

SELLER'S STATEMENT

Buyer: The Redevelopment Authority of the City of Racine

Seller: Marquette Distribution Center, LLC

Settlement Date: December 30, 2015

Property Location: 922 Sixth Street & 615 S Marquette Street Racine, WI 53403

CREDITS

| | | |
|-------------------------------------|----------------------|--------------|
| Contract sales price | | 1,000,000.00 |
| Less Total Credits to Seller | TOTAL CREDITS | 1,000,000.00 |

DEBITS

| | | |
|---|--------------------------------|-------------------|
| Closing Settlement Fee | Landmark Title of Racine, Inc. | 250.00 |
| Owner's Title Insurance to Landmark Title of Racine, Inc. | | 1,930.00 |
| Special Assessment Letter | Landmark Title of Racine, Inc. | 150.00 |
| We Energies | Landmark Title of Racine, Inc. | 28,889.56 |
| Heat/Fire Suppression Escrow | Landmark Title of Racine, Inc. | 150,000.00 |
| Document Preparation | Landmark Title of Racine, Inc. | 1,500.00 |
| Overnight/Wire Services | Landmark Title of Racine, Inc. | 60.00 |
| Government recording charges | Register of Deeds | 30.00 |
| City/County Tax/Stamps | Register of Deeds | 3,000.00 |
| Attorneys Fees | Wyant Law Offices, SC | 15,241.90 |
| 2015 Real Estate Taxes | Treasurer, City of Racine | 19,273.68 |
| Delinquent Taxes | Racine County Treasurer | 86,161.81 |
| 2015 Sewer/Water Charges | Treasurer, City of Racine | 2,582.38 |
| Fire Inspection Proration | | 63.61 |
| Legal Fee Credit | | 6,000.00 |
| Fire/Water/Sewer Bill | Racine Water & Wastewater | 138.39 |
| Repairs | United Mechanical, Inc. | 19,689.69 |
| Less Total Reductions to Amount Due Seller | TOTAL DEBITS | 334,961.02 |

BALANCE

| | |
|------------------|-------------------|
| To Seller | 665,038.98 |
|------------------|-------------------|

Seller hereby warrants to Buyer, Broker and Title Company that there are no additional costs, charges, expenses, liens, debts, taxes, assessments or other liabilities against seller relating to said purchase. Seller's signature certifies Seller has reviewed this Closing Statement for accuracy and completeness.

Seller accepts this Closing Statement as correct for the purpose of closing the transaction to which it relates. If, however, any adjustments should be required following further review by either party, to which both parties agree, then such adjustments shall be made immediately. Seller agrees that they shall obtain and pay any final utility, water and service bills not being paid or prorated on this statement. Landmark Title of Racine, Inc. is not responsible for obtaining actual meter readings and therefore will not be held liable for any discrepancies.

Landmark Title of Racine, Inc. is not liable for any fees, special taxes, assessments and special charges, if any, not disclosed on the Special Assessment Letter.

If money is due at closing, it must be in the form of a wire. Photo identification will be required at the time of closing.

APPROVED: _____

Marquette Distribution Center

BY: 
Richard Olson, Sole Member

Landmark Title of Racine, Inc. 719 Washington Avenue Racine, WI 53403 PH(262) 632-6262

(LMT-61786.PFD/LMT-61786/18)

BUYER'S STATEMENT

Buyer: The Redevelopment Authority of the City of Racine
 Seller: Marquette Distribution Center, LLC

Settlement Date: December 30, 2015

Property Location: 922 Sixth Street & 615 S Marquette Street Racine, WI 53403

DEBITS

| | | |
|------------------------------------|--------------------------------|---------------------|
| Contract sales price | | 1,000,000.00 |
| Closing Settlement Fee | Landmark Title of Racine, Inc. | 250.00 |
| Endorsements | Landmark Title of Racine, Inc. | 750.00 |
| GAP Endorsement | Landmark Title of Racine, Inc. | 150.00 |
| Government recording charges | Register of Deeds | 30.00 |
| 2015 Real Estate Taxes | Treasurer, City of Racine | 9,636.85 |
| Gross Amount Due From Buyer | TOTAL DEBITS | 1,010,816.85 |

CREDITS

| | | |
|------------------------------------|----------------------|-----------------|
| Deposit or earnest money | | |
| Fire Inspection Proration | thru | 63.61 |
| Legal Fee Credit | thru | 6,000.00 |
| Less Total Credits to Buyer | TOTAL CREDITS | 6,063.61 |

BALANCE

| | |
|-------------------|---------------------|
| From Buyer | 1,004,753.24 |
|-------------------|---------------------|

Buyer hereby warrants to Seller, Broker and Title Company that there are no additional costs, charges, expenses, liens, debts, taxes, assessments or other liabilities against purchaser relating to said purchase. Buyer's signature certifies Buyer has reviewed this Closing Statement for accuracy and completeness.

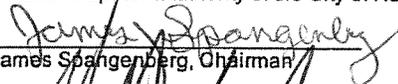
Buyer accepts this Closing Statement as correct for the purpose of closing the transaction to which it relates. If, however, any adjustments should be required following further review by either party, to which both parties agree, then such adjustments shall be made immediately. Buyer is aware that the Seller shall obtain and pay any final utility, water and service bills not being paid or prorated on this statement. Landmark Title of Racine, Inc. is not responsible for obtaining actual meter readings and therefore will not be held liable for any discrepancies.

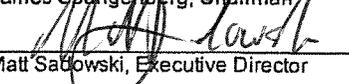
Landmark Title of Racine, Inc. is not liable for any fees, special taxes, assessments and special charges, if any, not disclosed on the Special Assessment Letter.

If money is due at closing, it must be in the form of a wire. Photo identification will be required at the time of closing.

APPROVED:

The Redevelopment Authority of the City of Racine

BY: 
 James Spangenberg, Chairman

BY: 
 Matt Sabowski, Executive Director

**Landmark Title of Racine, Inc. 719 Washington Avenue Racine, WI
 53403 PH(262) 632-6262 Fax (262) 632-6243**