

Lisa Mueller

From: Chad Schelnoha
Sent: Tuesday, September 18, 2018 4:11 PM
To: Todd Blaser
Cc: Dan Koski; Sue Relly; Sandy Ronski; Karen Dorow; Billy Hutterer; Elizabeth Majerus; Kathleen McDaniel; Gregg Kadow; Lisa Mueller
Subject: Barriers at Mall property

As of today all of the barriers have been placed at the mall properties. We had to leave one driveway open due to a vehicle parked there. After they are moved I will have our crew set them in place.

Our traffic control crew will be placing reflective material on the barriers this week for safety. They are placed off of the roadway, but still in the right of way and not on private property (street side of the sidewalk in the driveways).

I have set a rental rate of \$2 per barrier per day. We placed 46 of them today, so the billing will start today. \$92/day total rental rate.

I don't know the exact cost of placement yet, but the estimate was \$1,320.00. I would anticipate this same cost for picking them up, whenever that may be. So total for delivery and pickup will be estimated at \$2,640.00.

We will store them at the city gravel pit after they used at this site for use wherever they are needed after that.

I anticipate a call from them as to how they might plow the sidewalk and gain access to the property, I will leave that up to building inspection/life safety.

If there is anything further needed from me let me know.

Chad J. Schelnoha
City of Manitowoc, Dept. of Public Infrastructure
Operations Division Manager
Mobile (920)374-0402
Office (920)686-6512
www.manitowoc.org



Thompson Machinery Moving
 2817 Basswood Road
 Manitowoc, WI 54220
 (920)717-0205
 Mike.Schmidt@Thompsonmm.com

Invoice

BILL TO
 Manitowoc Public Infrastructure
 900 Quay Street
 Manitowoc, WI 54220

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2340	12/24/2019	\$2,500.00	12/24/2019	Due on receipt	

PO NUMBER
 Per Chad Scheinoha

DATE	SCOPE OF WORK	AMOUNT
12/23/2019	Load/transport (46) Concrete Blocks, 2' x 2' x 6', and 3,300lbs from old Mid-Cities Mall and deliver/unload to your facility on Hecker Road per customer. -Labor/Semi-Tractor & Trailer: \$100/hour x 22.5 hours (3 men x 7.5 hours) = \$2,250 -Equipment: 8,000lb Capacity Forklift = \$250	2,500.00

We thank you for the privilege of working with your company on this project. We sincerely appreciate your business and look forward to working with you again in the future.

BALANCE DUE

\$2,500.00

Respectfully,

Mike Schmidt
 Director of Operations
 Thompson Machinery Moving

DATE	INVOICE NO
12/31/2018	0123386

BILL TO
KESSELMAN REAL ESTATE 10144 N PORT WASHINGTON RD 2F MEQUON, WI 53092-5798

DUE DATE
2/18/2019

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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DPW - BARRIERS - DPW COST TO PLACE BARRIERS AT MALL PROPERTY DUE TO DEFECTIVE SEWERS CAUSING A SAFETY ISSUE IN PARKING LOTS. RENTAL OF BARRIERS - 9/18-12/31/18:

46 BARRIERS X 105 DAYS X \$2/B/D	1.00	9,660.00	9,660.00	0.00	0.00	9,660.00
INVOICE TOTAL:			9,660.00	0.00	0.00	9,660.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6960

Customer Name: KESSELMAN REAL ESTATE
 Customer No: 045407
 Account No: 0004637

DUE DATE	INVOICE NO
2/18/2019	0123386



Please remit payment by the due date to:

City of Manitowoc
 900 Quay St.
 Manitowoc, WI 54220-4543

INVOICE BALANCE: \$9,660.00
AMOUNT PAID: _____

DATE	INVOICE NO
5/21/2019	0137409

BILL TO
KESSELMAN REAL ESTATE 10144 N PORT WASHINGTON RD 2F MEQUON, WI 53092-5798

DUE DATE
6/20/2019

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						9,660.00
DPW - 1ST QUARTER - DPW FIRST QUARTERE BARRIER CONTROL RENTAL AT MALL PROPERTY - 1/1 - 3/31/19:						
RENTAL-TRAFFIC CONTROL DEVICES	1.00	8,280.00	8,280.00	0.00	0.00	8,280.00
		INVOICE TOTAL:	8,280.00	0.00	0.00	8,280.00

96 days x \$92/day

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6960

Customer Name: KESSELMAN REAL ESTATE
 Customer No: 045407
 Account No: 0004637

DUE DATE	INVOICE NO
6/20/2019	0137409



Please remit payment by the due date to:

City of Manitowoc
 900 Quay St.
 Manitowoc, WI 54220-4543

Invoice Total: 8,280.00
 Discounts: 0.00
 Credit Applied: 0.00
 Ending Balance: 17,940.00

INVOICE BALANCE: \$8,280.00
AMOUNT PAID: _____



DATE	INVOICE NO
8/14/2019	0160720

BILL TO
KESSELMAN REAL ESTATE 10144 N PORT WASHINGTON RD 2F MEQUON, WI 53092-5798

DUE DATE
9/13/2019

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						17,940.00
DPW - AUGUST, 2019 - DPW SECOND QUARTER BARRIER CONTROL RENTAL AT MALL PROPERTY - 4/1-6/30-19:						
RENTAL-TRAFFIC CONTROL DEVICES	1.00	8,372.00	8,372.00	0.00	0.00	8,372.00
INVOICE TOTAL:			8,372.00	0.00	0.00	8,372.00

91 days x \$92/day

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6960

Customer Name: KESSELMAN REAL ESTATE
Customer No: 045407
Account No: 0004637

DUE DATE	INVOICE NO
9/13/2019	0160720



Please remit payment by the due date to:

City of Manitowoc
900 Quay St.
Manitowoc, WI 54220-4543

Invoice Total: 8,372.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 26,312.00

INVOICE BALANCE: \$8,372.00
AMOUNT PAID: _____

DATE	INVOICE NO
12/31/2019	0182527

BILL TO
KESSELMAN REAL ESTATE 10144 N PORT WASHINGTON RD 2F MEQUON, WI 53092-5798

DUE DATE
2/13/2020

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
PREVIOUS OUTSTANDING BALANCE						0.00
DPW - FINAL BILLING - DPW THIRD QUARTER PLUS FINAL PARTIAL FOURTH QUARTER RENTAL BILLING - 7/1-11/4/19:						
RENTAL-BARRIERS - 127 days x \$92/day	1.00	11,684.00	11,684.00	0.00	0.00	11,684.00
BARRIER REMOVAL	1.00	2,500.00	2,500.00	0.00	0.00	2,500.00
INVOICE TOTAL:			14,184.00	0.00	0.00	14,184.00

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6960

Customer Name: KESSELMAN REAL ESTATE
Customer No: 045407
Account No: 0004637

DUE DATE	INVOICE NO
2/13/2020	0182527



Please remit payment by the due date to:

City of Manitowoc
900 Quay St.
Manitowoc, WI 54220-4543

Invoice Total: 14,184.00
Discounts: 0.00
Credit Applied: 0.00
Ending Balance: 14,184.00

INVOICE BALANCE: 514,184.00
AMOUNT PAID: _____

Invoice



BAY TITLE - MANITOWOC
704 WASHINGTON STREET
MANITOWOC, WI 54220
(920) 683-9820

Invoice Number: L19979-IN

Invoice Date: 9/17/2019

Customer Number: CTYMTWC

V# 10303

2420-62310-582920

CITY OF MANITOWOC
900 QUAY STREET
MANITOWOC, WI 54220

Blight

ATTN LIZ MAJERUS

DESCRIPTION	AMOUNT
Property Report	50.00
RE: Lakeshore Mall LLC 700 E. Magnolia Avenue, Manitowoc, WI	

RECEIVED

OCT - 3 2019

CITY ATTORNEY

Thank you for choosing Bay Title & Abstract.
We Appreciate Your Business!

INVOICE TOTAL: 50.00

Bay Title & Abstract, Inc.

704 Washington Street
Manitowoc, WI 54220
Phone: (920) 683-9820

LETTER REPORT

Attn: Liz Majerus
City of Manitowoc

LLR NO. 19979

A Search of the records in the office of the MANITOWOC County Register of Deeds, MANITOWOC County Clerk of Courts and MANITOWOC County Treasurer was conducted on the following:

TRACT DATE: 9/17/2019 8:00:00AM

ADDRESS: 700 E. Magnolia Avenue Manitowoc, WI 54220

TITLE VESTS:

Lakeshore Mall LLC by virtue of a Warranty Deed recorded in Vol. 2130 Records Page 483, as Doc. No. 997956.

MORTGAGES:

None of Record

JUDGMENTS, TAX LIENS AND /OR CONSTRUCTION LIENS:

None of Record

TAX PARCEL NO. 052-330-008-152.00

PROPERTY TAXES:

The 2018 Taxes are in the amount of \$23,629.67, (which consist of \$21,379.67 in general tax and \$2,250.00 in special tax) less first dollar credit of \$55.32, for a balance of \$23,574.35 have been paid.

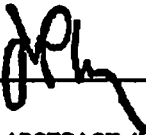
The Undersigned hereby certifies that this report is compiled from the public records of the county in which the property described herein is located. Total liability for claims arising under or related to this report shall not exceed \$1,000.00 or the actual loss of the applicant, whichever is less. No liability is assumed for facts not shown in detail. This report is not to be used as evidence of title in lieu of a certified abstract or title insurance.

Certification is only made from the date present owners received title to the tract date stated herein.

No search has been made for special improvement bonds, special assessments, deferred charges for public works, easements or encroachments.

Thank you for the opportunity to serve your title needs.

Sincerely,



BAY TITLE & ABSTRACT, INC

Exhibit A

LEGAL DESCRIPTION:

A parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of Section Sixteen (16) and also in the Northwest Quarter of the Southwest Quarter (NW 1/4 of the SW 1/4) of Section Sixteen (16), all in Township Nineteen (19) North, Range Twenty-four (24) East, being part of Blocks Six (6), Seven (7) and Eight (8), according to the recorded Plat of Harbor View Addition to the City of Manitowoc, and part of Lot Thirty-one (31) of Oehler and Guenther's Subdivision of the City of Manitowoc, all in Manitowoc County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section Sixteen (16); thence South 89 deg. 03 min. East a distance of 40 feet; thence due North a distance of 40 feet to the point of real beginning, being the Northeast corner of Johnston Drive and East Magnolia Avenue; thence due North along the East right-of-way of Johnston Drive a distance of 430 feet; thence South 89 deg. 03 min. East 1,000 feet to the West right-of-way of Holly Drive; thence South 0 deg. 02 min. 20 sec. East a distance of 420.63 feet to the point of curvature of 462.50 foot radius curve to the right; thence along said curve to the right (chord bearing South 22 deg. 49 min. 50 sec. West long chord 359.49 feet) 369.21 feet to the Northerly right-of-way of East Magnolia Avenue; thence along the Northerly right-of-way of East Magnolia Avenue, North 44 deg. 18 min. West a distance of 107.12 feet to the point of curvature of an 858.52 foot radius curve to the left; thence along said curve to the left (chord bearing North 66 deg. 40 min. 30 sec. West long chord 653.62 feet) 670.53 feet; thence North 89 deg. 03 min. West a distance of 185.86 feet to the point of beginning.

Hello Liz:

We are including this note as an FYI.

The South 10 feet of Lots 1 and 2 plus the East 28 feet of the South 10 feet of Lot 3 all located in Block 8 of Harbour View Addition are missing from the vesting legal description on WD 2130-483. In fact, the last time that the "South 10 feet" can be accounted for is on WD 598-60 when Maritime Properties received it along with Lot 7 of Block 8. WD 598-60 was recorded in March of 1978.

Lakeshore Mall LLC is being taxed for this "South 10 feet".

Mapping shows that the real property lister feels it belongs to Lakeshore Mall LLC and tax parcel 052-330-008-152.00

Bay Title

9-17-2019

LLR-19979

997956



VOL 2130 PG 488

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

STATE OF WI - MTWC CO
PRESTON JONES REG/DEEDS
RECEIVED FOR RECORD
11/01/2005 3:08:12 PM

Document Number

Document Name

THIS DEED, made between
Expansion Commercial, LLC, a California Limited Liability
Company

("Grantor," whether one or more), and
Lakeshore Mall LLC, a Wisconsin Limited Liability
Company

("Grantee," whether one or more)
Grantor, for a valuable consideration, conveys to Grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in
MANITOWOC County, State of Wisconsin ("Property")(if more space is
needed, please attach addendum):

13 + 7800. CR

Recording Area

Name and Return Address

Steve Elkind
2617 ARBORETUM DR
MADISON, WI 53713

See attached

Parcel Identification Number (PIN)

This is NOT homestead property
(is)(is not)

TRANSFER
\$7800.00
FEE

W-7

24-42

~~Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except—
municipal and zoning ordinances and agreements entered under them, recorded assessments for the distribution of utility and municipal services, recorded
building and use restrictions and covenants, and general taxes levied in the year of closing.~~

Dated 10/28/2005

Expansion Commercial, LLC

By: [Signature] (SEAL)
Michael Mirharooni, Managing Member

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

AUTHENTICATION

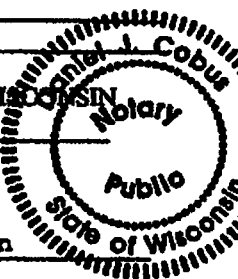
Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF WISCONSIN
WAUKESHA COUNTY } ss.

Personally came before me on OCTOBER 28, 2005
the above named Michael Mirharooni

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. S706.06)



to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

[Signature]
Daniel J. Cobus
Notary Public, State of Wisconsin
My commission (is permanent)(expires: 6/28/09)

THIS INSTRUMENT DRAFTED BY:
Attorney Jeffrey P. Patterson

(Signatures may be authenticated or acknowledged. Both are not necessary.)

**Legal Description:**

Parcel 1: A parcel of land lying in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Numbered Sixteen (16) and also in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Numbered Sixteen (16), all in Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, being part of Blocks Numbered Six (6), Seven (7), and Eight (8) of Harbor View Addition to the City of Manitowoc, and part of Lot Numbered Thirty-one (31) of Oehler and Guenther's Subdivision of the City of Manitowoc, Manitowoc County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section Sixteen (16), thence S 89°03' E a distance of 40 feet, thence due North a distance of 40 feet to the point of real beginning, being the Northeast (NE) corner of Johnston Drive and East Magnolia Avenue, thence due North along the East right-of-way of Johnston Drive a distance of 430 feet, thence S 89°03' E 1000 feet to the West right-of-way of Holly Drive, thence S 0°02'20" E a distance of 420.83 feet to the point of curvature of a 462.50' radius curve to the right, thence along said curve to the right (chord bearing S 22°49'50" W long chord 359.49 feet) 399.21 feet to the Northerly right-of-way of East Magnolia Avenue, thence along the Northerly right-of-way of East Magnolia Avenue N 44°18' W a distance of 107.12 feet to the point of curvature of an 858.52 foot radius curve to the left, thence along said curve to the left (chord bearing N 66°40'30" W long chord 853.62 feet) 670.53 feet, thence N 89°03' W a distance of 185.68 feet to the point of real beginning.

Parcel 2: A parcel of land lying in the North One-half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Numbered Sixteen (16), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, being part of Lots Seventeen (17), Eighteen (18), Nineteen (19) and Thirty-one (31) of Oehler and Guenther's Subdivision, City of Manitowoc, Manitowoc County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section Sixteen (16), S 89°03' E a distance of 40 feet; thence due North a distance of 40 feet being the Northeast (NE) corner of Johnston Drive and East Magnolia Avenue, thence S 89°03' E 185.68 feet to the point of curvature of a 858.52 foot radius curve to the right, thence along said curve to the right (chord bearing S 66°40'30" E long chord 853.62 feet) 670.53 feet, thence S 44°18' E 187.12 feet to the point of real beginning, being the Northeast (NE) corner of Holly Drive and East Magnolia Avenue, thence along a 542.50 foot radius curve to the left (chord bearing N 37°41'08" E long chord 151.27 feet) 151.76 feet, thence S 89°05'20" E 232.31 feet, thence S 55°41'30" E 138.15 feet to the Westerly right-of-way line of Iris Drive, thence S 34°18'30" W 204.3 feet, thence S 56°52'51" W 114.96 feet to the Northwest (NW) corner of Magnolia Avenue and Iris Drive, thence along a 1406.06 foot radius curve to the right (chord bearing N 49°59'45" W, long chord 279.10 feet) 279.56 feet, thence N 44°18' W 19.55 feet to the point of real beginning.

Tax Parcel No. 052-330-008-152.00 and 052-520-017-010.00

Property Address: 700 E. Magnolia Avenue, Manitowoc, Wisconsin

DOCUMENT NO.

532296

Rcds
598 - 60

WARRANTY DEED-By Corporation
STATE OF WISCONSIN-PURCH 3
THIS SPACE RESERVED FOR RECORDING DATA

THIS INDENTURE, Made this 30th day of March
A. D. 1978, between CHOICE, INC.

_____ a Corporation
duly organized and existing under and by virtue of the laws of the State of Wisconsin, located
at Manitowoc Wisconsin, party of the first part and
Maritime Properties, a Wisconsin Limited Partner-
ship,

part Y of the second part,
Witnesseth, That the said party of the first part, for and in consideration
of the sum of One Dollar (\$1.00) and other valuable
consideration

_____ to it paid by the said part Y of the second part, the receipt whereof is hereby
confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents
does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said part Y of the second part, It's heirs and assigns
forever, the following described real estate situated in the County of Manitowoc and State of Wisconsin, to-wit:

Lot Numbered Seven (7) and the South Ten (10) feet of Lots Numbered
One (1) and Two (2) plus the East Twenty-eight feet of the South Ten
(10) feet of Lot Numbered Three (3), all located in Block Numbered
Eight (8) of Harbour View addition in the City of Manitowoc, accord-
ing to the recorded plat of said addition.

This is Not Homestead property.

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate
right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy
of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and To Hold the said premises as above described with the hereditaments and appurtenances, unto the said part Y of the
second part, and to It's heirs and assigns FOREVER.

And the said CHOICE, INC.

_____ party of the first part, for itself and its successors, does covenant, grant
second part It's heirs and assigns, that at the time of the
premises above described, as of a good, sure, perfect, absolute and indefeasible
same are free and clear from all incumbrances whatever.

*These deeds
account for
"5.10"*

TRANSFER
10.80
FFE

and that the above bargained premises in the quiet and peaceable possession
against all and every person or persons lawfully claiming the whole or any part
In Witness Whereof, the said CHOICE, INC.

party of the first part, has caused these presents to be signed by Daniel P. Wergin, Jr. its President, and
countersigned by Gregory D. Scherer its Secretary, at Manitowoc
Wisconsin, and its corporate seal to be hereunto affixed, this 30th day of March, A. D. 1978.

SIGNED AND SEALED IN PRESENCE OF

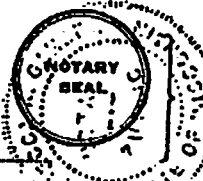
CHOICE, INC.

Daniel P. Wergin, Jr.
Daniel P. Wergin, Jr.
COUNTERSIGNED:
Gregory D. Scherer
Gregory D. Scherer
Secretary

STATE OF WISCONSIN,

Manitowoc County, } ss.

Personally came before me, this 31st day of March, A. D. 1978
Daniel P. Wergin, Jr. President, and Gregory D. Scherer Secretary of the above
named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ President
and _____ Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the
deed of said Corporation, by its authority.



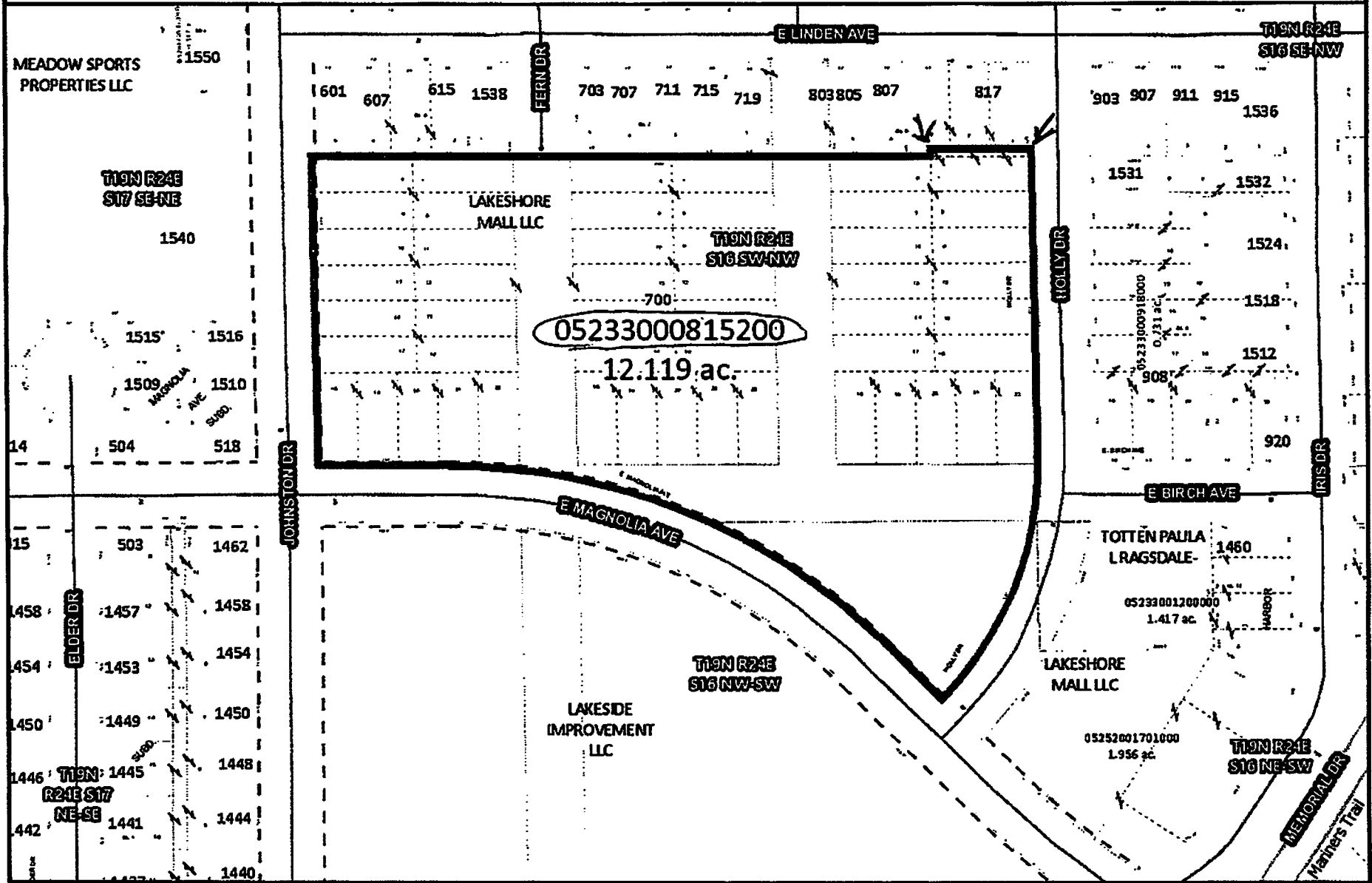
Rebecca K. Gandee
Rebecca K. Gandee
Notary Public Manitowoc County, Wis.
My Commission (Expires) (Is) 9-20-81

This instrument drafted by
Carol Wergin

(Section 943) (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the name of the grantor, grantee, witness and notary.

↓ See SOUTH 10' NOTE

Printed from Advanced Access GIS Viewer



Author:
Date Printed: 9/17/2019



The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of the data and they assume no responsibility for direct, indirect, consequential, or other damages.

Blight

2420-62310-582920

Confirmation Number: 5573730

Wisconsin

Manitowoc County
Clerk of Courts - POS

City v. Lakeshore Mall, LLC



700 E. Magnolia Ave.
Raze Order

Transaction Details

Name (Last, First, MI)
City of Manitowoc
Case Number
2019CV000424
Miscellaneous
Kathleen McDaniel

Credit Card Payment Address Information

Order Number 5573730
Customer Name KATHLEEN MCDANIEL
Email Address
Address
Phone Number (920) 686-6990
Credit Card Number 4XXX XXXX XXXX 8862
Credit Card Type Visa
Expiration Date 1019
Operator Name
Transaction Time 9/18/2019 4:51:26 PM
Authorization Code 079804
Convenience Fee Authorization Code 030136
Transaction ID 1591930604
Agency Total 164.50 ✓
Convenience Fee \$4.94 ✓
Total Amount 169.44
Charged to Card

Cardholder Signature

Cardholder Phone #

For questions about this payment, please call (866) 480-8552.

Disputing a charge with your credit card company may result in an additional \$40.00 charge.

09-18-2019

Lynn Zigmunt
Manitowoc County Clerk of Court
City Courthouse
1010 South 8th Street
Manitowoc WI 54220
Receipt: 19R 013174
Payer: PayGov/McDaniel, Kathleen
Debtor/Party: City of Manitowoc

Case no: 2019CV000424 164.50

Sched CVPND Owed(\$)
164.50 Paid(\$)
164.50 Bal.(\$)
0.00

Electronic Fund(\$): 164.50

Total(\$): 164.50
Applied(\$): 164.50

If payment is made by check, this receipt is not valid until the check clears the bank.