Director's Approval	Conditional
Closing Document Checklist	
Construction Contract(s) - Executed	Condition - Closing
Title Report	PASS
Mortgage Lender Consent	Condition - Closing
Savings Guarantee - Executed	Condition - Closing
On-Board Report & Amortization Table	Condition - Closing
Commission Approval Letter	Condition - Approval
Executed PACE Special Charge & Financing Agrmt	Condition - Closing
	2.00

RESOLUTION NO. 22-07

PACE WISCONSIN

A RESOLUTION TO AMEND RESOLUTION 21-25, TO INCREASE THE AMOUNT OF THE SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$4,780,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "1004 BRETT FAVRE PASS" LOCATED IN DANE COUNTY, WISCONSIN FOR MADISON WI HOTEL, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

WHEREAS, pursuant to the provisions of Section 66.0301 of the Wisconsin Statutes as in effect on the date hereof, commonly known as the "Joint Exercise of Powers Law" (the "Act"), two or more municipalities may by contract create a commission for the joint exercise of any power or duty required or authorized by law; and

WHEREAS, PACE Wisconsin (together with its successors and assigns, the "Commission"), was organized as a commission under and pursuant to the Act and exists by virtue of that certain JOINT EXERCISE OF POWERS AGREEMENT RELATING TO WISCONSIN PACE COMMISSION dated on or about July 5, 2016, as amended by that certain Amendment No. 1 (the "JPA"). by and among the various "Members" (as defined in the JPA) of the Commission, to wit: (i) Eau Claire County, Wisconsin and Dunn County, Wisconsin, executing the JPA as initial members of the Commission; and (ii) the several Counties in the State of Wisconsin (including BROWN County) that have executed the JPA and become members of the Commission subsequent to the date of the JPA (which Counties, together with any other political subdivision of the State of Wisconsin that may from time to time be designated as a "Member" of the Commission pursuant to the JPA, shall be referred to herein collectively as the "Member Jurisdictions"); and

WHEREAS, the Commission was formed for the purpose of developing and facilitating a program for the financing of making or installing energy efficiency improvements, water efficiency improvements, or renewable resource applications to commercial real properties located within the Member jurisdictions pursuant to Section 66.0627(8) of the Wisconsin Statutes (as in effect on the date hereof, the "PACE Statute"); and

WHEREAS, LAGACY GREEN BAY, LLC, a Wisconsin limited liability company (the "Borrower(s)") owns or is/are acquiring a parcel of commercial real property and improvements (the "Property," a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at 1004 BRETT FAVRE PASS in the City of GREEN BAY, BROWN County, Wisconsin (the "Project Jurisdiction") and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the "Project"), and ONE COMMUNITY BANK (including its successors and assignees, the "Lender") has agreed to provide such financing in an amount not to exceed \$4,780,000.00 (the "PACE Loan") and is requesting the assistance of the Commission in financing the Project; and

WHEREAS, the Commission is authorized and empowered under the Act and the PACE Statute, and by the Joint Exercise Agreement to, among other things, impose a special charge against affected properties to provide for the repayment of loans (including the PACE Loan); and

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the "Financing Agreement"), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein, and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the \$4,780,000.00 hereinabove stated; and

WHEREAS, the JPA and the By-Laws of the Commission require, among other things, that the imposition of a special charge by the Commission must be approved at a meeting of the Board of Directors (the "Board"), at which (i) eleven (11) Directors (as defined in the JPA) are present to constitute a quorum, and (ii) (A) a majority of the Directors present and (B) the Representative Director of the affected Project Jurisdiction vote in the affirmative to impose such special charge (the "Special Voting Requirements"); and

WHEREAS, the Board has been informed that those persons holding a mortgage or lien upon or security interest in all or any portion of the Property have consented or agreed to consent to the imposition of the special charge (the "Mortgagor Consent(s)"), and the Commission has been or expects to be furnished with satisfactory evidence of such Mortgagor Consent(s); and

WHEREAS, the Board has heretofore approved a form of Financing Agreement to be used in connection with transactions of the kind and nature contemplated by these Resolutions (the "Standard Form");

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Commission, as follows:

Section 1. The Board hereby finds and declares that the imposition of the special charge against the Property is authorized by the PACE Statute and will further the purposes of the PACE Statute and the purposes for which the Commission is organized, and further finds and determines that the Special Voting Requirements have been satisfied.

Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of \$4,780,000.00 against the Property (the "Special Charge"). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

Section 3. The execution and delivery of the Financing Agreement by the Commission is hereby approved. The Financing Agreement and shall be executed on behalf of the Commission by one or more of the Chair, the Vice Chair, the Treasurer, or the Secretary (such officers and directors being referred to herein individually as an "<u>Authorized Signatory</u>" and collectively as the "<u>Authorized Signatories</u>"). Any Authorized Signatory is hereby authorized and directed, for and on behalf of the Commission, to execute and deliver the Financing Agreement in substantially the Standard Form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Commission, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. The facsimile, electronic or digital signature of any Authorized Signatory shall be deemed to be the legal equivalent of a manual signature on specified documents or on all documents and valid and binding for all purposes. If any Authorized Signatory whose signature, countersignature or attestation appears on the Financing Agreement related document ceases to be an officer or director before delivery of the Financing Agreement, his or her signature, countersignature or attestation appearing on the Financing Agreement and any related document (regardless of whether any such related document is specifically identified in the within Resolutions) is valid and sufficient for all purposes to the same extent as if he or she had remained in office until delivery of the Financing Agreement.

Section 5. The appropriate officers and agents of the Commission, including each Authorized Signatory, are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Commission, to execute and deliver any and all documents, certifications and instruments, if any, in connection with the transactions contemplated hereby, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Commission has approved in these Resolutions and to consummate by the Commission the transactions contemplated by the documents approved hereby, including any subsequent amendments, waivers or consents entered into or given in accordance with such documents. It is not necessary that the Financing Agreement and various

documents authorized hereby or otherwise relating to the financing contemplated hereby all be

signed by the same Authorized Signatory.

Section 6. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the

Secretary, or any other appropriate officers and agents of the Commission with respect to the

matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

Section 7. These Resolutions shall take effect from and after their adoption; provided, that the

special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and

until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as

hereinabove recited.

Passed and adopted this 10TH day of March 2022

PACE WISCONSIN

Name:Jim Braughler

Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

The table below reflects a true and accurate accounting of the quorum and voting with respect to the Resolutions to which this Certificate is attached.

PACE WISCONSIN

Name: Jim Braughler			
Title: Secretary			
Number of Directors	Number of Directors Present	Sufficient Quorum	□YES □NO
Number of Representative Directors	Number of Representative Directors Present	Sufficient Quorum	☐ YES ☐ NO
Vote by Directors	AYE	NAY	ABSTAIN
Vote by Representative Directors	AYE	NAY	ABSTAIN
Project Jurisdiction		BROWN County	
Representative Director of l	Project Jurisdiction	(nar	ne)
Vote by Representative Director of Project Jurisdiction	AYE	NAY	ABSTAIN

Exhibit A

Lot Two (2), Volume 37 Certified Survey Maps, page 99, as Document No. 1606941, said map being part of Lot Nine (9) of Morris and Bromley's Subdivision of the South One-half(S %) of Private Claim 13, West side of Fox River, and part of Private Claims 14 and 15, West side of Fox River, in the City of Green Bay, Brown County, Wisconsin, subject to an easement for ingress and egress as described on Exhibit A attached hereto.

EXHIBIT B

PACE Project Summary



Property Owner Street City County Legacy Green Bay LLC 1004 Brett Favre Pass Green Bay Brown

Tax ID

Property Type PACE Lender 83-0991550

Hospitality
One Community Bank

Project Type Financing Type Improvement Type(s) New Construction Current Project Energy/Water Efficiency



PACE Project Direct Costs
Program Fee
Commission Fee
Commission Legal Fee
Other Program Expenses
Other Soft Costs

PACE Financing Amount Interest Rate Loan Term

Mortgage Balance Total Mortgage Balance + PACE Loan -to- Value Lender Consent

Primary Contractor(s)

Project Developer/Energy Auditor

\$4,127,578
\$37,395
\$4,780
\$2,500
\$0
\$607,747

\$4,780,000
6.25%
30
<u>.</u>

\$24,120,000
PASS
PASS

Jim's Plumbing, Tweet Garrot, Vos Electric, Inc. EE Consultants LLC

Summary of Improvements

Projected Avg. Annual Cost Savings SIR Completion Date Jobs Created By Project Projected Environmental Benefits Envelope Roof Upgrade, Envelope Wall Upgrade, Envelope Window Upgrade, Lighting - Interior LEDs, HVAC - PTHP, HVAC - RTUs, DWH - Low Flow Fixtures, DHW - Heater, Lighting - Exterior LEDs

\$152,874
1.00
Q1 2023
71.7
2,358,610 kBTUs per year

Status of Documentation



Property Owner	Legacy Green Bay LLC
Street	1004 Brett Favre Pass
City	Green Bay
County	Brown
Pre-Closing Document Checklist	
Corporation Report	PASS
County Assessor Property Report	PASS
Final Application	PASS
Construction/Installation Contract (unsigned)	PASS
Energy Assessment	PASS
Completion Docs. (Retroactive)	N/A
Appraisal/Evaluation/Assessed	PASS
Capital Provider Offer to Fund	PASS
Mortgage Loan Documentation	PASS
Property Insurance	Condition - Closing
Administrator's Preliminary Approval	PASS
PACE Commission Director's Approval	PASS
Closing Document Checklist	
Construction Contract(s) - Executed	PASS
Commissioning Verification Report	Conditional
Title Report	Condition - Closing
Mortgage Lender Consent	PASS
Savings Guarantee - Executed	Condition - Closing
Closing / Disbursement Statement	PASS
On-Board Report & Amortization Table	PASS
Commission Approval Letter	PASS
Executed PACE Special Charge & Financing Agrmt	PASS

PACE Closed Loan Report PACE WI 03/08/2022

3/08/2022 PACE ID	Project Name	PACE Financing Amount	Date Originated		aturity Date Term	PACE Capital Provider	Business Name	City	County	Property Type	Project Types
1_000067	300 Main Street Racine	\$308,000.00	1/31/2022	7/31/2022 6/3	30/2047 25	Inland Green Capital	Tiger Op Fund, LLC	Racine	Racine	Mixed Use	Building Shell, HVAC, Lighting, Water Conservation
1_000066	700 S Main_Sycamore of River Falls	\$2,328,181.00	1/20/2022	1/31/2024 12/3	31/2053 30	PACE Equity	River Falls QOZB, LLC	River Falls	Pierce	Other	Building Shell,HVAC
1_000065	New Perspective Waukesha Assisted Living	\$7,270,958.00	12/22/2021	1/31/2023 12/3	31/2049 27	PACE Equity	Waukesha RE, LLC	Waukesha	Waukesha	Other	Building Shell,HVAC,Lighting,Water Conservation
1_000064	New Perspective Ballpark Commons_Franklin	\$8,003,461.00	12/20/2021	1/31/2023 12/3	31/2049 27	PACE Equity	Franklin RE, LLC	Franklin	Milwaukee	Other	Building Shell,HVAC,Lighting,Water Conservation
1_000063	Hidden Creek 2 Residences	\$1,000,000.00	12/21/2021	7/31/2022 6/3	30/2047 25	One Community Bank	Hidden Creek 2 Residences, LLC	Madison	Dane	Multifamily	Building Shell,HVAC,HVAC Control,Lighting,Renewable Energy,Water
1_000062	Verdant Hotel Racine (Loan A & B)_Main	\$7,684,332.00	12/16/2021	1/31/2024 12/3	31/2043 20	Twain Financial	The Main Attraction, LLC	Racine	Racine	Hospitality	Conservation Building Shell,HVAC,Other,Renewable Energy
	Attraction Cobblestone Fremont	\$861,260.00	12/17/2021	1/31/2024 12/3	31/2048 25	Nuveen Green Capital	Dutch Boyz Fremont LLC	Fremont	Waupaca	Hospitality	Building Shell,HVAC,Lighting,Renewable Energy,Water Conservation
1 000060	De Pere Hotel	\$2,340,000.00		7/31/2023 6/3		Petros PACE Finance	De Pere Hotel Group, LLC	De Pere	Brown	Hospitality	Building Shell,HVAC,HVAC Control,Lighting,Water Conservation
	208 W Main StLittleChute Cobblestone	\$1,100,000.00		1/31/2023 12/3		Nuveen Green Capital	Ducth Boyz Little Chute LLC	Little Chute	Outagamie	Hospitality	Building Shell, HVAC, HVAC Control, Lighting, Water Conservation
1_000057	1121 South Park St	\$500,000.00	9/3/2021	7/31/2022 6/3	30/2044 22	State Bank of Cross Plains	Parson, LLC	Madison	Dane	Mixed Use	Building Shell,HVAC,HVAC Control,Lighting,Renewable Energy
1 000056	Banta 460 Ahnaip Street	\$1,723,561.00	8/17/2021	7/31/2023 6/3	30/2052 29	Inland Green Capital	Banta I, LLC	Menasha	Winnebago	Mixed Use	Building Shell,HVAC,HVAC Control,Lighting
	The Brin	\$1,978.050.00		7/31/2023 6/3		Nuveen Green Capital	The Brin. LLC	Menasha	Winnebago	Mixed Use	Building Shell,HVAC,HVAC Control,Lighting
	John Nolan Hotel	\$170.353.00		7/31/2022 6/3		Baker Tilly	Nolen Hotel Investment LLC	Madison	Dane	Hospitality	Renewable Energy
	Annex 71	\$5.625.000.00		7/31/2023 6/3		Petros PACE Finance	Annex 71 LLC	Oshkosh	Winnebago	Multifamily	Building Shell,HVAC,HVAC Control,Lighting,Water Conservation
	SCC Mixed Use - Commercial	\$685.000.00		1/31/2023 12/3		Twain Financial	SCC - Mixed Use, LLC	Verona	Dane	Mixed Use	Building Shell,HVAC,HVAC Control,Lighting
	SCC Mixed Use - Residential	\$2 490 500 00		1/31/2023 12/3		Twain Financial	SCC - Mixed Use, LLC	Verona	Dane	Mixed Use	Building Shell,HVAC,HVAC Control,Lighting,Other
	The Masters 2 Residences	\$1,500,000.00		1/31/2023 12/3		One Community Bank	The Masters 2 Residences, LLC	Waunakee	Dane	Multifamily	Building Shell,HVAC,HVAC Control,Lighting,Water Conservation
	Nidus- amt. increase	\$111,044.00		1/31/2022 12/3		Inland Green Capital	Nidus Holding Company, LLC	Wausau	Marathon	Hospitality	Building Shell,HVAC
	Badger Packaging	\$1 420 581 00		1/31/2022 12/3		PACF Equity	Bamp Leasing Company LLC	West Bend	Washington	Industrial	Other
		+ · · · · · · · · · · · · · · · · · · ·								Multifamily	44.1-1
1_000047	Wilson Square	\$1,175,000.00	2/3/2021	7/31/2022 6/3		PACE Loan Group	Wilson Square LLC	Eau Claire	Eau Claire		Building Shell,HVAC,HVAC Control,Lighting
_	Superior Hotel	\$2,275,000.00		1/31/2023 12/3		Petros PACE Finance	Superior Hotel Group LLC	Superior	Douglas Calumet	Hospitality Multifamily	Building Shell,HVAC,HVAC Control,Lighting,Renewable Energy,Water Conservation
	Lakeshore Ridge Apartments	\$1,298,164.00		1/31/2023 12/3		One Community Bank	Lakeshore Ridge Apartments LLC				Building Shell,HVAC,HVAC Control,Lighting,Renewable Energy,Water Conservation
_	Newport Shores	\$4,000,000.00		1/31/2022 12/3		German American State Bank		Port Washington	Ozaukee	Mixed Use	Building Shell,HVAC,HVAC Control,Lighting,Water Conservation
	North Koeller St Hotel	\$4,000,000.00		1/31/2023 12/3		Petros PACE Finance	North Koeller Street Hotel	Oshkosh	Winnebago	Hospitality	HVAC,HVAC Control,Lighting,Water Conservation
	Nidus Holdings	\$820,000.00		1/31/2022 12/3		Inland Green Capital	Nidus Holding Company, LLC.	Wausau	Marathon	Hospitality	Building Shell,HVAC,HVAC Control,Lighting,Water Conservation
	Green Valley Dairy	\$3,000,000.00		1/31/2021 12/3		German American State Bank		Krakow	Shawano	Agriculture	Renewable Energy
1_000040	Two Rivers Hotel	\$1,000,000.00	10/30/2020	7/31/2021 6/3	30/2046 25	One Community Bank	Two Rivers Hotel Group, LLC	Two Rivers	Manitowoc	Hospitality	Building Shell, HVAC, Lighting, Water Conservation
1_000039	Oakmont Senior Living	\$2,250,847.00	10/20/2020	7/31/2022 6/3	30/2047 25	Twain Financial	Oakmont Senior Living LLC	Verona	Dane	Multifamily	Building Shell, HVAC, HVAC Control, Lighting, Water Conservation
1_000038	520 N Broadway	\$1,011,520.00	9/30/2020	1/31/2021 12/3	31/2046 26	Nuveen Green Capital	DDL Holdings LLC	Green Bay	Brown	Mixed Use	Building Shell,HVAC,HVAC Control,Lighting
1 000037	Appleton Industrial	\$1,998,390.00	9/29/2020	1/31/2022 12/3	31/2046 25	PACE Equity	F Street Appleton 1	Appleton	Calumet	Industrial	Building Shell, HVAC, Lighting
1 000036	KPW Hospitality	\$2,040,807.00	12/14/2020	7/31/2022 6/3	30/2049 27	Twain Financial	KPW Hospitality, LLC	Stoughton	Dane	Hospitality	Building Shell, HVAC, HVAC Control, Lighting, Water Conservation
1 000035	Hotel Indigo Phase 2	\$3,169,031,00	9/30/2020	1/31/2022 12/3	31/2044 23	Nuveen Green Capital	Kleuter Building, LLC	Madison	Dane	Hospitality	Building Shell,HVAC,Lighting
1 000034	Janesville Cobblestone Hotel	\$1,225,000.00	8/14/2020	1/31/2021 12/3	31/2045 25	Nuveen Green Capital	Janesville Hotel Group LLC	Janesville	Rock	Hospitality	Building Shell,HVAC,HVAC Control,Lighting
	210 S Dickinson Street	\$150,000.00		1/31/2022 12/3		One Community Bank	East Side Ventures LLC	Madison	Dane	Office	Building Shell,HVAC,HVAC Control,Lighting,Renewable Energy,Water
1_000032	Holiday Inn Appleton - Wisco Hotel Group	\$550,000.00	5/15/2020	1/31/2021 12/3	31/2040 20	One Community Bank	App Pro I, LLC.	Appleton	Outagamie	Hospitality	Conservation Building Shell,HVAC,HVAC Control,Lighting,Renewable Energy
1 000031	Oak Park Assisted Living	\$3 343 182 00	4/13/2020	1/31/2022 12/3	31/2041 20	Twain Financial	Oak Park Properties of Janesville,	Janesville	Rock	Healthcare	HVAC,Lighting
	Oscar Mayer Station	\$7 076 579 00	4/30/2020	1/31/2022 12/3	31/2046 25	Nuveen Green Capital	910 Mayer, LLC	Madison	Dane	Mixed Use	HVAC,HVAC Control,Lighting
	Wild Rice Retreat - Lodging	\$867,000.00	3/30/2020	1/31/2021 12/3	31/2040 20	PACE Loan Group	Wild Rice Land, LLC	Bayfield	Bayfield	Hospitality	Building Shell,HVAC,Lighting
	Sheboygan Wisco Hotel	\$430,000.00		1/31/2021 12/3		One Community Bank	Sheb Pro LLC	Sheboygan	Sheboygan	Hospitality	Building Shell,Lighting,Renewable Energy
1 000027	University Lofts	\$900,000.00		7/31/2021 6/3		One Community Bank	1615 W New York Avenue, LLC	Oshkosh	Winnebago	Multifamily	Building Shell,HVAC,HVAC Control,Lighting,Water Conservation
	Riverwoods Eagle's Nest	\$1,600,000.00		7/31/2022 6/3		One Community Bank	Riverwood Eagle's Nest LLC	Wisconsin	Columbia	Healthcare	Building Shell,HVAC,HVAC Control,Lighting,Renewable Energy,Water Conservation
1_000025	Avant Apartments	\$590,000.00	11/26/2019	7/31/2021 6/3	30/2041 20	One Community Bank	Avant LLC	Appleton	Outagamie	Multifamily	Building Shell,HVAC,HVAC Control,Lighting,Renewable Energy,Water Conservation
1 000024	My Place Mt Pleasant	\$875,000,00	11/1/2019	1/30/2020 12/3	30/2039 20	PACE Loan Group	VMP Holdings LLC	Sturtevant	Racine	Hospitality	Building Shell,HVAC,Lighting
	West Milwaukee Hotel	\$1,141,886.00		1/31/2020 12/3		Baker Tilly	West Milwaukee Hotel LLC	West	Milwaukee	Hospitality	Building Shell,HVAC,Lighting,Water Conservation
	Spooner Storage Rink	\$206.071.00		1/31/2020 12/3		Nuveen Green Capital	Storage Rink	Spooner	Washburn	Mixed Use	Renewable Energy
	Larsen Green Condominiums	\$800,000.00	9/6/2019	1/31/2020 12/3		PACE Equity	DDL Holdings, LLC	Green Bay	Brown	Mixed Use	Building Shell,HVAC,Lighting
1 000021	Sister Bay - Goose & Twigs	\$147.561.00		1/31/2020 12/3		Nuveen Green Capital	MacArio Gustavo Gallardo	Sister Bay	Door	Hospitality	Building Shell,HVAC,Lighting
	533 E Walnut GB Census 2020	\$249.000.00		2/15/2020 1/1		Inland Green Capital	Green Bay Business Center III LLC		Brown	Office	Building Shell,HVAC,HVAC Control,Lighting
	435 F Walnut- GB Press Gazette	\$249,000.00		2/15/2020 1/1		Inland Green Capital	Green Bay Business Center III LLC		Brown	Office	HVAC Lighting
1 000017	Hotels International Chippewa	\$661.000.00		1/31/2020 12/3		Twain Financial	Hotels International, LLC	Chippewa	Chippewa	Hospitality	Building Shell,HVAC,Lighting,Water Conservation
1_000017	Hotels America - Stevens Point	\$900.000.00		1/31/2020 12/3		Twain Financial	Hotels of America, LLC	Stevens	Portage	Hospitality	Building Shell,HVAC,Lighting,Water Conservation
	Hartford Hotel	\$900,000.00		1/31/2020 12/3		Twain Financial	Hartford Hotel Group, LLC	Hartford	Washington	Hospitality	Building Shell,HVAC,Lighting,Water Conservation Building Shell,HVAC,Lighting,Water Conservation
		+									
	Drexel Hotel - TownePlace Suites The Hotel Northland	\$2,500,000.00 \$8,759,000.00	6/7/2019	1/31/2020 12/3 7/31/2019 6/3		One Community Bank	Drexel Hotel Investment LLC 304 and 330 North Adams Green	Oak Creek	Milwaukee	Hospitality	Building Shell, HVAC, HVAC Control, Lighting, Renewable Energy, Water Conservation
000013		\$8,759,000.00 \$249.500.00	4/10/2019	7/31/2019 6/3 1/31/2020 12/3		CCG PACE Funding, LLC One Community Bank	Prestige Worldwide Enterprises.	Green Bay Sun Prairie	Brown Dane	Hospitality Mixed Use	Building Shell, HVAC, HVAC Control, Lighting, Other, Water Conservation
	Prestige Worldwide	\$249,500.00		1/31/2020 12/3		One Community Bank One Community Bank		Madison	Dane	Mixed Use	Building Shell, HVAC, HVAC Control, Lighting, Other
	The Edge Apartments						Edge at 706, LLC	maaioon	Dano		Building Shell, Other
	Fox Crossing Hotel	\$850,000.00		1/31/2020 12/3		Nuveen Green Capital	Fox Crossing Hotel Group, LLC	Neenah	Winnebago	Hospitality	Building Shell, HVAC, Lighting, Water Conservation
1_000009	Weiskoph School Apartments	\$249,998.00		1/31/2020 12/3		Nuveen Green Capital	J & N Assets IV LLC	Kenosha	Kenosha	Multifamily	Building Shell,HVAC
	Hilton Garden Inn, Brookfield Square Mall	\$1,600,000.00		7/31/2020 6/3		One Community Bank	Brookfield Square Lodging Investors LLC	Brookfield	Waukesha	Hospitality	Building Shell, HVAC, Lighting
1_000007	Home2Suites - 2155 Rimrock Rd.	\$1,500,000.00		1/31/2020 12/3		One Community Bank	Madison Rimrock Lodging	Madison	Dane	Hospitality	Building Shell,HVAC,Lighting
	818 Post Road	\$203,839.00		1/31/2019 12/3		Nuveen Green Capital	818 Post LLC	Madison	Dane	Industrial	Renewable Energy
	Velocity Mixed Use Property	\$232,996.00	4/5/2018	1/31/2019 12/3		PACE Equity	Velocity Mixed Use LLC	Verona	Dane	Mixed Use	HVAC,HVAC Control
	The Waterloo Technology Center	\$249,000.00		1/31/2019 12/3		One Community Bank	Rediscovered LLC	Waterloo	Jefferson	Office	HVAC,HVAC Control,Lighting
	Uniroyal Property	\$355,000.00		1/31/2019 12/3		One Community Bank	UNIR Properties	Stoughton	Dane	Industrial	Building Shell,Lighting
			0/0/0040	1/31/2019 12/3	31/2038 20	PACE Equity	Hotel Retlaw LLC	F I D I	E I D. I	Hospitality	18/4011-18-08
1_000002	The Hotel Retlaw	\$2,373,798.00	2/9/2018	1/31/2019 12/3	01/2030 20	PACE Equity	Kleuter Building LLC	Fond Du Lac	Fond Du Lac	Hospitality	HVAC,Lighting,Other

PACE Impact Report 03/08/2022

PACE Name	1,218.5 97.8 663.4 23.9 282.9 55.9 208.3 124.6 8.7 156.3 1,554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	Tons CO: 19,652.8 14,091.0 477.0 3,041.6 1,371.6 4,176.2 224.0 2,972.9 38,470.0 8,779.4 432.6 2,570.1 3,766.5 2,038.4 399.1 279.2 899.8
The Montandroor Technology Center	97.8 663.4 23.9 282.9 55.9 208.3 124.6 8.7 156.3 1,554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 155.0 49.8 172.3 274.1 80.0 232.7	1,378.8 14,091.0 477.0 3,041.6 1,371.6 4,176.2 224.0 2,972.9 38,470.0 8,779.4 432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2
The Horlinding	663.4 23.9 282.9 55.9 208.3 124.6 8.7 156.3 1.554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	14,091.0 477.0 3,041.6 1,371.6 4,176.2 224.0 2,972.9 38,470.0 8,779.4 432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2
Velocity Mixed Use Property	23.9 282.9 55.9 208.3 124.6 8.7 156.3 1,554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	477.0 3,041.6 1,371.6 4,176.2 224.0 2,972.9 38,470.0 8,779.4 432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2
Debroyal Property \$355,000.00 1.8 336,4430 0.0 62.0 5,300.0 0.0 \$70,688.00 167,7690.6 5.3	282.9 55.9 208.3 124.6 8.7 156.3 1,554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	3,041.6 1,371.6 4,176.2 1,876.2 224.0 2,972.9 38,470.0 8,779.4 432.6 2,952.4 3,606.6 2,557.1 3,766.5 2,038.4 399.1 279.2
818 Plots Road	55.9 208.3 124.6 8.7 156.3 1,554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	1,371.6 4,176.2 1,876.2 224.0 2,972.9 38,470.0 8,779.4 432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2
Home Sulter = 2155 Rimrock Rd.	208.3 124.6 8.7 156.3 1,554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	4,176.2 1,876.2 224.0 2,972.9 38,470.0 8,779.4 432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2
New	124.6 8.7 156.3 1,554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 49.8 172.3 274.1 80.0 232.7	1,876.2 224.0 2,972.9 38,470.0 8,779.4 432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2 899.8
Weiskoph School Apartments	8.7 156.3 1,554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	224.0 2,972.9 38,470.0 8,779.4 432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2 899.8
Fox Crossing Hotel	156.3 1,554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	2,972.9 38,470.0 8,779.4 432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2 899.8
The Hotel Northland \$8,759,000.00 1.0 1.0 427,102.0 0.0 54.0 22,635.0 0.0 \$54,763.0 52,57,331.0 \$453,946.00 75,561,749.0 131.7 The Edge Apartments \$1420,000.00 1.0 427,102.0 0.0 54.0 22,635.0 0.0 \$54,763.0 3,720,331.8 21.3 Prestige Worthwide \$249,500.00 3,740.0 0.0 0.0 0.0 1.0 1.0 1.0 1.0	1,554.6 443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	38,470.0 8,779.4 432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2 899.8
The Edge Apartments \$1,420,000.00	443.5 22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	8,779.4 432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2 899.8
Prestige Worldwide \$249,500.00	22.1 111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	432.6 2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2 899.8
My Place Mt Pleasant \$875,000.00	111.2 200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	2,952.4 3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2 899.8
West Milwauke Hotel \$1,141,886.00 1.6 209,211.0 0.0 0.0 15,466.0 1,498,800.0 \$81,119.00 2,260,457.2 17.1 Hardford Hotel \$910,000.00 1.2 122,654.0 0.0 0.0 4,244.0 802,264.0 \$45,472.00 842,912.6 13.8 Hotels International Chippewa \$661,000.00 1.0 119,527.0 0.0 0.0 2,524.0 849,402.0 \$29,525.00 660,242.9 9.9 State Bay - Goose & Twigs \$147,561.00 13,417.0 9,888.0 0.0 0.0 45,414.0 \$6,839.00 79,919.19 2.2 State Bay - Goose & Twigs \$147,561.00 13,417.0 9,888.0 0.0 0.0 45,414.0 \$6,839.00 79,919.19 2.2 State Bay - Goose & Twigs \$147,561.00 65,291.0 0.0 0.0 45,414.0 \$6,203.00 0.0 0.0 \$2,605.00 31,629.8 3.7 Ads E Walnut GB Census 2020 \$249,000.00 1.0 187,341.0 0.0 0.0 12,288.832.0 110,287.	200.1 91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	3,606.6 2,570.1 3,766.5 2,038.4 399.1 279.2 899.8
Hartford Hotel \$910,000.00	91.7 128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	2,570.1 3,766.5 2,038.4 399.1 279.2 899.8
Hotels America - Stevens Point \$900,000.00 1.3 137,297.0 0.0 0.0 4,620.0 802,264.0 \$63,890.00 930,476.6 13.5 Hotels International Chippewa \$681,000.00 1.0 119,527.0 0.0 0.0 2,524.0 494,402.0 \$23,525.00 660,242.9 9.9 \$147,561.00 1 13,417.0 9,888.0 0.0 0.0 0.4 55,414.0 \$58,390.0 79,519.9 2.2 \$132.0 0.0 0.0 0.0 45,414.0 \$58,390.0 79,519.9 2.2 \$132.0 0.0 0.0 0.0 45,414.0 \$1	128.5 80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	3,766.5 2,038.4 399.1 279.2 899.8
Hotels International Chippewa \$661,000.00 1.0 119,527.0 0.0 0.0 2,524.0 494,402.0 \$29,525.00 660,242.9 9.9	80.6 17.6 15.0 49.8 172.3 274.1 80.0 232.7	2,038.4 399.1 279.2 899.8
Sister Bay - Goose & Twigs	17.6 15.0 49.8 172.3 274.1 80.0 232.7	399.1 279.2 899.8
Sister Bay - Goose & Twigs	17.6 15.0 49.8 172.3 274.1 80.0 232.7	399.1 279.2 899.8
533 E Walnut GB Census 2020 \$249,000.00 23,132.0 0.0 0.0 (473.0) 0.0 \$2,605.00 31,629.6 3.7 435 E Walnut- GB Press Gazette \$249,000.00 65,291.0 0.0 0.0 75.0 0.0 \$3,814.00 230,282.0 3.7 Drexel Hotel - TownePlace Suites \$2,500,000.00 1.0 187,341.0 0.0 0.0 12,557.0 1,898,832.0 \$110,931.00 1,894,933.7 37.5 Spooner Storage Rink \$206,071.00 23,218.7 464,374.0 0.0 0.0 \$42,223.00 1,683,734.6 3.1 Avant Apartments \$590,000.00 1.1 118,101.0 0.0 0.0 2,514.0 474,844.0 35,172.00 654,377.1 8.9 Riverwoods Eagle's Nest \$1,600,000.00 2.2 403,995.0 0.0 0.0 2,046.0 1,429,196.0 \$66,300.00 1,469,985.3 24.0 Larsen Green Condominiums \$800,000.00 2.1 8,684.0 0.0 0.0 33,680.0 800.00 \$55,373.00 3,382,685.3	15.0 49.8 172.3 274.1 80.0 232.7	279.2 899.8
435 E Walnut- GB Press Gazette \$249,000.00	49.8 172.3 274.1 80.0 232.7	899.8
Dexel Hotel - TownePlace Suites	172.3 274.1 80.0 232.7	
Sponner Storage Rink \$206,071.00 23,218.7 464,374.0 0.0 0.0 \$42,223.00 1,663,734.6 3.1 Avant Apartments \$590,000.00 1.1 118,101.0 0.0 0.0 2,514.0 474,844.0 \$35,172.00 654,377.1 8.9 Riverwoods Eagle's Nest \$1,600,000.00 1.0 279,908.0 0.0 0.0 3,919.0 1,429,198.0 868,300.00 1,346,985.3 24.0 Larsen Green Condominiums \$800,000.00 2.2 403,995.0 0.0 0.0 20,426.0 134,816.0 \$82,915.00 3,421,087.5 12.0 University Lofts \$900,000.00 2.1 8,684.0 0.0 0.0 33,630.0 80,000.0 \$65,733.00 3,392,631.0 13.5 Sheboygan Wisco Hotel \$43,000.00 1.1 163,687.0 0.0 0.0 0.0 9.0 \$19,384.00 \$58,523.0 6.5 Oak Park Assisted Living \$3,343,182.00 1.2 619,886.0 0.0 0.0 18,288.0 3,467,933.0 \$19,987.00	274.1 80.0 232.7	3,401.4
Avant Apartments \$590,000.00 1.1 118,101.0 0.0 0.0 2,514.0 474,844.0 \$35,172.00 654,377.1 8.9 Riverwoods Eagle's Nest \$1,600,000.00 1.0 279,908.0 0.0 0.0 3,919.0 1,429,198.0 \$86,300.00 1,346,985.3 24.0 Larsen Green Condominiums \$800,000.00 2.2 403,995.0 0.0 0.0 20,426.0 134,816.0 \$82,915.00 3,421,087.5 12.0 University Lofts \$900,000.00 2.1 8,8684.0 0.0 0.0 33,630.0 80,000.0 \$85,733.00 3,392,631.0 13.5 Sheboygan Wisco Hotel \$430,000.00 1.1 163,687.0 0.0 0.0 0.0 18,288.0 3,467,933.0 \$159,700.00 \$9,343,318.2 00 12 619,886.0 0.0 0.0 18,288.0 3,467,933.0 \$159,700.00 \$9,343,318.2 00 12 619,886.0 0.0 0.0 18,288.0 3,467,933.0 \$159,700.00 \$9,343,318.2 00 1.2 619,886.0 0.0 0.0 2,877.0 381,379.0 \$19,667.00 680,522.6 8.3 Wild Rice Retreat - Lodging \$867,000.00 4.0 524,753.0 0.0 335.8 (6,447.0) 223,435.0 \$99,111.00 1,145,830.7 13.0 Cscar Mayer Station \$7,076,579.00 1.2 1,036,841.0 0.0 0.0 65,166.0 643,295.0 \$304,600.00 10,054,446.6 106. 210 S Dickinson Street \$150,000.00 1.1 341,320.0 0.0 0.0 2,287.0 3,528.0 0.0 493,789.6 2.3 Two Rivers Hotel \$1,000,000.00 1.1 324,774.0 0.0 0.0 0.0 2,048.0 123,546.0 \$37,010.00 566,780.3 15.0 Lanesville Cobblestone Hotel \$1,225,000.00 1.1 324,774.0 0.0 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 (316,707.0) 0.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,005,541.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 427,953.0 0.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,055,510.0 30.0 Ckmont Senior Living \$2,240,807.00 1.4 427,953.0 0.0 0.0 0.0 (24,380.0 \$105,765.00 2,102,835.5 33.6 Ckmont Senior Living \$2,240,807.00 1.4 427,953.0 0.0 0.0 (24,040.0 761,786.0 \$59,910.00 1,024,886.5 30.6 Ckmont Senior Living \$2,240,807.00 1.1 130,039.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0 Ckmont Senior Living \$4,000,000.00 1.5 575,055.5 0.0 0.0 (240.00 414,520.0 \$136,927.00 1,938,169.9 60.0 Ckmont Senior Living \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0 Ckmont Shores	80.0 232.7	
Riverwoods Eagle's Nest \$1,600,000.00 1.0 279,908.0 0.0 0.0 3,919.0 1,429,198.0 \$86,300.00 1,346,985.3 24.0 Larsen Green Condominiums \$800,000.00 2.2 403,995.0 0.0 0.0 20,426.0 134,816.0 \$82,915.00 3,421,087.5 12.0 University Lofts \$900,000.00 2.1 8,684.0 0.0 0.0 33,630.0 80,000. \$65,733.00 3,392,631.0 13.5 Sheboygan Wisco Hotel \$430,000.00 1.1 163,687.0 0.0 0.0 0.0 0.0 19,384.0 558,523.0 6.5 Oak Park Assisted Living \$3,343,182.00 1.2 619,886.0 0.0 0.0 0.0 18,288.0 3,467,933.0 \$19,970.00 3,943,937.8 50.1 Holiday Inn Appleton - Wisco Hotel Group \$550,000.00 1.0 115,125.0 0.0 0.0 2,877.0 381,379.0 \$19,667.00 680,522.6 8.3 Okara Mayer Station \$7,076,579.00 1.2 1,036,841.0 0.0 0.0 65,166.0 643,295.0 \$304,600.0 10,054,446.6 106. 210 S Dickinson Street \$150,000.00 1.3 41,320.0 0.0 0.0 2,048.0 123,546.0 \$37,010.0 566,780.3 15.0 Janesville Cobblestone Hotel \$1,000,000.00 1.1 324,774.0 0.0 0.0 0.0 0.0 123,346.0 \$37,010.0 566,780.3 15.0 Janesville Cobblestone Hotel \$1,25,000.00 1.4 0.0 2,240,000.0 0.0 0.0 \$2,438.0 0.0 \$21,273.0 1,305,501.0 30.4 Janesville Cobblestone Hotel \$1,998,390.00 1.3 311,154.0 0.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,204,807.00 1.0 12,273,900.0 0.0 0.0 0.0 (71,7837.0) 1,305,591.0 1,225,735.5 13.0 North Koeller St Hotel \$4,000,000.00 1.5 575,055.5 0.0 0.0 0.0 (10,7837.0) 1,388,692.0 1,225,848.9 60.0 North Koeller St Hotel \$4,000,000.00 1.5 575,055.5 0.0 0.0 0.0 (10,7837.0) 1,308,692.0 1,225,848.9 60.0 North Koeller St Hotel \$4,000,000.00 1.5 575,055.5 0.0 0.0 0.0 (26,415.0) 93,684.0 \$26,011.00 285,948.9 60.0 North Koeller St Hotel \$4,000,000.00 1.8 857,955.0 0.0 0.0 (26,415.0) 93,684.0 \$26,011.00 285,948.9 60.0 North Koeller St Hotel \$4,000,000.00 1.8 857,955.0 0.0 0.0 (26,415.0) 93,684.0 \$26,011.00 285,948.9 60.0 North Koeller St Hotel \$4,000,000.00 1.8 857,955.0 0.0 0.0 (26,415.0) 93,684.0 \$26,011.00 285,948.9 60.0 North Koeller St Hotel	232.7	5,481.1
Larsen Green Condominiums \$800,000.00 2.2 403,995.0 0.0 0.0 20,426.0 134,816.0 \$82,915.00 3,421,087.5 12.0 University Lofts \$900,000.00 2.1 8,684.0 0.0 0.0 33,630.0 80,000.0 \$65,733.00 3,392,631.0 13.5 Sheboygan Wisco Hotel \$430,000.00 1.1 163,687.0 0.0 0.0 0.0 18,288.0 3,467,933.0 \$159,700.00 3,943,937.8 50.1 Holiday Inn Appleton - Wisco Hotel Group \$550,000.00 1.0 115,125.0 0.0 0.0 2,877.0 381,379.0 \$19,667.00 680,522.6 8.3 Wild Rice Retreat - Lodging \$867,000.00 1.2 1,036,841.0 0.0 0.0 85,766,700.00 1.3 41,320.0 0.0 0.0 65,166.0 643,295.0 \$99,111.00 1,145,830.7 13.0 Scar Mayer Station \$7,076,579.00 1.2 1,036,841.0 0.0 0.0 65,166.0 643,295.0 \$304,600.00 10,054,446.6 106. 210 S Dickinson Street \$150,000.00 1.3 41,320.0 0.0 0.0 2,046.0 123,546.0 \$37,010.00 566,780.3 15.0 Janesville Cobblestone Hotel \$1,225,000.00 1.1 324,774.0 0.0 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 0.0 2,240,000.0 0.0 0.0 2,436.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,260,807.00 1.3 31,11,154.0 0.0 0.0 0.0 2,436.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,260,807.00 1.1 103,339.0 0.0 0.0 0.0 2,449.0 761,786.0 \$59,190.00 1,024,886.5 30.8 km Hotel \$1,298,930.00 1.1 10,339.0 0.0 0.0 0.0 18,742.0 0.0 \$85,449.0 1,225,783.5 33.8 km Hotel \$1,998,390.00 1.1 10,303.0 0.0 0.0 10,64,626.0 4,322,680.0 \$10,765.00 2,102,835.5 33.8 km Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,339.0 0.0 0.0 108,742.0 0.0 \$85,449.00 1,225,783.5 47.5 km Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,339.0 0.0 0.0 108,742.0 0.0 \$85,449.00 1,225,783.5 47.5 km Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,339.0 0.0 0.0 0.0 (264.01) 414,520.0 \$180,927.00 1,938,169.9 60.0 kmport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (264.01) 414,520.0 \$180,927.00 1,938,169.9 60.0 kmport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (264.01) 414,520.0 \$180,927.00 1,938,169.9 60.0 kmport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (264.01) 414,520.0 \$180,927.00 1,938,169.9 60.0 kmport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26		1,608.8
University Lofts \$900,000.00 2.1 8,884.0 0.0 0.0 33,630.0 80,000.0 \$65,733.00 3,392,631.0 13.5 Sheboygan Wisco Hotel \$430,000.00 1.1 163,687.0 0.0 0.0 0.0 0.0 \$19,384.00 558,523.0 6.5 Oak Park Assisted Living \$3,343,182.00 1.2 619,886.0 0.0 0.0 0.0 18,288.0 3,467,933.0 \$159,700.00 3,943,937.8 50.1 Holiday Inn Appleton - Wisco Hotel Group \$550,000.00 1.0 115,125.0 0.0 0.0 2,877.0 381,379.0 \$19,667.00 680,522.6 8.3 Wild Rice Retreat - Lodging \$867,000.00 4.0 524,753.0 0.0 335.8 (6,447.0) 223,435.0 \$99,111.00 1,145,830.7 13.0 Oscar Mayer Station \$7,076,579.00 1.2 1,036,841.0 0.0 0.0 65,166.0 643,295.0 \$304,600.00 10,054,446.6 106. 210 S Dickinson Street \$150,000.00 1.3 41,320.0 0.0 0.0 3,528.0 0.0 493,789.6 2.3 Two Rivers Hotel \$1,000,000.00 1.0 106,086.0 0.0 0.0 2,048.0 123,546.0 \$37,010.00 566,780.3 15.0 Janesville Cobblestone Hotel \$1,225,000.00 1.1 324,774.0 0.0 0.0 0.0 0.0 \$98,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 (316,707.0) 0.0 0.0 2,240,000.0 0.0 \$2,438.0 0.0 \$2,1273.00 1,305,501.0 \$30.0 KPW Hospitality \$2,240,807.00 1.0 227,390.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 \$30.0 KPW Hospitality \$2,250,847.00 1.4 427,953.0 0.0 0.0 0.0 6,426.0 4,322,680.0 \$105,765.00 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 0.0 (17,837.0) 1,358,592.0 \$122,862.00 713,051.6 19.5 keyport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0 keyport Shores		5,723.3
Sheboygan Wisco Hotel \$430,000.00 1.1 163,687.0 0.0 0.0 0.0 \$19,384.00 558,523.0 6.5 Oak Park Assisted Living \$3,343,182.00 1.2 619,886.0 0.0 0.0 18,288.0 3,467,933.0 \$159,700.00 3,943,937.8 50.1 Holiday Inn Appleton - Wisco Hotel Group \$550,000.00 1.0 115,125.0 0.0 0.0 2,877.0 381,379.0 \$19,667.00 680,522.6 8.3 Wild Rice Retreat - Lodging \$867,000.00 4.0 524,753.0 0.0 335.8 (6,447.0) 223,435.0 \$99,111.00 1,145,830.7 13.0 Oscar Mayer Station \$7,076,579.00 1.2 1,036,841.0 0.0 0.0 65,166.0 643,295.0 \$99,111.00 1,145,830.7 13.0 210 S Dickinson Street \$150,000.00 1.3 41,320.0 0.0 0.0 3,528.0 0.0 493,789.6 2.3 Two Rivers Hotel \$1,000,000.00 1.0 106,086.0 0.0 0.0 2,048.0 123,546.0 \$	414.3	10,202.7
Oak Park Assisted Living \$3,343,182.00 1.2 619,886.0 0.0 0.0 18,288.0 3,467,933.0 \$159,700.00 3,943,937.8 50.1 Holiday Inn Appleton - Wisco Hotel Group \$550,000.00 1.0 115,125.0 0.0 0.0 2,877.0 381,379.0 \$19,667.00 680,522.6 8.3 Wild Rice Retreat - Lodging \$867,000.00 4.0 524,753.0 0.0 335.8 (6,447.0) 223,435.0 \$99,111.00 1,145,830.7 13.0 Oscar Mayer Station \$7,076,579.00 1.2 1,036,841.0 0.0 0.0 65,166.0 643,295.0 \$304,600.00 10,054,446.6 106. 210 S Dickinson Street \$150,000.00 1.3 41,320.0 0.0 0.0 3,528.0 0.0 493,789.6 2.3 Two Rivers Hotel \$1,000,000.00 1.1 106,086.0 0.0 0.0 2,048.0 123,546.0 \$37,010.00 566,780.3 15.0 Janesville Cobblestone Hotel \$1,225,000.00 1.1 324,774.0 0.0 0.0 0.0	185.2	5,886.9
Holiday Inn Appleton - Wisco Hotel Group \$550,000.00 1.0 115,125.0 0.0 0.0 2,877.0 381,379.0 \$19,667.00 680,522.6 8.3 Wild Rice Retreat - Lodging \$867,000.00 4.0 524,753.0 0.0 335.8 (6,447.0) 223,435.0 \$99,111.00 1,145,830.7 13.0 0.0 0.0 4.0 524,753.0 0.0 0.0 65,166.0 643,295.0 \$304,600.00 10,054,446.6 106. 210 S Dickinson Street \$150,000.00 1.3 41,320.0 0.0 0.0 0.0 65,166.0 643,295.0 \$304,600.00 10,054,446.6 106. 210 S Dickinson Street \$150,000.00 1.0 106,086.0 0.0 0.0 2,048.0 123,546.0 \$37,010.00 566,780.3 15.0 Janesville Cobblestone Hotel \$1,025,000.00 1.1 324,774.0 0.0 0.0 0.0 0.0 2,048.0 123,546.0 \$37,010.00 566,780.3 15.0 Janesville Cobblestone Hotel \$1,255,000.00 1.1 324,774.0 0.0 0.0 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 0.0 2,240,000.0 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.0 1.3 311,154.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,035,501.0 30.0 KPW Hospitality \$2,240,807.00 1.0 227,390.0 0.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,025,501.6 50.0 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 0.0 (17,837.0) 1,358,592.0 \$122,862.00 713,051.6 19.5 Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (240.0) 414,520.0 \$180,927.00 1,938,169.9 60.0 Newport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0 Newport Shores	123.9	2,781.0
Wild Rice Retreat - Lodging \$867,000.00 4.0 524,753.0 0.0 335.8 (6,447.0) 223,435.0 \$99,111.00 1,145,830.7 13.0 Oscar Mayer Station \$7,076,579.00 1.2 1,036,841.0 0.0 0.0 65,166.0 643,295.0 \$304,600.00 10,054,446.6 106. 210 S Dickinson Street \$150,000.00 1.3 41,320.0 0.0 0.0 0.0 3,528.0 0.0 493,789.6 2.3 Two Rivers Hotel \$1,000,000.00 1.0 106,086.0 0.0 0.0 2,048.0 123,546.0 \$37,010.00 566,780.3 15.0 Janesville Cobblestone Hotel \$1,225,000.00 1.1 324,774.0 0.0 0.0 0.0 0.0 0.0 0.0 1,108,174.4 18.4 520 N Broadway \$1,011,520.00 1.4 (316,707.0) 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.3 311,154.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 SPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,035,501.0 SPW Hospitality \$2,250,847.00 1.4 427,953.0 0.0 0.0 0.0 6,426.0 4,322,680.0 \$105,765.00 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 (240.0) 414,520.0 \$85,449.00 11,225,783.5 47.5 SP\$,055.5 0.0 0.0 (240.0) 414,520.0 \$180,927.00 1,938,169.9 60.0 Newport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0 Newport Shores	566.4	12,237.3
Oscar Mayer Station \$7,076,579.00 1.2 1,036,841.0 0.0 0.0 65,166.0 643,295.0 \$304,600.00 10,054,446.6 106. 210 S Dickinson Street \$150,000.00 1.3 41,320.0 0.0 0.0 3,528.0 0.0 493,789.6 2.3 Two Rivers Hotel \$1,000,000.00 1.0 106,086.0 0.0 0.0 2,048.0 123,546.0 \$37,010.00 566,780.3 15.0 Janesville Cobblestone Hotel \$1,225,000.00 1.1 324,774.0 0.0 0.0 0.0 0.0 0.0 1,108,174.4 18.4 520 N Broadway \$1,011,520.00 1.4 (316,707.0) 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 0.0 2,240,000.0 0.0 0.0 \$55,471.00 8,901,251.4 15.2 Appleton Industrial \$1,998,390.00 1.3 311,154.0 0.0 0.0 \$2,438.0 0.0 \$21,273.00 1,035,501.0	80.2	1,852.0
210 S Dickinson Street \$150,000.00 1.3 41,320.0 0.0 0.0 3,528.0 0.0 493,789.6 2.3 Two Rivers Hotel \$1,000,000.00 1.0 106,086.0 0.0 0.0 2,048.0 123,546.0 \$37,010.00 566,780.3 15.0 Janesville Cobblestone Hotel \$1,225,000.00 1.1 324,774.0 0.0 0.0 0.0 0.0 1,108,174.4 18.4 520 N Broadway \$1,011,520.00 1.4 (316,707.0) 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 0.0 2,240,000.0 0.0 0.0 0.0 \$55,471.00 8,901,251.4 15.2 Appleton Industrial \$1,998,390.00 1.3 311,154.0 0.0 0.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,490.0 761,786.0 \$59,190.00 1,024,886.5 30.6 Oakmont Senior Living \$2,250,847.00 1.4 427,953.0 0.0	260.7	7,329.9
Two Rivers Hotel \$1,000,000.00 1.0 106,086.0 0.0 0.0 2,048.0 123,546.0 \$37,010.00 566,780.3 15.0 Janesville Cobblestone Hotel \$1,225,000.00 1.1 324,774.0 0.0 0.0 0.0 0.0 0.0 0.0 1,108,174.4 18.4 520 N Broadway \$1,011,520.00 1.4 (316,707.0) 0.0 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 0.0 2,240,000.0 0.0 0.0 0.0 \$155,417.00 7,643,193.6 45.0 Appleton Industrial \$1,998,390.00 1.3 311,154.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,490.0 761,786.0 \$59,190.00 1,024,886.5 30.6 Oakmont Senior Living \$2,250,847.00 1.4 427,953.0 0.0 0.0 6,426.0 4,322,680.0 \$105,765.00 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 108,742.0 0.0 \$85,449.00 11,225,783.5 47.5 Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (240.0) 414,520.0 \$180,927.00 1,938,169.9 60.0 Newport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0 Newport Shores	1,131.0	22,911.3
Janesville Cobblestone Hotel \$1,225,000.00 1.1 324,774.0 0.0 0.0 0.0 0.0 0.0 \$1,108,174.4 18.4 520 N Broadway \$1,011,520.00 1.4 (316,707.0) 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 0.0 2,240,000.0 0.0 0.0 0.0 \$155,417.00 7,643,193.6 45.0 Appleton Industrial \$1,998,390.00 1.3 311,154.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,490.0 761,786.0 \$59,190.00 1,024,886.5 30.6 Oakmont Senior Living \$2,250,847.00 1.4 427,953.0 0.0 0.0 6,426.0 4,322,680.0 \$105,765.00 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 108,742.0 0.0 \$85,449.00 11,225,783.5 47.5 Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (17,837.0) 1,358,592.0 \$122,862.00 713,051.6 19.5 North Koeller St Hotel \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0 Newport Shores	50.0	1,092.9
Janesville Cobblestone Hotel \$1,225,000.00 1.1 324,774.0 0.0 0.0 0.0 0.0 0.0 \$1,108,174.4 18.4 520 N Broadway \$1,011,520.00 1.4 (316,707.0) 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 0.0 2,240,000.0 0.0 0.0 0.0 \$155,417.00 7,643,193.6 45.0 Appleton Industrial \$1,998,390.00 1.3 311,154.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,490.0 761,786.0 \$59,190.00 1,024,886.5 30.6 Oakmont Senior Living \$2,250,847.00 1.4 427,953.0 0.0 0.0 6,426.0 4,322,680.0 \$105,765.00 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 108,742.0 0.0 \$85,449.00 11,225,783.5 47.5 Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (17,837.0) 1,358,592.0 \$122,862.00 713,051.6 19.5 North Koeller St Hotel \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0 Newport Shores	91.2	2,006.4
520 N Broadway \$1,011,520.00 1.4 (316,707.0) 0.0 0.0 99,819.0 425,240.0 \$55,471.00 8,901,251.4 15.2 Green Valley Dairy \$3,000,000.00 1.4 0.0 2,240,000.0 0.0 0.0 \$155,417.00 7,643,193.6 45.0 Appleton Industrial \$1,998,390.00 1.3 311,154.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,490.0 761,786.0 \$59,190.00 1,024,886.5 30.6 Oakmont Senior Living \$2,250,847.00 1.4 427,953.0 0.0 0.0 6,426.0 4,322,680.0 \$105,765.00 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 108,742.0 0.0 \$85,449.00 11,225,783.5 47.5 Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (17,837.0) 1,358,592.0	245.9	4,492.8
Green Valley Dairy \$3,000,000.00 1.4 0.0 2,240,000.0 0.0 0.0 \$155,417.00 7,643,193.6 45.0 Appleton Industrial \$1,998,390.00 1.3 311,154.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,490.0 761,786.0 \$59,190.00 1,024,886.5 30.6 Oakmont Senior Living \$2,250,847.00 1.4 427,953.0 0.0 0.0 6,426.0 4,322,680.0 \$105,765.00 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 108,742.0 0.0 \$85,449.00 11,225,783.5 47.5 Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (17,837.0) 1,358,592.0 \$122,862.00 713,051.6 19.5 North Koeller St Hotel \$4,000,000.00 1.5 575,055.5 0.0 0.0 (26,415.0) 934,684.0 </td <td>290.3</td> <td>9,422.6</td>	290.3	9,422.6
Appleton Industrial \$1,998,390.00 1.3 311,154.0 0.0 0.0 2,438.0 0.0 \$21,273.00 1,305,501.0 30.0 KPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,490.0 761,786.0 \$59,190.00 1,024,886.5 30.6 Oakmont Senior Living \$2,250,847.00 1.4 427,953.0 0.0 0.0 6,426.0 4,322,680.0 \$105,765.00 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 108,742.0 0.0 \$85,449.00 11,225,783.5 47.5 Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (17,837.0) 1,358,592.0 \$122,862.00 713,051.6 19.5 North Koeller St Hotel \$4,000,000.00 1.5 575,055.5 0.0 0.0 (240.0) 414,520.0 \$180,927.00 1,938,169.9 60.0 Newport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) <td>1,263.5</td> <td>34,113.7</td>	1,263.5	34,113.7
KPW Hospitality \$2,040,807.00 1.0 227,390.0 0.0 0.0 2,490.0 761,786.0 \$59,190.00 1,024,886.5 30.6 Oakmont Senior Living \$2,250,847.00 1.4 427,953.0 0.0 0.0 6,426.0 4,322,680.0 \$105,765.00 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 108,742.0 0.0 \$85,449.00 11,225,783.5 47.5 Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (17,837.0) 1,358,592.0 \$122,862.00 713,051.6 19.5 North Koeller St Hotel \$4,000,000.00 1.5 575,055.5 0.0 0.0 (240.0) 414,520.0 \$180,927.00 1,938,169.9 60.0 Newport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0	188.5	3,359.9
Oakmont Senior Living \$2,250,847.00 1.4 427,953.0 0.0 0.0 6,426.0 4,322,680.0 \$105,765.00 2,102,835.5 33.8 Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 108,742.0 0.0 \$85,449.00 11,225,783.5 47.5 Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (17,837.0) 1,358,592.0 \$122,862.00 713,051.6 19.5 North Koeller St Hotel \$4,000,000.00 1.5 575,055.5 0.0 0.0 (240.0) 414,520.0 \$180,927.00 1,938,169.9 60.0 Newport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0	185.4	4,476.9
Hotel Indigo Phase 2 \$3,169,031.00 1.1 103,039.0 0.0 0.0 108,742.0 0.0 \$85,449.00 11,225,783.5 47.5 Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (17,837.0) 1,358,592.0 \$122,862.00 713,051.6 19.5 North Koeller St Hotel \$4,000,000.00 1.5 575,055.5 0.0 0.0 (240.0) 414,520.0 \$180,927.00 1,938,169.9 60.0 Newport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0		
Lakeshore Ridge Apartments \$1,298,164.00 1.2 731,726.0 0.0 0.0 (17,837.0) 1,358,592.0 \$122,862.00 713,051.6 19.5 North Koeller St Hotel \$4,000,000.00 1.5 575,055.5 0.0 0.0 (240.0) 414,520.0 \$180,927.00 1,938,169.9 60.0 Newport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0	358.1	7,173.7
North Koeller St Hotel \$4,000,000.00 1.5 575,055.5 0.0 0.0 (240.0) 414,520.0 \$180,927.00 1,938,169.9 60.0 Newport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0	655.5	13,914.
Newport Shores \$4,000,000.00 1.8 857,951.0 0.0 0.0 (26,415.0) 934,684.0 \$260,111.00 285,948.9 60.0	318.0	7,023.4
	434.1	11,628.6
000 Minutellar Desidential 000 400 000 000 000 000 000 000 000 00	343.7	7,204.4
SCC Mixed Use - Residential \$2,490,500.00 1.0 369,489.0 0.0 0.0 26,857.0 2,950,839.0 \$167,896.00 3,946,448.2 37.4	142.6	3,517.9
1121 South Park St \$500,000.00 1.3 460,432.0 0.0 (9,496.0) 661,561.0 \$68,305.00 621,458.4 7.5	298.2	6,417.6
Superior Hotel \$2,275,000.00 1.6 119,486.0 0.0 0.0 219.0 932,606.0 \$115,258.00 429,603.0 34.1	68.3	1,848.6
Nidus Holdings \$820,000.00 2.6 570,229.0 0.0 0.0 (789.0) 777,464.0 \$69,979.00 1,866,801.2 12.3	427.5	11,137.5
Wilson Square \$1,175,000.00 1.6 721,246.0 0.0 0.0 0.0 0.0 \$65,492.00 2,460,992.3 17.6	405.4	8,153.9
The Brin \$1,978,050.00 1.2 433,171.0 0.0 0.0 (10,355.0) 990,777.0 \$90,591.00 442,540.1 29.7	189.3	3,888.4
Badger Packaging \$1,420,581.00 5.2 2,079,620.0 0.0 (1,789.0) 0.0 \$308,960.00 6,917,054.6 21.3	1,163.5	23,270.2
The Masters 2 Residences \$1,500,000.00 1.4 370,025.0 0.0 0.0 (2,932.0) 965,591.0 \$78,243.00 969,377.1 22.5	264.6	6,204.1
SCC Mixed Use - Commercial \$685,000.00 1.0 108,712.0 0.0 0.0 45.0 38,127.0 \$34,386.00 375,440.6 10.3	82.5	1,596.9
Annex 71 \$5,625,000.00 1.5 723,305.0 0.0 0.0 1,063,162.0 \$270,353.00 2,468,017.9 84.4	547.6	14,372.9
Nidus-amt. increase \$111,044.00 5.8 565,987.0 0.0 0.0 (85.0) 790,779.0 \$69,979.00 1,922,726.9 1.7	(0.5)	9.5
	1 1	
	248.3	5,607.8
De Pere Hotel \$2,340,000.00 1.4 572,680.0 0.0 0.0 (1,137.0) 560,648.0 \$107,295.00 1,840,364.3 35.1	271.2	7,135.8
John Nolan Hotel \$170,353.00 0.0 90,700.0 0.0 0.0 \$12,947.00 309,481.1 2.6	68.7	2,060.0
208 W Main StLittleChute Cobblestone \$1,100,000.00 1.1 209,849.0 0.0 0.0 3,898.0 501,015.0 \$36,011.00 1,105,834.2 16.5	122.3	3,070.5
New Perspective Ballpark Commons_Franklin \$8,003,461.00 1.3 1,778,138.0 0.0 0.0 (39,947.0) 99,397.0 \$425,989.00 2,072,555.8 120.	648.6	17,840.5
New Perspective Waukesha Assisted Living \$7,270,958.00 1.0 1,396,686.0 0.0 0.0 (39,749.0) 56,119.0 \$290,472.00 790,788.2 109.	465.0	13,556.2
Verdant Hotel Racine (Loan A & B)_Main Attraction \$7,684,332.00 1.1 1,195,518.0 0.0 1.0 (1,020.0) 4,071,846.0 \$101,763.00 3,977,274.8 115.		14,991.5
Hidden Creek 2 Residences \$1,000,000.00 1.5 875,144.0 0.0 0.0 (17,528.0) 1,529,850.0 \$122,735.00 1,233,313.8 15.0	573.3	10,832.3
700 S Main_Sycamore of River Falls \$2,328,181.00 1.0 123,288.0 0.0 0.0 2,344.1 0.0 \$12,802.00 655,080.9 34.9	573.3 503.8	1,351.2
Cobblestone Fremont \$861,260.00 1.2 126,606.0 0.0 60.0 123.0 424,472.0 \$31,176.00 444,297.4 12.9		1,367.5
300 Main Street Racine \$308,000.00 1.2 23,504.0 0.0 0.0 5,687.0 78,730.0 \$14,344.00 648,898.9 4.6	503.8	1,136.3