

January 9, 2018

VIA EMAIL AND U.S. MAIL (KMCDANIEL@MANITOWOC.ORG)

City Attorney Kathleen McDaniel
900 Quay Street
Manitowoc, WI 54220

Re: *Manitowoc Asset Improvement, LLC v. City of Manitowoc, et al.*;
U.S. District Court, Eastern District of WI Case No. 1:18-cv-035

Dear Attorney McDaniel:

Enclosed please find two copies of a Notice of Lawsuit and Request for Waiver of Service of Summons and a Waiver of Service of Summons, along with a copy of the Complaint, which has been filed against the City of Manitowoc, Lee H. Kummer and Kathleen McDaniel, in their respective official capacities, in the United States District Court for the Eastern District of Wisconsin.

Pursuant to F.R.C.P. 4(d), I would appreciate it if you could sign and date the enclosed Notice of Lawsuit and Request for Waiver of Service of Summons and the Waiver of Service of Summons on behalf of the City and return one copy of each to me for filing with the court.

Thank you.

Very truly yours,

von BRIESEN & ROPER, s.c.

/S/

Alan Marcuvitz

Enclosures

29903239_1.DOCX

UNITED STATES DISTRICT COURT

for the Eastern District of Wisconsin

Manitowoc Asset Improvement, LLC
Plaintiff
v.
City of Manitowoc, et al.
Defendant
Civil Action No. 1:18-cv-00035-WCG

NOTICE OF A LAWSUIT AND REQUEST TO WAIVE SERVICE OF A SUMMONS

To: City of Manitowoc
(Name of the defendant or - if the defendant is a corporation, partnership, or association - an officer or agent authorized to receive service)

Why are you getting this?

A lawsuit has been filed against you, or the entity you represent, in this court under the number shown above. A copy of the complaint is attached.

This is not a summons, or an official notice from the court. It is a request that, to avoid expenses, you waive formal service of a summons by signing and returning the enclosed waiver. To avoid these expenses, you must return the signed waiver within 30 days (give at least 30 days, or at least 60 days if the defendant is outside any judicial district of the United States) from the date shown below, which is the date this notice was sent. Two copies of the waiver form are enclosed, along with a stamped, self-addressed envelope or other prepaid means for returning one copy. You may keep the other copy.

What happens next?

If you return the signed waiver, I will file it with the court. The action will then proceed as if you had been served on the date the waiver is filed, but no summons will be served on you and you will have 60 days from the date this notice is sent (see the date below) to answer the complaint (or 90 days if this notice is sent to you outside any judicial district of the United States).

If you do not return the signed waiver within the time indicated, I will arrange to have the summons and complaint served on you. And I will ask the court to require you, or the entity you represent, to pay the expenses of making service.

Please read the enclosed statement about the duty to avoid unnecessary expenses.

I certify that this request is being sent to you on the date below.

Date: 01/09/2018

s/ Alan Marcuvitz
Signature of the attorney or unrepresented party
Alan Marcuvitz
Printed name
von Briesen & Roper, s.c.
411 E. Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202
Address
amarcuvitz@vonbriesen.com
E-mail address
(414) 287-1401
Telephone number

UNITED STATES DISTRICT COURT

for the Eastern District of Wisconsin

Manitowoc Asset Improvement, LLC
Plaintiff
v.
City of Manitowoc, et al.
Defendant
Civil Action No. 1:18-cv-00035-WCG

WAIVER OF THE SERVICE OF SUMMONS

To: s/ Alan Marcuvitz
(Name of the plaintiff's attorney or unrepresented plaintiff)

I have received your request to waive service of a summons in this action along with a copy of the complaint, two copies of this waiver form, and a prepaid means of returning one signed copy of the form to you.

I, or the entity I represent, agree to save the expense of serving a summons and complaint in this case.

I understand that I, or the entity I represent, will keep all defenses or objections to the lawsuit, the court's jurisdiction, and the venue of the action, but that I waive any objections to the absence of a summons or of service.

I also understand that I, or the entity I represent, must file and serve an answer or a motion under Rule 12 within 60 days from the date when this request was sent (or 90 days if it was sent outside the United States). If I fail to do so, a default judgment will be entered against me or the entity I represent.

Date: 01/09/2018

Signature of the attorney or unrepresented party

City of Manitowoc
Printed name of party waiving service of summons

Printed name

Address

E-mail address

Telephone number

Duty to Avoid Unnecessary Expenses of Serving a Summons

Rule 4 of the Federal Rules of Civil Procedure requires certain defendants to cooperate in saving unnecessary expenses of serving a summons and complaint. A defendant who is located in the United States and who fails to return a signed waiver of service requested by a plaintiff located in the United States will be required to pay the expenses of service, unless the defendant shows good cause for the failure.

"Good cause" does not include a belief that the lawsuit is groundless, or that it has been brought in an improper venue, or that the court has no jurisdiction over this matter or over the defendant or the defendant's property.

If the waiver is signed and returned, you can still make these and all other defenses and objections, but you cannot object to the absence of a summons or of service.

If you waive service, then you must, within the time specified on the waiver form, serve an answer or a motion under Rule 12 on the plaintiff and file a copy with the court. By signing and returning the waiver form, you are allowed more time to respond than if a summons had been served.

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF WISCONSIN

MANITOWOC ASSET IMPROVEMENT, LLC,
5601 West North Avenue
Milwaukee, Wisconsin 53208,

Plaintiff,

v.

Case No.: _____

CITY OF MANITOWOC,
900 Quay Street
Manitowoc, WI 54220,

LEE H. KUMMER, in his official
capacity as City of Manitowoc Alderperson,
900 Quay Street
Manitowoc, Wisconsin 54220,

and

KATHLEEN M. MCDANIEL, in her official
capacity as City of Manitowoc City Attorney,
900 Quay Street
Manitowoc, Wisconsin 54220,

Defendants.

COMPLAINT

NOW COMES the above named Plaintiff, MANITOWOC ASSET IMPROVEMENT, LLC (“MAI”), by its attorneys, von Briesen & Roper, s.c., as and for claims against the above named Defendants, the CITY OF MANITOWOC, LEE H. KUMMER and KATHLEEN MCDANIEL, alleges and shows the Court as follows:

NATURE OF ACTION

1. This is a civil action for declaratory relief, injunctive relief and damages pursuant to 42 U.S.C. §§ 1983 and 1988, the Fair Housing Act, 42 U.S.C. § 3601, *et seq.*, the Fifth and Fourteenth Amendments to the U.S. Constitution and for declaratory and injunctive relief pursuant to Wis. Stat. §§ 806.04 and 813.01, *et seq.*

2. Defendants, the City of Manitowoc, Lee H. Kummer and Kathleen McDaniel, willfully, intentionally, with malice and forethought: have deprived, and/or threatened to deprive, Plaintiff of its property interests without due process of law; are proceeding to take property interests without just compensation; and, are denying Plaintiff equal protection of the laws, all by conspiring in a calculated campaign to target the below defined Property and raze the Riverview Apartments in an attempt to remove predominately low income tenants from an otherwise owner-occupied middle-class neighborhood of the City.

JURISDICTION AND VENUE

3. This Court has original subject matter jurisdiction over this action, pursuant to 28 U.S.C. § 1331, because the allegations contained in this Complaint are federal questions and involve alleged violations of the provisions of 42 U.S.C. §§ 1983 and 1988, and the Fifth and Fourteenth Amendments of the United States Constitution.

4. This Court also has jurisdiction pursuant to 28 U.S.C. § 1343 because this action seeks to redress the deprivation of rights, caused by a person(s) acting under color of law.

5. This Court has supplemental jurisdiction over the state law claims, pursuant to 28 U.S.C. § 1367, because “[i]n any civil action of which the district courts have original jurisdiction, the district courts shall have supplemental jurisdiction over all other claims that are

so related to the claims in the action within such original jurisdiction that they form part of the same case or controversy.” 28 U.S.C. § 1367(a).

6. This Court has jurisdiction to grant declaratory relief, pursuant to 28 U.S.C. §§ 2201 and 2202.

7. This Court has jurisdiction to grant injunctive relief, pursuant to 28 U.S.C. §§ 2283, 2284 and Rule 65 of the Federal Rules of Civil Procedure.

8. The Eastern District of Wisconsin is the appropriate venue for this action, pursuant to 28 U.S.C. §§ 1391(b)(1) and (2), because Plaintiff and all Defendants reside in the Eastern District of Wisconsin and it is the District in which the events giving rise to the claims occurred.

PARTIES

9. Plaintiff, Manitowoc Asset Improvement, LLC (“MAI”), is a Wisconsin limited liability company with its principal office located at 5601 West North Avenue, Milwaukee, Wisconsin 53208.

10. The City of Manitowoc (the “City”), is a municipal corporation and body politic duly organized in the State of Wisconsin with its principal offices located at 900 Quay Street, Manitowoc, WI 54220.

11. Defendant, Lee H. Kummer (“Kummer”), is a resident of the State of Wisconsin residing at 3300 Lindbergh Drive in the City of Manitowoc and is, and was at all times relevant to this matter, the City of Manitowoc Alderperson for the 5th Aldermanic District of the City.

12. Defendant, Kathleen M. McDaniel (“McDaniel”), is a resident of the State of Wisconsin residing at 2525 Kellner Street in the City of Manitowoc and is, and was at all times relevant to this matter, the City of Manitowoc City Attorney.

BACKGROUND

13. Within the City's municipal boundaries is property located at 314 and 316 Riverview Drive, identified in the City's tax records as Tax Parcel No. 052-819-303-020-00, and also located in the City's 5th Aldermanic District (hereinafter, the "Property").

14. Jenruss, LLC ("Jenruss") currently owns the Property, which is improved with two separate two-story apartment buildings containing a total of 32 low income residential rental units, known as the "Riverview Apartments."

15. The improvements component of the Property have been assessed by the City in the amount of \$923,200 in each of the last three tax years.

16. The tenants of the Riverview Apartments are predominately living in poverty and many of the tenants, both historically and currently, are either on social security or other disability aids because of a handicap.

17. The current monthly rental rates at the Riverview Apartments range from \$435 to \$525, per unit.

18. In April 2016, Kummer was elected to the City's Common Council representing the 5th District, with his term beginning April 19, 2016.

19. Kummer currently owns and resides at a residence located approximately 2,000 feet from the Riverview Apartments.

ALLEGATIONS COMMON TO ALL CLAIMS

20. In May of 2016, under the direction of Kummer and McDaniel, the City began targeting the Riverview Apartments, with the intent of finding any and all possible violations of its municipal code, and issuing an excessive amount of citations and fees based thereon.

21. Attached as Exhibit A is a Manitowoc Municipal Court Citation History for the Riverview Apartments, showing the systematic targeting of the low income housing complex.

22. On April 30, 2017 MAI leased the Property from Jenruss under a Master-Lease Agreement (the “Lease”), a copy of which is attached hereto and incorporated herein by reference as Exhibit B.

23. The Lease requires MAI to assume the responsibilities of rehabilitation, improvement, management, operation, maintenance, leasing and all other duties with reference to the Property, with the goal of achieving an improved physical environment, improved occupancy rate and bringing the Riverview Apartments into compliance with all applicable codes and regulations.

24. The Lease provides that Jenruss shall deposit the initial amount of \$100,000 into an account to be managed by MAI to fund the performance of MAI’s rehabilitation and improvement obligations under the Lease (the “Deposit”).

25. Jenruss made the required Deposit shortly after the April 30th 2017 execution of the Lease.

26. MAI hired Ogden & Company (“Ogden”), an experienced multi-family residential management company, to manage the Riverview Apartments.

27. On May 4, 2017 the City issued to Jenruss an “Order to Raze or Repair” (the “Raze or Repair Order”), pursuant to Wis. Stat. §66.0413, which it recorded on May 5, 2017 and served on Jenruss on May 8, 2017. City also served the Raze or Repair Order on MAI on May 11, 2017. A true and correct copy of the Raze or Repair Order is attached hereto and incorporated herein as Exhibit C.

28. The Raze and Repair Order asserted that the Riverview Apartments were “dilapidated and out of repair and [were] consequently, dangerous, unsafe, unsanitary or otherwise unfit for human habitation.”

29. The Raze or Repair Order required the Riverview Apartments to be “significantly repaired” or, if not, razed within 100 days.

30. Immediately following receipt of the Raze or Repair Order, MAI informed the City of its intent to repair and rehabilitate the Riverview Apartments, but indicated that the planned repairs would require more than 100 days.

31. The City refused to provide an appropriate extension to allow sufficient repairs to be made.

32. Under the imminent threat of the City razing the Riverview Apartments and displacing its tenants, MAI filed a Verified Complaint against the City on May 23, 2017, pursuant to Wis. Stat. § 66.0413(1)(h), which is attached hereto and incorporated herein as Exhibit D (the “Circuit Court Case”), requesting an injunction from the Manitowoc County Circuit Court, prohibiting the City from razing the Riverview Apartments upon the expiration of the 100-day period in the Raze Order and requesting adequate time to complete the necessary repairs.

33. In June 2017, a fire damaged the building at 314 Riverview Drive and the entire building has since been unoccupied, pending receipt of insurance funds needed for necessary repairs.

34. On August 3, 2017, immediately prior to the hearing in Manitowoc Circuit Court on MAI’s requested injunction, MAI, Jenruss and the City entered into an agreement to allow the repair and rehabilitation of the Riverview Apartments (the “Agreement”).

35. The Agreement called for: Jenruss to pay \$65,000 of the \$128,134 of citations issued by the City as depicted in Exhibit A; MAI to restore and rehabilitate the Riverview Apartments to a condition that meets reasonable standards for occupancy on or before December 31, 2017, with an extension until March 30, 2018 for good cause shown; and, for the City to hold the Raze or Repair Order in abeyance until these conditions were met.

36. Upon being informed of the Agreement, Kummer acted to prevent, undermine and/or materially alter the Agreement to ensure that the City would raze the Riverview Apartments.

37. MAI, the City and Jenruss formalized the Agreement, along with other items added by the City, in a Stipulated Disposition of the Circuit Court Case, a copy of which is attached hereto and incorporated herein as Exhibit E (the “Stipulated Dismissal”).

38. In the approximate three month period following the Stipulated Disposition through December 2017, MAI has worked diligently to repair and rehabilitate the Riverview Apartments, spending approximately \$70,000 on the rehabilitation and improvement of the building at 316 Riverview Drive and renovating 13 of the 16 units.

39. The building at 316 Riverview Drive is currently safe, sanitary, fit for human habitation and the City continues to allow occupancy.

40. During the same period of rehabilitation and improvement of the building at 316 Riverview Drive, numerous inspections were done by City inspectors. All identified hazards were corrected and required actions were taken by MAI and/or Ogden, with no outstanding requirements as of December, 2017.

41. During the period of rehabilitation and improvement of the building at 316 Riverview Drive, despite consistent efforts, Jenruss was unable to obtain insurance proceeds

needed to repair the building at 314 Riverview Drive, during which period the building was, and remains, both unoccupied and secure.

42. Also during December 2017, because of the improvement of the Property and positive feedback from City inspectors, MAI entered into discussions with Jenruss to purchase the Riverview Apartments and continue the improvement of both buildings.

43. By letter dated December 20, 2017, attached hereto and incorporated herein as Exhibit F (the “December 20, 2017 Letter”), MAI, through its attorneys, wrote to McDaniel regarding the improvement and rehabilitation of the Riverview Apartments.

44. In the December 20, 2017 Letter MAI explained that the building at 316 Riverview Drive has been restored to a “code compliant, safe and sanitary condition” (defined by the Stipulated Disposition as meeting the reasonable requirements for occupancy), but that, because of delays caused by the insurance company and outside the control of MAI, additional time was needed to repair the building at 314 Riverview Drive after the June 2017 fire.

45. The December 20, 2017 Letter further requested an extension for work on the building at 314 Riverview Drive until the Extended Repair Deadline under the Stipulated Disposition, as required for delays outside the control of MAI.

46. On Friday, December 28, 2017 Kummer and McDaniel brought City inspectors to the Riverview Apartments for an inspection under their supervision.

47. On the same day as the inspection (supervised by Kummer and McDaniel) was conducted, McDaniel sent an email to MAI, which is attached hereto and incorporated herein as Exhibit G, in which she alleged several issues with the Riverview Apartments, none of which were previously identified by the City for action following numerous other inspections by the City, and asserted that the City will have the Riverview Apartments razed.

48. On January 3, 2018, MAI entered into a contract for the purchase of the Riverview Apartments, contingent upon the City allowing the continued repair and rehabilitation of the Property, a copy of which attached hereto and incorporated herein as Exhibit H.

49. On January 4, 2018, MAI, through its counsel, verbally informed McDaniel of the pending sale and offered to discuss continuing work to repair and rehabilitate the Riverview Apartments, but McDaniel stated the City was not interested in discussing anything other than razing the Apartments.

50. Defendants have acted under the color of law and conspired in a calculated campaign to target the Riverview Apartments and ultimately have the buildings razed, not because the buildings are dangerous, unsafe, unsanitary or otherwise unfit for human habitation, but in an attempt to remove the predominately low income tenants from the otherwise owner-occupied middle-class neighborhood of the City.

First Claim—Violation of Civil Rights
(Against all Defendants)

51. Plaintiff repeats and re-alleges paragraphs 1-50 of this Complaint as if fully set forth herein.

52. Title 42 U.S.C. § 1983 creates a cause of action against “[e]very person who, under color of any statute, ordinance, regulation, custom, or usage, of any State or Territory . . . subjects, or causes to be subjected, any citizen of the United States or other person within the jurisdiction thereof to the deprivation of any rights, privileges, or immunities secured by the Constitution and laws . . .”

53. The City, Kummer and McDaniel are each considered a “person” within the meaning on 42 U.S.C. § 1983. 42 U.S.C. § 2000e(a).

54. The City, its employees and agents, Kummer and McDaniel acted under the color of law, custom, or usage, within the meaning of 42 U.S.C. § 1983 with respect to their above mentioned actions related to Plaintiff and the Riverview Apartments.

55. Defendants' actions and calculated campaign described above, willfully, intentionally, with malice and forethought violated Plaintiffs civil rights under the Fifth and Fourteenth Amendments to the U.S. Constitution by depriving, and/or threatening to deprive, Plaintiff of its property interests without due process of law, taking property without just compensation and denying Plaintiff equal protection of the laws in violation of 42 U.S.C. § 1983.

Second Claim–Fair Housing Act
(Against all Defendants)

56. Plaintiff restates and re-alleges paragraphs 1-55 of this Complaint as if fully set forth herein.

57. Title 42 U.S.C. § 3617 makes it “unlawful to coerce, intimidate, threaten, or interfere with any person . . . on account of his having aided or encouraged any other person in the exercise or enjoyment of, any right granted by” the Fair Housing Act.

58. MAI is considered a “person” for purposes of 42 U.S.C. § 3617. 42 U.S.C. § 3602(d).

59. Defendants' actions and calculated campaign described above, willfully, intentionally, with malice and forethought violated 42 U.S.C. § 3617 by coercing, intimidating, threatening and interfering with Plaintiff's work to aid and encourage the tenants of Riverview Apartments to exercise and/or enjoy their rights granted by the Fair Housing Act, 42. U.S.C. § 3601, *et seq.*

Third Claim – Declaratory Judgment
(Against the City)

60. Plaintiff restates and re-alleges paragraphs 1-59 of this Complaint as if fully set forth herein.

61. Pursuant to Wis. Stat. § 66.0413(1)(b)1, even if a building is “dilapidated or out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation” the City may only order the building razed if the building is “unreasonable to repair.”

62. Pursuant to Wis. Stat. § 66.0413(1)(c), a building is considered “unreasonable” to repair for purposes of a raise order if the cost of repairs would exceed 50 percent of the equalized assessed value of the building.

63. The building at 316 Riverview Drive is currently safe, sanitary, fit for human habitation, the City continues to allow occupancy and the City cannot raze (or order the owner to raze) this building as a matter of law.

64. The building at 314 Riverview Drive is out of repair and unoccupied because of a fire in June 2017, but the building can be reasonably repaired for significantly less than 50 percent of its equalized value and, therefore the City cannot raze (or order the owner to raze) this building as a matter of law.

WHEREFORE, Plaintiff respectfully requests that this Court enter judgment against Defendants as follows:

- A. A jury trial;
- B. An order and judgment declaring that the City, Kummer and McDaniel deprived Plaintiff of its liberty and property interests without due process of law and just compensation and denied Plaintiff equal protection of the laws in violation of 42 U.S.C. § 1983 and the Fifth and Fourteenth Amendments to the U.S. Constitution;

- C. An order and judgment declaring that the actions of the City, Kummer and McDaniel were done willfully, intentionally, with malice and forethought, or with reckless disregard for MAI's federally protected rights;
- D. An order enjoining and prohibiting Defendants from razing the Riverview Apartments or requiring the owner to raze of the Riverview Apartments;
- E. An order and judgment enjoining and prohibiting Defendants from targeting the Riverview Apartments with excessive and unequal inspections, citations and fines;
- F. An order and judgment awarding damages and just compensation;
- G. An order and judgment awarding punitive damages;
- H. An order and judgment awarding litigation costs, attorneys' fees and expert fees incurred by Plaintiff, pursuant to 42 U.S.C. 1988(b);
- I. An order and judgment retaining jurisdiction over this action to ensure full compliance with the Court's orders;
- J. Such other and further relief as the Court deems appropriate and just.

Dated this 8th day of January, 2018.

von BRIESEN & ROPER, s.c.
Attorneys for Plaintiff

By: /s/ Alan Marcuvitz
Alan Marcuvitz, SBN 1007942
Smitha Chintamaneni, SBN 1047047
Nicholas J. Boerke, SBN 1083217

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Jenruss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: _/_/_ MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F3SSSQ	MPD	Screens, Storms Required	01/27/2016	03/15/2016	GPRB	PIF	07/07/2017	\$ 250.00	\$ 250.00	\$ 0.00
P389651	MPD	Fire Prevention Code	06/01/2016	10/18/2016	GPRB	PIF	07/07/2017	\$ 187.00	\$ 187.00	\$ 0.00
P389656	MPD	Electric Outlets Required	06/01/2016	10/18/2016	GPRB	PIF	07/07/2017	\$ 376.00	\$ 376.00	\$ 0.00
P389652	MPD	Housing Ordinance Violations	06/01/2016	10/18/2016	GPRB	PIF	07/07/2017	\$ 187.00	\$ 187.00	\$ 0.00
P389655	MPD	Electric Outlets Required	06/01/2016	10/18/2016	GPRB	PIF	07/07/2017	\$ 376.00	\$ 376.00	\$ 0.00
P389654	MPD	Failure To Comply With Wisconsin Building Cod	06/01/2016	10/18/2016	GPRB	PIF	07/07/2017	\$ 376.00	\$ 376.00	\$ 0.00
P389653	MPD	Fire Prevention Code	06/01/2016	10/18/2016	GPRB	PIF	07/07/2017	\$ 187.00	\$ 187.00	\$ 0.00
P389519	MPD	Failure to Maintain Parking Lot in Safe Condition	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T808WW18H	MPD	Public Nuisance	12/10/2016			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRG1	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRG5	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRFG	MPD	Owner-Failure To Maintain A Safe Second Balcony	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRFW	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	01/01/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRF7	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRGF	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 187.00	\$ 0.00	\$ 187.00
3T80F2KRFB	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRFR	MPD	Failure to Maintain Glass Window	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRG9	MPD	Smoke Detector Violation	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRFM	MPD	Keep Residential Yards & Exterior Property areas clean	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRFT	MPD	Owner-Failure To Maintain A Safe Second Balcony	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
MNI - Citation History

Jenruss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRG0	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRG4	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRF9	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRFF	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRG8	MPD	Smoke Detector Violation	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRFP	MPD	Failure to Maintain Glass Window	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T80F2KRFB	MPD	Occupant-Cleanliness	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T808WW18F	MPD	Public Nuisance	12/10/2016			PRET	04/18/2017	\$ 277.00	\$ 277.00	\$ 0.00
3T80F2KRG2	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRFL	MPD	Owner-Removal Requirement Garbage, Rubbish & Recyclables	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T80F2KRG6	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRFC	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRGB	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 187.00	\$ 187.00	\$ 0.00
3T80F2KRFD	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRFX	MPD	Failure to Maintain Glass Window	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T80F2KRGD	MPD	Smoke Detector Violation	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRFB	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T80F2KRFB	MPD	Owner-Maintenance of Foundations, Exterior Walls, Roofs	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRFB	MPD	Failure to Maintain Glass Window	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T80F2KRG3	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRFB	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00

Manitowoc Municipal Court
MNI - Citation History

Jenruss LLC
 10619 N Pine Ridge Dr
 Mequon, WI 53092 - 0000

Manitowoc Municipal Court
 900 Quay Street
 Manitowoc, WI 54220
 920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRGC	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 187.00	\$ 187.00	\$ 0.00
3T80F2KRFN	MPD	Owner-Maintenance of Foundations, Exterior Walls, Roofs	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 301.00	\$ 75.00
3T80F2KRG7	MPD	Failure to Comply with WI Uniform Dwelling Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRFF	MPD	Failure to Maintain Glass Window	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRFZ	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRFQ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRHK	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHX	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRJ8	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ7	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ6	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ5	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ4	MPD	Connection of Sanitary Facilities to Water & Sewer System	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRJ3	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ2	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ1	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ0	MPD	Connection of Sanitary Facilities to Water & Sewer System	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRHW	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00

Manitowoc Municipal Court
 MNI - Citation History

Jenruss LLC
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Manitowoc Municipal Court
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 920-686-6920

Date of Birth: _/ _/ _ MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRHV	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRJW	MPD	Connection of Sanitary Facilities to Water & Sewer System	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRJV	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJX	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJT	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJS	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJR	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJQ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJP	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJN	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRH6	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH5	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH4	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH3	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH2	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH1	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH0	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRJ9	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRHN	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHG	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00

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Manitowoc Municipal Court
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Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRHF	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHD	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHC	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHB	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH9	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH8	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH7	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHJ	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHH	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHM	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHL	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHT	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHS	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHR	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHQ	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHP	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRJM	MPD	Connection of Sanitary Facilities to Water & Sewer System	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRJL	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJK	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJJ	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJG	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJZ	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00

Manitowoc Municipal Court
MNI - Citation History

Jenruss LLC
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Manitowoc Municipal Court
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Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRJF	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJD	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJC	MPD	Connection of Sanitary Facilities to Water & Sewer System	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRJB	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK6	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRK7	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK5	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK4	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK3	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK2	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK1	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK0	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK8	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK9	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRL1	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL0	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKZ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00

**Manitowoc Municipal Court
MNI - Citation History**

Jenruss LLC
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Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRKX	MPD	Failure To Comply With Wisconsin Building Cod	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRKW	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKD	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKC	MPD	Privacy in Bathroom Containing Toilet & Bath-Basic Equipment	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRKB	MPD	Screens, Storms Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRHZ	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKT	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKS	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKR	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKQ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKP	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRKN	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKM	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKL	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKK	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKJ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL8	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL7	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00

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Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRL6	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL5	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL4	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL3	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL2	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKH	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRKG	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKF	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLL	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLK	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLJ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLH	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLG	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLF	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLD	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLC	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLB	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00

Manitowoc Municipal Court
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Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRL9	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRP7	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPX	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPV	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPW	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPS	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPJ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPH	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPG	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPF	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPD	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMS	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPT	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPP	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPL	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRLT	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLS	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLR	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00

**Manitowoc Municipal Court
MNI - Citation History**

Jenruss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRLQ	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLP	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLN	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLM	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPZ	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPR	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPN	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPM	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPK	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPC	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPB	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRP9	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRP8	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNQ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMX	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNP	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNN	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNM	MPD	Failure to Comply with WI Uniform Dwelling Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNH	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNG	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
 MINI - Citation History

Jenruss LLC
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 Mequon, WI 53092 - 0000

Manitowoc Municipal Court
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 Manitowoc, WI 54220
 920-686-6920

Date of Birth: / / MINI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRNF	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRND	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNC	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNB	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPQ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRP6	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRP5	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRP4	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRP3	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRP2	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRP1	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRP0	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMW	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMV	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNX	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNJ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNK	MPD	Owner-Safe & Effective Functioning of Supplied Facilities	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNL	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNW	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
 MINI - Citation History

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Manitowoc Municipal Court
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Date of Birth: _/ _/ _ MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRNV	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNT	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNS	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNR	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN3	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRN2	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRLV	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRN9	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN8	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN7	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN6	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN5	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN4	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRMZ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNZ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRLZ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMN	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRLX	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMD	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00

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Manitowoc Municipal Court
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Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRMC	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM8	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM4	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMF	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRM3	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM1	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMT	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMM	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMQ	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNO	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRLW	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM7	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM6	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM2	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM0	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMS	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRMR	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRML	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
MNI - Citation History

Jenruss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: __/__/____ MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRMK	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMJ	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRMH	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMG	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMB	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM9	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMP	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNI	MPD	Violation of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T808WW18L	MPD	Public Nuisance	02/16/2017			PRET	04/18/2017	\$ 1,321.00	\$ 0.00	\$ 1,321.00
3T80F2KRQ4	MPD	Fire Prevention Code	06/07/2017			HOPN	08/08/2017	\$ 187.00	\$ 0.00	\$ 187.00
3T80F2KRQR	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQQ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQP	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRS7	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRS6	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRS5	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRS3	MPD	Connection of Sanitary Facilities to Water & Sewer System	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRS2	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00

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Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRS1	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRS0	MPD	Connection of Sanitary Facilities to Water & Sewer System	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRQZ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR0	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQX	MPD	Failure To Comply With Wisconsin Building Cod	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRQW	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQV	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR1	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQT	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQS	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR2	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRZ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRX	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRW	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRV	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRT	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRS	MPD	Connection of Sanitary Facilities to Water & Sewer System	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00

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Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRRR	MPD	Connection of Sanitary Facilities to Water & Sewer System	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRRQ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRSX	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRTL	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRTK	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTJ	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTH	MPD	Failure to Maintain Glass Window	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRTG	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTF	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTD	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTC	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTB	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRT9	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSL	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSK	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRSJ	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSH	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRSG	MPD	Smoke Detector Violation	05/08/2017			HOPN	08/08/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRSZ	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
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900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRVC	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRVB	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV9	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRV8	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT8	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRV7	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV6	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV5	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV4	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV3	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRV2	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV1	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV0	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRTZ	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT7	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT5	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT4	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRT3	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT2	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00

Jenruss LLC
 10619 N Pine Ridge Dr
 Mequon, WI 53092 - 0000

Manitowoc Municipal Court
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 920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRT1	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT0	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTX	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRTW	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTV	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRIT	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRIS	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRIR	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRITQ	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRITP	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRITN	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRITM	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRISF	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRISD	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRISV	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRIST	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRIS	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRISW	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRISR	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00

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Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRSQ	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRSP	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSN	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRSM	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSC	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSE	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRS9	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRS8	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRRD	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRC	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRB	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR9	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR8	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR7	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR6	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR4	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR3	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQN	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00

Manitowoc Municipal Court
MNI - Citation History

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Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRQJ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRP	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRN	MPD	Connection of Sanitary Facilities to Water & Sewer System	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRRM	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRL	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRK	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRJ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRH	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRG	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRF	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQH	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQG	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQF	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQD	MPD	Failure to Maintain Glass Window	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQC	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQB	MPD	Privacy in Bathroom Containing Toilet & Bath-Basic Equipment	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRQ9	MPD	Screens, Storms Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00

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Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due	
3T80F2KRQ8	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00	
3T80F2KRQ7	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00	
3T80F2KRQ6	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00	
3T80F2KRQ5	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00	
Number of Citations:		378					Grand Total:		\$ 132,012.00	\$ 16,939.00	\$ 115,073.00

MASTER-LEASE AGREEMENT

THIS MASTER-LEASE AGREEMENT (“Agreement”), entered into as of April 30, 2017 by and between Jenruss, LLC, a Wisconsin limited liability company (“Master-Lessor”), and Manitowoc Asset Improvement, LLC, a Wisconsin limited liability company (“Master-Lessee”). The Master-Lessor and Master-Lessee are at times collectively referred to hereinafter as the “Parties” or individually as a “Party”.

RECITALS

WHEREAS, Master-Lessor is the owner of that certain real property located in Manitowoc, Wisconsin as more particularly described on Exhibit A attached hereto and incorporated herein (the “Property”).

WHEREAS, the Property includes multiple residential apartment buildings (collectively, the “Buildings”), containing a total of 32 rental units (each a “Unit” or collectively the “Units”).

WHEREAS, the Property is encumbered by a mortgage (the “Mortgage”), which secures a real estate loan with Chase Bank (“Lender”).

WHEREAS, Master-Lessor desires to engage Master-Lessee, and Master-Lessee desires to accept such engagement, to serve as Master-Lessee of the Property, with the responsibilities of rehabilitation, improvement, management, operation, maintenance, leasing and all other duties as more specifically described in this Agreement and subject to all conditions, terms and provisions set forth in this Agreement.

WHEREAS, Master-Lessor and Master-Lessee desire to achieve an improved physical environment, improved occupancy of the Buildings, and to bring the Property into compliance with all applicable codes and regulations, thereby increasing the overall value of the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Master-Lessor and Master-Lessee agree as follows:

AGREEMENT

1. **RECITALS INCORPORATED.** Master-Lessor and Master-Lessee acknowledge and accept that the Recitals set forth above are incorporated into this Agreement.
2. **PREMISES SUBJECT TO AGREEMENT.** In consideration of the covenants and agreements hereinafter set forth, Master-Lessor hereby leases to Master-Lessee, and Master-Lessee hereby leases from Master-Lessor, the Property.
3. **TERM.** The term of this Agreement shall run from May 1, 2017 to April 30, 2019 ("Term"), unless terminated or extended by agreement of the Parties. This Agreement shall be effective as of the date of May 1, 2017.
4. **AUTHORITY.** Master-Lessee may act as Master-Lessor's agent and representative in all matters pertaining to the Property, including, but not limited to, entering into contracts for construction, rehabilitation and clean-up purposes, leases of the Units and any amendments for such leases, service contracts, and contracts for performance of tenant background checks. Master-Lessee may also commence and prosecute any eviction actions and submit claims under any insurance policies in place for the Property. For purposes of this Agreement, Master-Lessee may act as owner of the Property in order to perform the duties set forth in this Agreement. Upon request of the Master-Lessee, Master-Lessor shall execute a Limited Power-of-Attorney to memorialize the grants of authority set forth in the Agreement. Master-Lessor shall honor any agreements, contracts or other obligations pertaining to the rehabilitation, maintenance and operation of the Property, which Master-Lessee may have entered into during the Term of this Agreement.
5. **REHABILITATION ACCOUNT.** Upon the commencement of this Agreement, Master-Lessor shall deposit the amount of \$100,000.00 into an account to be managed by Master-Lessee (the "Rehabilitation Account"). Master-Lessee shall have full right, title and interest in the Rehabilitation Account in order to perform the obligations set forth herein. Master-Lessee shall keep all records pertaining to the Rehabilitation Account and an accounting of any rehabilitation expenses paid from the Rehabilitation Account. If the Rehabilitation Account balance falls below five thousand dollars (\$5,000.00), then, upon written request of Master-Lessee, Master-Lessor shall deposit an additional fifty-thousand dollars (\$50,000.00) within ten (10) business days.
6. **BUSINESS ACCOUNTS.** Master-Lessee shall open its own business accounts to pay ongoing maintenance and operation expenses of the Property, to deposit

collection of security deposits and to deposit collection of rents (collectively referred to herein as the "Business Accounts"). All amounts collected pursuant to the Property's operation shall be deposited in the Business Accounts except laundry revenue, which shall be deposited into the Rehabilitation Account. Master-Lessee shall have sole and complete ownership of the Business Accounts and have exclusive access thereto. Upon termination of this Agreement, whether at the end of the Agreement's Term or upon early termination or extension of this Agreement, Master-Lessee shall retain all remaining balances of the Business Accounts except security deposits, as partial consideration for the services that Master-Lessee is performing pursuant to this Agreement. Master-Lessor hereby waives any right, title and interest in the Business Accounts except security deposits.

7. REHABILITATION ACCOUNT PROCEEDS UPON TERMINATION. Upon termination of this Agreement, whether at the end of the Agreement's Term or upon early termination or extension of this Agreement, Master-Lessor shall receive the remaining balance of the Rehabilitation Account.

8. MASTER-LESSEE'S OBLIGATIONS. Master-Lessee shall act as the sole and exclusive oversight authority and manager of the Property, with the sole and exclusive authority to perform the services and obligations herein provided with regard to the rehabilitation, improvement, management, operation, maintenance, leasing and any other dealings regarding the Property that Master-Lessee deems necessary to maintain and operate the Property according to industry and community standards. These services and obligations include, but are not limited to, the following:

a. *Tenant List Review.* Master-Lessee shall review the current tenant roster to determine whether each tenant meets industry standards, as reasonably determined by Master-Lessee. These standards include, but are not limited to, running background and criminal checks, running credit reports and obtaining references. Master-Lessee shall not discriminate or act in any unlawful manner when determining the tenancy of Units. Any costs associated with the tenant list review shall be paid from the Rehabilitation Account.

b. *Unit Lease Review and Negotiation.* Master-Lessee shall determine whether each Unit has an appropriate residential lease agreement in place. Master-Lessee shall have all rights and authority to act as owner for any Unit's residential lease. If any Unit does not have a lease in place, Master-Lessee shall negotiate a lease for each Unit for a term of not less than one (1) year and include reasonable terms and conditions, within the Master-Lessee's discretion. Any security deposits obtained from existing or

new tenants shall be placed in the Business Accounts. Master-Lessee shall keep all records pertaining to the leases and make such records available to Master-Lessor for review upon Master-Lessor's written request. Any costs associated with lease reviews and/or tenant negotiations shall be paid from the Rehabilitation Account.

c. *Collection of Rents and Security Deposits.* Master-Lessee shall collect all rents, expenses and other amounts owned from the residential tenants of the Units. Master-Lessee shall deposit the amounts collected into the Business Accounts.

d. *Code Compliance.* Master-Lessee shall make, or cause to be made, all necessary repairs to ensure the Property meets all applicable building codes and complies with all legal requirements for the occupancy and operation of the Property. Master-Lessee shall work in good faith with the City of Manitowoc to address and resolve any existing code violations. Any expenses incurred to ensure the Property complies with all applicable codes and laws for the Property's operation shall be paid from the Rehabilitation Account.

e. *Maintenance and Repairs.* In addition to the necessary repairs to ensure code compliance of the Property, Master-Lessee shall coordinate, oversee, administer and complete (or cause to be completed) all necessary repairs, updates and improvements to the Property so as to make the Property consistent with industry and community standards for similar properties of the same use. All costs associated with making repairs, updates and improvements to the Property shall be paid from the Rehabilitation Account. Master-Lessee shall also make, or cause to be made, all ongoing maintenance and repairs of the Property, including, but not limited to, snow and ice removal, pest control, grass and landscape trimming, and generally keep the Property in a clean and sightly condition consistent with industry and community standards for similar properties of the same use.

f. *Payment of Utility Bills and Other Operating Expenses.* Master-Lessee shall ensure that all common area utility expenses are paid in full and in a timely manner. Master-Lessee shall also ensure that any other miscellaneous operating expenses incurred in the operation of the Property shall be paid in full and in a timely matter. All utility costs and other miscellaneous operating expenses shall be paid from the Business Accounts.

g. *Payment of Mortgage and Escrows.* Master-Lessee shall make all payments on the Mortgage pursuant to the terms of any loan agreement or other binding agreements pertaining to the Property with Lender. Master-Lessee shall make such payments from the Business Accounts. The Parties acknowledge and accept that Master-

Lessee is not assuming responsibility for the loan or other obligations that Lender may impose as part of its lending agreement with Master-Lessor. Master-Lessee shall also pay all required escrow payments in accordance with any requirements set forth by Lender from the Business Accounts.

9. **THIRD-PARTY CONTRACTORS.** Master-Lessee may retain any third-party contractors, service agencies or other professionals to complete the needed rehabilitation, improvement, and performance of the obligations set forth herein. Any cost incurred for a third-party contractor shall be paid from the Rehabilitation Account. Master-Lessee shall keep all records of all services provided by each third-party performing rehabilitation and improvement work on the Property, and Master-Lessor may inspect such records at any time upon a 24-hour written notice to Master-Lessee. Master-Lessee may also retain other contractors to perform ongoing maintenance and repair work required for the Property's operation, including, but not limited to, professional cleaning services, professional pest control management services and professional landscapers. All costs incurred for any third-party property manager and/or third-party professionals for ongoing maintenance shall be paid from the Business Accounts. Master-Lessee shall keep all records of all services provided by each third-party performing ongoing maintenance and repairs for the Property, and Master-Lessor may inspect such records at any time upon a 24-hour written notice to Master-Lessee.

Master-Lessee may retain a third-party property manager to perform the management responsibilities set forth in this Agreement. Any cost incurred for a third-party manager shall be paid from the Business Accounts.

10. **LEGAL EXPENSES.** Master-Lessee may retain legal counsel to provide legal representation for the efficient and prudent rehabilitation, operation, and management of the Property. Any legal counsel retained shall represent Master-Lessee. Any fees, costs and/or expenses incurred by legal counsel shall be paid from the Rehabilitation Account.

11. **MASTER-LESSEE FEE FOR SERVICES.** In addition to the provisions of Section 6 and any other applicable provision in the Agreement, Master-Lessor shall pay Master-Lessee a fee of \$100,000.00 for the services Master-Lessee shall perform pursuant to the terms of this Agreement. The fee may be paid at any time prior to expiration or termination of the Agreement, but shall be paid in full no later than thirty (30) days after the expiration or termination of the Agreement.

12. **INDEMNIFICATION**. Master-Lessor shall at all times indemnify and hold Master-Lessee, including its agents, representatives, employees, successors and assigns, harmless from any claims, expenses, costs (including, but not limited to, court costs and reasonable attorneys' fees), loss, damage, injury, action, or liability (any of the foregoing a "Claim"), in any way related to, or arising out of, any failure of Master-Lessor's satisfaction of any of its obligations listed in this Agreement or any Claim or Claims relating to damage to property or personal injury suffered by any party arising out of Master-Lessee's (including Master-Lessee's agents, contractors, tenants, guests, invitees, customers and employees) operation of the Property, unless such damage or injury is caused by Master-Lessee's intentional acts or intentional omissions. The agreement by Master-Lessor to indemnify, defend, and hold harmless Master-Lessee, including its agents, representatives, employees, successors and assigns, shall survive the termination and/or expiration of this Agreement.

13. **INSURANCE**.

a. Notwithstanding the indemnity in Section 12, the Parties hereby waive and release any and all rights of action for negligence against the other which are covered by insurance and which may hereafter arise on account of damage to the Property, resulting from any fire, or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether, or in what amounts, such insurance is now or hereafter carried by the Parties, or either of them. These waivers and releases shall apply between the Parties and they shall also apply to any covered claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Property shall waive the insurer's right of subrogation against the other Party.

b. Master-Lessor shall maintain property damage insurance as required by Master-Lessor's Lender. Any proceeds recovered from an insurance claim paid pursuant to the terms of this Agreement shall be deposited in the Rehabilitation Account, to be used for repair or reconstruction of the Property as may be necessary or as the Parties otherwise mutually agree.

c. Master-Lessee shall maintain the following insurance, the cost of which shall be paid from the Business Accounts:

i. Commercial General Liability insurance with limits not less than \$2,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence.

ii. Commercial Auto Liability insurance on all owned, non-owned and hired automobiles with a minimum combined limit of not less than one million (\$2,000,000) per occurrence.

iii. Workers Compensation insurance providing the statutory benefits and not less than one million (\$1,000,000) of Employers Liability coverage.

14. **TITLE.** Master-Lessor represents and warrants to Master-Lessee as of the execution date of this Agreement, Master-Lessor has good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement.

15. **GOVERNING LAW.** This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Wisconsin.

16. **ASSIGNMENT.** This Agreement may not be sold, assigned or transferred by any Party without prior written consent of the other Party. No change of member ownership, partnership interest or control of Master-Lessee shall constitute an assignment hereunder.

17. **NOTICES.** All notices hereunder must be in writing and shall be given by email to the email addresses set forth below (or any other address that Party may designate to the other Party by like notice):

MASTER-LESSOR: Jenruss, LLC
Attention: Mr. Scott Deitz
Email address: srdmax@execpc.com

MASTER-LESSEE: Manitowoc Asset Improvement, LLC
Attention: Mr. Scott Lurie
Email address: scott@fstreetgroup.com

18. **SUCCESSORS.** This Agreement shall extend to and bind the heirs, personal representative, successors and assigns of the Parties hereto.

19. **DEFAULT.** In the event there is a breach by either Party with respect to any of the provisions of this Agreement, the other Party shall provide written notice of such breach to the defaulting Party. After receipt of such written notice, the defaulting

Party shall have thirty (30) days in which to cure any such breach. If the breach is not cured by the defaulting Party within thirty (30) days, this Agreement shall terminate.

20. **AMENDMENT**. This Agreement may be amended only if the Parties agree to such amendment in writing.

21. **SEVERABILITY**. If any term or condition of this Agreement is, to any extent, held invalid or unenforceable, the remaining portion thereof and all other terms and conditions will remain valid and in force to the fullest extent permitted by law.

22. **COUNTERPARTS**. This Agreement may be executed in counterparts, and when taken together, shall be deemed one and the same document.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

MASTER-LESSOR:

JENRUSS, LLC, a Wisconsin limited liability company

By:  _____

Name: Scott Deitz

Its: _____

MASTER-LESSEE:

MANITOWOC ASSET IMPROVEMENT, LLC, a Wisconsin limited liability company

By: _____

Name: Scott Lurie

Its: _____

Party shall have thirty (30) days in which to cure any such breach. If the breach is not cured by the defaulting Party within thirty (30) days, this Agreement shall terminate.

20. **AMENDMENT**. This Agreement may be amended only if the Parties agree to such amendment in writing.

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IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

MASTER-LESSOR:

JENRUSS, LLC, a Wisconsin limited liability company

By: _____

Name: Scott Deitz

Its: _____

MASTER-LESSEE:

MANITOWOC ASSET IMPROVEMENT, LLC, a Wisconsin limited liability company

By:  _____

Name: Scott Lurie

Its: *member* _____

Exhibit "A"

Property Description

314 and 316 Riverview Drive
Manitowoc, WI
Property Tax Key No. 819303020

DOC# 1180568

ORDER TO RAZE OR REPAIR



VOL 3076 PG 506

TO: Jenruss, LLC
c/o Scott Deitz
10619 North Pine Ridge Drive
Mequon, WI 53092

COPY

STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEEDS
RECEIVED FOR RECORD
05/05/2017 1:38:57 PM

Name and Return Address:
City Clerk
900 Quay Street
Manitowoc, WI 54220

YOU ARE HEREBY NOTIFIED that the apartment buildings on the following described property in the City of Manitowoc, Wisconsin, to-wit: 052-819-303-020.00

TRACT LETTERED "A" OF A CERTIFIED SURVEY IN GOVERNMENT LOT 7 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 23 EAST, AND IN THE SOUTHWEST FRACTION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 24 EAST LYING SOUTH OF THE MANITOWOC RIVER, IN THE CITY OF MANITOWOC AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 149 AS DOCUMENT NO. 398270 EXCEPTING THEREFROM PORTION CONVEYED BY DEEDS RECORDED IN VOLUME 103 7 OF RECORDS, PAGE 580 AS DOCUMENT NO. 720884 AND IN VOLUME 1037 OF RECORDS, PAGE 581 AS DOCUMENT NO. 720885.

which premises are owned by you and located at 314 and 316 Riverview Drive, Manitowoc, Wisconsin, have become dilapidated and out of repair and are consequently, dangerous, unsafe, unsanitary or otherwise unfit for human habitation.

THEREFORE, YOU ARE HEREBY ORDERED to repair both apartment buildings to a safe, sanitary condition fit for human habitation, or to raze both apartment buildings, within 100 days from the date of service of this order upon you. Raze means you must demolish and remove the buildings and restore the site to a dust-free and erosion-free condition, remaining in compliance with the City of Manitowoc ordinances and any mandates from the Wisconsin Department of Natural Resources.

YOU ARE FURTHER NOTIFIED that this order is served upon you pursuant to the terms and provision of Section 66.0413 of the Wisconsin Statutes. If you shall fail or refuse to comply within the time prescribed in this order, the apartment buildings shall be razed and removed and the site restored to a dust-free and erosion-free condition by the City of Manitowoc or its agents or contractors, and the cost of such razing, removal and restoration of the site to a dust-free and erosion-free condition shall be charged against the property, shall be a lien thereon, and may be assessed and collected as a special tax.

YOU ARE FURTHER NOTIFIED that pursuant to Sections 66.0413(1)(h) and 893.76 of the Wisconsin Statutes, you must make application to the Manitowoc County Circuit Court within 30 days of service of this order if you wish to contest this order.

Dated at Manitowoc, Wisconsin, this 4th day of May, 2017.

CITY OF MANITOWOC, WISCONSIN

Gregg Kadow, Deputy Fire Chief

STATE OF WISCONSIN)
) ss.
COUNTY OF MANITOWOC)

Personally came before me this 4th day of May, 2017, the above signed Gregg Kadow, Deputy Fire Chief of the City of Manitowoc, Wisconsin and acknowledged that he executed the foregoing instrument as such Officers of said City, by its authority.

Jane M. Rhode, Notary Public
Manitowoc County, Wisconsin
My commission expires May 1, 2020

cc: Manitowoc County Clerk, 1010 S 8th Street, Manitowoc WI 54220

STATE OF WISCONSIN : CIRCUIT COURT : MANITOWOC COUNTY

MANITOWOC ASSET IMPROVEMENT, LLC
5601 West North Avenue
Milwaukee, WI 53208,

Case No. 17 CV 2 2 2

Plaintiff,

Case Code: Other Injunction:
30704

v.

CITY OF MANITOWOC
900 Quay Street
Manitowoc, WI 54220,

FILED

MAY 23 2017

Defendant.

CLERK OF CIRCUIT COURT
MANITOWOC COUNTY, WI

SUMMONS

THE STATE OF WISCONSIN

To each person named above as a defendant:

You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is attached, states the nature and basis of the legal action.


Within twenty (20) days of receiving this summons, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is 1010 S. 8th Street, Manitowoc, WI 54220, and to Alan Marcovitz of the law firm of von Briesen & Roper, s.c., Plaintiff's attorney, whose address is 411 East Wisconsin Avenue, Suite 1000, Milwaukee, Wisconsin 53202. You may have an attorney help or represent you.

If you do not provide a proper answer within twenty (20) days, the Court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding

money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 22nd day of May, 2017.

von BRIESEN & ROPER, s.c.

By: 
Alan Marcuvitz, SBN 1007942
Andrea Roschke, SBN 1010037
411 East Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202
Tel: (414) 276-1122
Fax: (414) 276-6281

Attorneys for Plaintiff

28566040_1.DOCX

MANITOWOC ASSET IMPROVEMENT, LLC
5601 West North Avenue
Milwaukee, WI 53208,

Plaintiff,

v.

CITY OF MANITOWOC
900 Quay Street
Manitowoc, WI 54220,

Defendant.

Case No. 17 cv 0222

Case Code: Other Injunction:
30704

FILED

MAY 23 2017

CLERK OF CIRCUIT COURT
MANITOWOC COUNTY, WI

VERIFIED COMPLAINT

NOW COMES Plaintiff, Manitowoc Asset Improvement, LLC, by von Briesen & Roper, s.c., its attorneys, and as and for its Complaint against Defendant, City of Manitowoc, pursuant to Wis. Stat. §66.0413(1)(h) alleges and represents to the Court as follows:

1. Plaintiff, Manitowoc Asset Improvement, LLC (“Asset Improvement”), is a Wisconsin limited liability company with its main offices located at 5601 West North Avenue, Milwaukee, WI 53208.
2. Defendant, City of Manitowoc (“City”), is a municipal corporation of the State of Wisconsin with its main offices located 900 Quay Street, Manitowoc, WI 54220.
3. Within City’s boundaries is property known as 314 and 316 Riverview Drive, Tax Parcel No. 052-819-303-020-00, (the “Property”).

4. Jenruss, LLC (“Jenruss”) owns the Property which is improved with two two-story apartment buildings containing 32 residential units.

5. On April 30, 2017 Asset Improvement leased the Property from Jenruss under a Master-Lease Agreement (the “Lease”). A copy of this agreement is attached hereto and incorporated herein by reference as Exhibit A.

6. The Lease requires Asset Improvement to assume the responsibilities of rehabilitation, improvement, management, operation, maintenance, leasing and all other duties with reference to the Property, with the goal of achieving an improved physical environment, improved occupancy rate and bringing the Property into compliance with all applicable codes and regulations.

7. The Lease provides that Jenruss shall deposit the initial amount of \$100,000 into an account to be managed by Asset Improvement to fund the performance of Asset Improvement’s rehabilitation and improvement obligations under the Lease (the “Deposit”).

8. Jenruss has made the Deposit.

9. On May 4, 2017 City issued to Jenruss an “Order to Raze or Repair” (the “Order”) pursuant to Wis. Stat. §66.0413 which it recorded on May 5, 2017 and served on Jenruss on May 8, 2017. City also served the Order on Asset Improvement on May 11, 2017. A true and correct copy of the Order is attached hereto and incorporated herein as Exhibit B.

10. The Order requires the improvements on the Property to be “significantly repaired” or, if not, razed within 100 days.

11. Asset Improvement can and will fully comply with the Order to repair and rehabilitate the Property. However, this cannot be fully accomplished within 100 days from May 8, 2017.

12. The repair and rehabilitation work required by the Order will take approximately six months.

13. Asset Improvement will suffer irreparable harm, unless the Court enjoins the City from enforcing the 100 day timeline in the Order. The work of repair and rehabilitation cannot commence unless there is sufficient time allowed for completion.

14. Asset Improvement has no adequate remedy at law.

15. An injunction is necessary to permit the required work to commence and proceed to completion.


WHEREFORE, Asset Improvement prays for judgment pursuant to Wis. Stat. §66.0413(1)(h) against City, as follows:

1. Ordering City restrained from razing the buildings on the Property and modifying the Order to allow Asset Improvement a reasonable time to complete its repair and rehabilitation of the Property.

2. Awarding such other and further relief as the Court deems just and equitable.

Dated this 22nd day of May, 2017.

von BRIESEN & ROPER, s.c.

By: 
Alan Marcuvitz, SBN 1007942
Andrea Roschke, SBN 1010037
411 East Wisconsin Avenue, Suite 1000
Milwaukee, WI 53202
Tel: (414) 276-1122
Fax: (414) 276-6281

Attorneys for Plaintiff

28566040_1.DOCX

MASTER-LEASE AGREEMENT

THIS MASTER-LEASE AGREEMENT (“Agreement”), entered into as of April 30, 2017 by and between Jenruss, LLC, a Wisconsin limited liability company (“Master-Lessor”), and Manitowoc Asset Improvement, LLC, a Wisconsin limited liability company (“Master-Lessee”). The Master-Lessor and Master-Lessee are at times collectively referred to hereinafter as the “Parties” or individually as a “Party”.

RECITALS

WHEREAS, Master-Lessor is the owner of that certain real property located in Manitowoc, Wisconsin as more particularly described on Exhibit A attached hereto and incorporated herein (the “Property”).

WHEREAS, the Property includes multiple residential apartment buildings (collectively, the “Buildings”), containing a total of 32 rental units (each a “Unit” or collectively the “Units”).

WHEREAS, the Property is encumbered by a mortgage (the “Mortgage”), which secures a real estate loan with Chase Bank (“Lender”).

WHEREAS, Master-Lessor desires to engage Master-Lessee, and Master-Lessee desires to accept such engagement, to serve as Master-Lessee of the Property, with the responsibilities of rehabilitation, improvement, management, operation, maintenance, leasing and all other duties as more specifically described in this Agreement and subject to all conditions, terms and provisions set forth in this Agreement.

WHEREAS, Master-Lessor and Master-Lessee desire to achieve an improved physical environment, improved occupancy of the Buildings, and to bring the Property into compliance with all applicable codes and regulations, thereby increasing the overall value of the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Master-Lessor and Master-Lessee agree as follows:

AGREEMENT

1. **RECITALS INCORPORATED.** Master-Lessor and Master-Lessee acknowledge and accept that the Recitals set forth above are incorporated into this Agreement.
2. **PREMISES SUBJECT TO AGREEMENT.** In consideration of the covenants and agreements hereinafter set forth, Master-Lessor hereby leases to Master-Lessee, and Master-Lessee hereby leases from Master-Lessor, the Property.
3. **TERM.** The term of this Agreement shall run from May 1, 2017 to April 30, 2019 ("Term"), unless terminated or extended by agreement of the Parties. This Agreement shall be effective as of the date of May 1, 2017.
4. **AUTHORITY.** Master-Lessee may act as Master-Lessor's agent and representative in all matters pertaining to the Property, including, but not limited to, entering into contracts for construction, rehabilitation and clean-up purposes, leases of the Units and any amendments for such leases, service contracts, and contracts for performance of tenant background checks. Master-Lessee may also commence and prosecute any eviction actions and submit claims under any insurance policies in place for the Property. For purposes of this Agreement, Master-Lessee may act as owner of the Property in order to perform the duties set forth in this Agreement. Upon request of the Master-Lessee, Master-Lessor shall execute a Limited Power-of-Attorney to memorialize the grants of authority set forth in the Agreement. Master-Lessor shall honor any agreements, contracts or other obligations pertaining to the rehabilitation, maintenance and operation of the Property, which Master-Lessee may have entered into during the Term of this Agreement.
5. **REHABILITATION ACCOUNT.** Upon the commencement of this Agreement, Master-Lessor shall deposit the amount of \$100,000.00 into an account to be managed by Master-Lessee (the "Rehabilitation Account"). Master-Lessee shall have full right, title and interest in the Rehabilitation Account in order to perform the obligations set forth herein. Master-Lessee shall keep all records pertaining to the Rehabilitation Account and an accounting of any rehabilitation expenses paid from the Rehabilitation Account. If the Rehabilitation Account balance falls below five thousand dollars (\$5,000.00), then, upon written request of Master-Lessee, Master-Lessor shall deposit an additional fifty-thousand dollars (\$50,000.00) within ten (10) business days.
6. **BUSINESS ACCOUNTS.** Master-Lessee shall open its own business accounts to pay ongoing maintenance and operation expenses of the Property, to deposit

collection of security deposits and to deposit collection of rents (collectively referred to herein as the "Business Accounts"). All amounts collected pursuant to the Property's operation shall be deposited in the Business Accounts except laundry revenue, which shall be deposited into the Rehabilitation Account. Master-Lessee shall have sole and complete ownership of the Business Accounts and have exclusive access thereto. Upon termination of this Agreement, whether at the end of the Agreement's Term or upon early termination or extension of this Agreement, Master-Lessee shall retain all remaining balances of the Business Accounts except security deposits, as partial consideration for the services that Master-Lessee is performing pursuant to this Agreement. Master-Lessor hereby waives any right, title and interest in the Business Accounts except security deposits.

7. REHABILITATION ACCOUNT PROCEEDS UPON TERMINATION. Upon termination of this Agreement, whether at the end of the Agreement's Term or upon early termination or extension of this Agreement, Master-Lessor shall receive the remaining balance of the Rehabilitation Account.

8. MASTER-LESSEE'S OBLIGATIONS. Master-Lessee shall act as the sole and exclusive oversight authority and manager of the Property, with the sole and exclusive authority to perform the services and obligations herein provided with regard to the rehabilitation, improvement, management, operation, maintenance, leasing and any other dealings regarding the Property that Master-Lessee deems necessary to maintain and operate the Property according to industry and community standards. These services and obligations include, but are not limited to, the following:

a. *Tenant List Review.* Master-Lessee shall review the current tenant roster to determine whether each tenant meets industry standards, as reasonably determined by Master-Lessee. These standards include, but are not limited to, running background and criminal checks, running credit reports and obtaining references. Master-Lessee shall not discriminate or act in any unlawful manner when determining the tenancy of Units. Any costs associated with the tenant list review shall be paid from the Rehabilitation Account.

b. *Unit Lease Review and Negotiation.* Master-Lessee shall determine whether each Unit has an appropriate residential lease agreement in place. Master-Lessee shall have all rights and authority to act as owner for any Unit's residential lease. If any Unit does not have a lease in place, Master-Lessee shall negotiate a lease for each Unit for a term of not less than one (1) year and include reasonable terms and conditions, within the Master-Lessee's discretion. Any security deposits obtained from existing or

new tenants shall be placed in the Business Accounts. Master-Lessee shall keep all records pertaining to the leases and make such records available to Master-Lessor for review upon Master-Lessor's written request. Any costs associated with lease reviews and/or tenant negotiations shall be paid from the Rehabilitation Account.

c. *Collection of Rents and Security Deposits.* Master-Lessee shall collect all rents, expenses and other amounts owned from the residential tenants of the Units. Master-Lessee shall deposit the amounts collected into the Business Accounts.

d. *Code Compliance.* Master-Lessee shall make, or cause to be made, all necessary repairs to ensure the Property meets all applicable building codes and complies with all legal requirements for the occupancy and operation of the Property. Master-Lessee shall work in good faith with the City of Manitowoc to address and resolve any existing code violations. Any expenses incurred to ensure the Property complies with all applicable codes and laws for the Property's operation shall be paid from the Rehabilitation Account.

e. *Maintenance and Repairs.* In addition to the necessary repairs to ensure code compliance of the Property, Master-Lessee shall coordinate, oversee, administer and complete (or cause to be completed) all necessary repairs, updates and improvements to the Property so as to make the Property consistent with industry and community standards for similar properties of the same use. All costs associated with making repairs, updates and improvements to the Property shall be paid from the Rehabilitation Account. Master-Lessee shall also make, or cause to be made, all ongoing maintenance and repairs of the Property, including, but not limited to, snow and ice removal, pest control, grass and landscape trimming, and generally keep the Property in a clean and sightly condition consistent with industry and community standards for similar properties of the same use.

f. *Payment of Utility Bills and Other Operating Expenses.* Master-Lessee shall ensure that all common area utility expenses are paid in full and in a timely manner. Master-Lessee shall also ensure that any other miscellaneous operating expenses incurred in the operation of the Property shall be paid in full and in a timely matter. All utility costs and other miscellaneous operating expenses shall be paid from the Business Accounts.

g. *Payment of Mortgage and Escrows.* Master-Lessee shall make all payments on the Mortgage pursuant to the terms of any loan agreement or other binding agreements pertaining to the Property with Lender. Master-Lessee shall make such payments from the Business Accounts. The Parties acknowledge and accept that Master-

Lessee is not assuming responsibility for the loan or other obligations that Lender may impose as part of its lending agreement with Master-Lessor. Master-Lessee shall also pay all required escrow payments in accordance with any requirements set forth by Lender from the Business Accounts.

9. **THIRD-PARTY CONTRACTORS.** Master-Lessee may retain any third-party contractors, service agencies or other professionals to complete the needed rehabilitation, improvement, and performance of the obligations set forth herein. Any cost incurred for a third-party contractor shall be paid from the Rehabilitation Account. Master-Lessee shall keep all records of all services provided by each third-party performing rehabilitation and improvement work on the Property, and Master-Lessor may inspect such records at any time upon a 24-hour written notice to Master-Lessee. Master-Lessee may also retain other contractors to perform ongoing maintenance and repair work required for the Property's operation, including, but not limited to, professional cleaning services, professional pest control management services and professional landscapers. All costs incurred for any third-party property manager and/or third-party professionals for ongoing maintenance shall be paid from the Business Accounts. Master-Lessee shall keep all records of all services provided by each third-party performing ongoing maintenance and repairs for the Property, and Master-Lessor may inspect such records at any time upon a 24-hour written notice to Master-Lessee.

Master-Lessee may retain a third-party property manager to perform the management responsibilities set forth in this Agreement. Any cost incurred for a third-party manager shall be paid from the Business Accounts.

10. **LEGAL EXPENSES.** Master-Lessee may retain legal counsel to provide legal representation for the efficient and prudent rehabilitation, operation, and management of the Property. Any legal counsel retained shall represent Master-Lessee. Any fees, costs and/or expenses incurred by legal counsel shall be paid from the Rehabilitation Account.

11. **MASTER-LESSEE FEE FOR SERVICES.** In addition to the provisions of Section 6 and any other applicable provision in the Agreement, Master-Lessor shall pay Master-Lessee a fee of \$100,000.00 for the services Master-Lessee shall perform pursuant to the terms of this Agreement. The fee may be paid at any time prior to expiration or termination of the Agreement, but shall be paid in full no later than thirty (30) days after the expiration or termination of the Agreement.

12. **INDEMNIFICATION**. Master-Lessor shall at all times indemnify and hold Master-Lessee, including its agents, representatives, employees, successors and assigns, harmless from any claims, expenses, costs (including, but not limited to, court costs and reasonable attorneys' fees), loss, damage, injury, action, or liability (any of the foregoing a "Claim"), in any way related to, or arising out of, any failure of Master-Lessor's satisfaction of any of its obligations listed in this Agreement or any Claim or Claims relating to damage to property or personal injury suffered by any party arising out of Master-Lessee's (including Master-Lessee's agents, contractors, tenants, guests, invitees, customers and employees) operation of the Property, unless such damage or injury is caused by Master-Lessee's intentional acts or intentional omissions. The agreement by Master-Lessor to indemnify, defend, and hold harmless Master-Lessee, including its agents, representatives, employees, successors and assigns, shall survive the termination and/or expiration of this Agreement.

13. **INSURANCE**.

a. Notwithstanding the indemnity in Section 12, the Parties hereby waive and release any and all rights of action for negligence against the other which are covered by insurance and which may hereafter arise on account of damage to the Property, resulting from any fire, or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether, or in what amounts, such insurance is now or hereafter carried by the Parties, or either of them. These waivers and releases shall apply between the Parties and they shall also apply to any covered claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Property shall waive the insurer's right of subrogation against the other Party.

b. Master-Lessor shall maintain property damage insurance as required by Master-Lessor's Lender. Any proceeds recovered from an insurance claim paid pursuant to the terms of this Agreement shall be deposited in the Rehabilitation Account, to be used for repair or reconstruction of the Property as may be necessary or as the Parties otherwise mutually agree.

c. Master-Lessee shall maintain the following insurance, the cost of which shall be paid from the Business Accounts:

i. Commercial General Liability insurance with limits not less than \$2,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence.

ii. Commercial Auto Liability insurance on all owned, non-owned and hired automobiles with a minimum combined limit of not less than one million (\$2,000,000) per occurrence.

iii. Workers Compensation insurance providing the statutory benefits and not less than one million (\$1,000,000) of Employers Liability coverage.

14. **TITLE.** Master-Lessor represents and warrants to Master-Lessee as of the execution date of this Agreement, Master-Lessor has good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement.

15. **GOVERNING LAW.** This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Wisconsin.

16. **ASSIGNMENT.** This Agreement may not be sold, assigned or transferred by any Party without prior written consent of the other Party. No change of member ownership, partnership interest or control of Master-Lessee shall constitute an assignment hereunder.

17. **NOTICES.** All notices hereunder must be in writing and shall be given by email to the email addresses set forth below (or any other address that Party may designate to the other Party by like notice):

MASTER-LESSOR: Jenruss, LLC
Attention: Mr. Scott Deitz
Email address: srdmax@execpc.com

MASTER-LESSEE: Manitowoc Asset Improvement, LLC
Attention: Mr. Scott Lurie
Email address: scott@fstreetgroup.com

18. **SUCCESSORS.** This Agreement shall extend to and bind the heirs, personal representative, successors and assigns of the Parties hereto.

19. **DEFAULT.** In the event there is a breach by either Party with respect to any of the provisions of this Agreement, the other Party shall provide written notice of such breach to the defaulting Party. After receipt of such written notice, the defaulting

Party shall have thirty (30) days in which to cure any such breach. If the breach is not cured by the defaulting Party within thirty (30) days, this Agreement shall terminate.

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22. **COUNTERPARTS**. This Agreement may be executed in counterparts, and when taken together, shall be deemed one and the same document.

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

MASTER-LESSOR:

JENRUSS, LLC, a Wisconsin limited liability company

By:  _____

Name: Scott Deitz

Its: _____

MASTER-LESSEE:

MANITOWOC ASSET IMPROVEMENT, LLC, a Wisconsin limited liability company

By: _____

Name: Scott Lurie

Its: _____

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JENRUSS, LLC, a Wisconsin limited liability company

By: _____

Name: Scott Deitz

Its: _____

MASTER-LESSEE:

MANITOWOC ASSET IMPROVEMENT, LLC, a Wisconsin limited liability company

By:  _____

Name: Scott Lurie

Its: *member* _____

Exhibit "A"

Property Description

314 and 316 Riverview Drive
Manitowoc, WI
Property Tax Key No. 819303020

ORDER TO RAZE OR REPAIR



TO: Jenruss, LLC
c/o Scott Deitz
10619 North Pine Ridge Drive
Mequon, WI 53092

COPY

STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEEDS
RECEIVED FOR RECORD
05/05/2017 1:38:57 PM

Name and Return Address:
City Clerk
900 Quay Street
Manitowoc, WI 54220

YOU ARE HEREBY NOTIFIED that the apartment buildings on the following described property in the City of Manitowoc, Wisconsin, to-wit: 052-819-303-020.00

TRACT LETTERED "A" OF A CERTIFIED SURVEY IN GOVERNMENT LOT 7 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 23 EAST, AND IN THE SOUTHWEST FRACTION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 24 EAST LYING SOUTH OF THE MANITOWOC RIVER, IN THE CITY OF MANITOWOC AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 149 AS DOCUMENT NO. 398270 EXCEPTING THEREFROM PORTION CONVEYED BY DEEDS RECORDED IN VOLUME 103 7 OF RECORDS, PAGE 580 AS DOCUMENT NO. 720884 AND IN VOLUME 1037 OF RECORDS, PAGE 581 AS DOCUMENT NO. 720885.

which premises are owned by you and located at 314 and 316 Riverview Drive, Manitowoc, Wisconsin, have become dilapidated and out of repair and are consequently, dangerous, unsafe, unsanitary or otherwise unfit for human habitation.

THEREFORE, YOU ARE HEREBY ORDERED to repair both apartment buildings to a safe, sanitary condition fit for human habitation, or to raze both apartment buildings, within 100 days from the date of service of this order upon you. Raze means you must demolish and remove the buildings and restore the site to a dust-free and erosion-free condition, remaining in compliance with the City of Manitowoc ordinances and any mandates from the Wisconsin Department of Natural Resources.

YOU ARE FURTHER NOTIFIED that this order is served upon you pursuant to the terms and provision of Section 66.0413 of the Wisconsin Statutes. If you shall fail or refuse to comply within the time prescribed in this order, the apartment buildings shall be razed and removed and the site restored to a dust-free and erosion-free condition by the City of Manitowoc or its agents or contractors, and the cost of such razing, removal and restoration of the site to a dust-free and erosion-free condition shall be charged against the property, shall be a lien thereon, and may be assessed and collected as a special tax.

YOU ARE FURTHER NOTIFIED that pursuant to Sections 66.0413(1)(h) and 893.76 of the Wisconsin Statutes, you must make application to the Manitowoc County Circuit Court within 30 days of service of this order if you wish to contest this order.

Dated at Manitowoc, Wisconsin, this 4th day of May, 2017.

CITY OF MANITOWOC, WISCONSIN

Gregg Kadow, Deputy Fire Chief

STATE OF WISCONSIN)
) ss.
COUNTY OF MANITOWOC)

Personally came before me this 4th day of May, 2017, the above signed Gregg Kadow, Deputy Fire Chief of the City of Manitowoc, Wisconsin and acknowledged that he executed the foregoing instrument as such Officers of said City, by its authority.

Jane M. Rhode, Notary Public
Manitowoc County, Wisconsin
My commission expires May 1, 2020

cc: Manitowoc County Clerk, 1010 S 8th Street, Manitowoc WI 54220

CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



September 15, 2017

Honorable Gary L. Bendix
Circuit Court Branch II, Manitowoc County Courthouse
1010 South 8th Street
Manitowoc, WI 54220

RE: Manitowoc Asset Improvement, LLC et al v. City of Manitowoc
Case No. 2017-CV-222

Dear Judge Bendix:

Enclosed please find the original and one copy of the Stipulated Disposition and Order regarding the above referenced matter. Please review the Stipulated Disposition and Order, and if it meets with the Court's approval, sign the original, conforming the copy and return the conformed copy to my office.

The parties have agreed to accept Scott Deitz's electronic signature, as he is currently in Florida and does not have the ability to print and scan due to the effects of Hurricane Irma.

Thank you for your attention to this matter.

Best regards,

Kathleen M. McDaniel
City Attorney

Attachments

cc: Attorney Jerilyn Dietz (email only)
Attorney Nicholas Boerke (email only)

City Attorney Kathleen M. McDaniel • Staff Attorney Elizabeth Majerus
Paralegal Jane M. Rhode
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543
Phone (920) 686-6990 • Fax (920) 686-6999



State of Wisconsin Circuit Court Manitowoc County

Manitowoc Asset Improvement, LLC,
Plaintiff,
JenRuss, LLC,
Plaintiff,

v.
City of Manitowoc,
Defendant.

FILED
SEP 15 2017
CLERK OF CIRCUIT COURT
MANITOWOC COUNTY, WI

Case No. 2017 CV 222

STIPULATED DISPOSITION

WHEREAS, Jenruss, LLC ("Jenruss") owns the land and improvements, including two apartment buildings located at 314 and 316 Riverview Drive, Manitowoc, Wisconsin, known as Riverview Apartments, and identified in the City's records as Tax Parcel Number 052-819-303-020 (hereinafter, "Riverview Apartments").

WHEREAS, Jenruss has 371 pending citations totaling \$128,134 for various housing code violations found at Riverview Apartments, see Exhibit 1, attached, and an outstanding bill of \$565 for smoke detectors installed throughout the apartment buildings by the Fire Department in February, 2017;

WHEREAS, Jenruss entered into a Master Lease Agreement with Manitowoc Asset Improvement, LLC ("MAI") effective April 30, 2017 whereby MAI assumed primary responsibility for rehabilitation, improvement, management, operation, maintenance and leasing of Riverview Apartments;

WHEREAS, on May 4, 2017, the City of Manitowoc issued an order (the "Raze/Repair Order"), see Exhibit 2, attached, requiring that the Riverview Apartments be repaired to a code-compliant, safe and sanitary condition or razed within 100 days;

WHEREAS, MAI filed a motion for a restraining order on May 23, 2017 requesting more than the 100 days provided under the Raze/Repair Order to repair the property to a code-compliant, safe and sanitary condition;

PLEASE TAKE NOTICE that, effective August 3, 2017, the above-referenced parties do hereby agree as follows:

1. Jenruss will enter No Contest pleas to all open citations referenced in Exhibit 1. Jenruss and the City agree to a total forfeiture of \$65,000 for same, inclusive of costs.

Y403E

2. Jenruss will pay \$65,565 to the City of Manitowoc in monthly installments according to the following pay schedule:

- 1st Payment of \$15,000 due September 1, 2017
- 2nd Payment of \$13,000 due October 1, 2017
- 3rd Payment of \$13,000 due November 1, 2017
- 4th Payment of \$13,000 due December 1, 2017
- 5th Payment of \$11,565 due December 31, 2017

Scott Russell Deitz ("Mr. Deitz"), registered agent of Jenruss, will provide the City with a personal guaranty, see Exhibit 3, attached, for these payments. Should any payment be insufficient, returned, or otherwise delinquent, Mr. Deitz accepts personal liability for these payments.

3. MAI will make all repairs necessary to bring both buildings at Riverview Apartments to a code-compliant, safe and sanitary condition by December 31, 2017 (the "Repair Deadline"). For purposes of this Agreement, a "code-compliant, safe and sanitary condition" shall be defined as that which meets the City's reasonable requirements for issuance of occupancy permits. Provided, however, that on or before the expiration of the Repair Deadline, MAI may request in writing, and, for good cause shown, the City shall grant an extension of the Repair Deadline to March 30, 2018 (the "Extended Repair Deadline"). Good cause for said extension shall include, but not be limited to, delays experienced because of inclement weather, strikes, inability to obtain materials, labor shortages, acts of God, damage or destruction by fire or other casualty, contractors' breaches, governmental regulation or interference, or any other occurrences beyond the control of MAI. All necessary permits shall be timely obtained and all work shall be inspected pursuant to existing City ordinances. The City shall act in good faith and cooperate with MAI throughout the permitting process and the City agrees to make the issuance of permits requested for the Riverview Apartments a priority. No unit shall be leased unless and until the City has issued a certificate of occupancy for the specific rental unit. The City agrees to prioritize requests by MAI for unit-specific certificates of occupancy at the Riverview Apartments.

4. A determination as to whether 314 Riverview Drive will be repaired or razed shall be made by November 1, 2017 and the City shall be notified of same.

5. MAI will consent to periodic inspections by the City throughout the duration of this agreement upon reasonable notice to MAI by the City.

6. MAI will reasonably secure both apartment buildings to prevent unwanted intrusion throughout the duration of this Agreement.

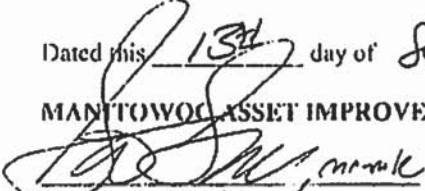
7. MAI will enter into a Nuisance Abatement Plan, incorporated as Exhibit 4, with the Manitowoc Police Department at the time this agreement is executed.

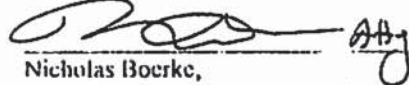
8. MAI will enter into written leases with all tenants.

9. The parties agree that the Raze/Repair Order will be held in abeyance until the Repair Deadline or Extended Repair Deadline, whichever is applicable. If either building at Riverview Apartments is not repaired to a code-compliant, safe, and sanitary condition by the Repair Deadline or Extended Repair Deadline, whichever is applicable, upon motion by the City, the Court shall order the non-compliant building(s) razed within 30 days of issuance of such order. All costs associated with demolition and clean-up will be assessed to Jenruss.

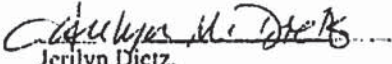
Dated this 13th day of September, 2017.

MANITOWOC ASSET IMPROVEMENT, LLC



Scott Lurie, Member


Nicholas Boerke,
Attorney for Manitowoc Asset Improvement, LLC

JENRUSS, LLC
Electronically signed by:
Scott Deitz
Scott Deitz, Member


Jerilyn Dietz,
Attorney for Jenruss, LLC

CITY OF MANITOWOC


Kathleen McDaniel,
Attorney for the City of Manitowoc

State of Wisconsin Circuit Court Manitowoc County

Manitowoc Asset Improvement, LLC,
Plaintiff,

JenRuss, LLC,
Plaintiff,

v.
City of Manitowoc,
Defendant.



Case No. 2017 CV 222

ORDER

Upon the parties' attached Stipulated Disposition,

IT IS HEREBY ORDERED that the above Stipulated Disposition shall stand as the Order of the Court in each and every respect.

Dated this _____ day of _____, 2017.

BY THE COURT:

Honorable Gary L. Bendix
County of Manitowoc
Circuit Court Judge, Branch 2

RECEIVED

SEP 15 2017

CLERK OF CIRCUIT COURT
MANITOWOC COUNTY, WI

Manitowoc Municipal Court
MINI - Citation History

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

version 1.3
Jennus LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Flndng	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F3SSFQ	MPD	Screens, Storms Required	01/27/2016	03/15/2016	GPRB	PIF	PIF	07/07/2017	\$ 250.00	\$ 250.00	\$ 0.00
P389651	MPD	Fire Prevention Code	06/01/2016	10/18/2016	GPRB	PIF	PIF	07/07/2017	\$ 187.00	\$ 187.00	\$ 0.00
P389656	MPD	Electric Outlets Required	06/01/2016	10/18/2016	GPRB	PIF	PIF	07/07/2017	\$ 376.00	\$ 376.00	\$ 0.00
P389652	MPD	Housing Ordinance Violations	06/01/2016	10/18/2016	GPRB	PIF	PIF	07/07/2017	\$ 187.00	\$ 187.00	\$ 0.00
P389655	MPD	Electric Outlets Required	06/01/2016	10/18/2016	GPRB	PIF	PIF	07/07/2017	\$ 376.00	\$ 376.00	\$ 0.00
P389654	MPD	Failure To Comply With Wisconsin Building Cod	06/01/2016	10/18/2016	GPRB	PIF	PIF	07/07/2017	\$ 376.00	\$ 376.00	\$ 0.00
P389653	MPD	Fire Prevention Code	06/01/2016	10/18/2016	GPRB	PIF	PIF	07/07/2017	\$ 187.00	\$ 187.00	\$ 0.00
P389519	MPD	Failure to Maintain Parking Lot in Safe Condition	01/20/2017			PRET	PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T808WV18H	MPD	Public Nuisance	12/10/2016			PRET	PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRG1	MPD	Violation of National Electrical Code	01/20/2017			PRET	PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRG5	MPD	Violation of National Electrical Code	01/20/2017			PRET	PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRFG	MPD	Owner-Failure To Maintain A Safe Second Balcony	01/20/2017			PRET	PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRFW	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	01/01/2017			PRET	PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRF7	MPD	Fire Prevention Code	01/20/2017			PRET	PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRGF	MPD	Fire Prevention Code	01/20/2017			PRET	PRET	04/18/2017	\$ 187.00	\$ 0.00	\$ 187.00
3T80F2KRFB	MPD	Fire Prevention Code	01/20/2017			PRET	PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRFR	MPD	Failure to Maintain Glass Window	01/20/2017			PRET	PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRG9	MPD	Smoke Detector Violation	01/20/2017			PRET	PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRFM	MPD	Keep Residential Yards & Exterior Property areas clean	01/20/2017			PRET	PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRFT	MPD	Owner-Failure To Maintain A Safe Second Balcony	01/20/2017			PRET	PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
 MNI - Citation History

Jenuss LLC
 10619 N Pine Ridge Dr
 Mequon, WI 53092 - 0000

Manitowoc Municipal Court
 900 Quay Street
 Manitowoc, WI 54220
 920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Duc	Total Paid	Balance Due
3T80F2KRG0	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRG4	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRF9	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRFF	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRG8	MPD	Smoke Detector Violation	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRFP	MPD	Failure to Maintain Glass Window	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T80F2KRFFH	MPD	Occupant-Cleanliness	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T808WW18F	MPD	Public Nuisance	12/10/2016			PRET	04/18/2017	\$ 277.00	\$ 277.00	\$ 0.00
3T80F2KRG2	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRFL	MPD	Owner-Removal Requirement Garbage, Rubbish & Recyclables	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T80F2KRG6	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRFC	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRGB	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 187.00	\$ 187.00	\$ 0.00
3T80F2KRFD	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRFX	MPD	Failure to Maintain Glass Window	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T80F2KRGD	MPD	Smoke Detector Violation	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00
3T80F2KRFB	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T80F2KRFFK	MPD	Owner-Maintenance of Foundations, Exterior Walls, Roofs	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRFS	MPD	Failure to Maintain Glass Window	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 250.00	\$ 0.00
3T80F2KRG3	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 376.00	\$ 0.00
3T80F2KRFB	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 691.00	\$ 691.00	\$ 0.00

Jearuss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRGC	MPD	Fire Prevention Code	01/20/2017			PRET	04/18/2017	\$ 187.00	\$ 187.00	\$ 0.00
3T80F2KRFN	MPD	Owner-Maintenance of Foundations, Exterior Walls, Roofs	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 301.00	\$ 75.00
3T80F2KRG7	MPD	Failure to Comply with WI Uniform Dwelling Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRFI	MPD	Failure to Maintain Glass Window	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRfZ	MPD	Violation of National Electrical Code	01/20/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRfQ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	01/20/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRHK	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHX	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRJ8	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ7	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ6	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ5	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ4	MPD	Connection of Sanitary Facilities to Water & Sewer System	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRJ3	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ2	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ1	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJ0	MPD	Connection of Sanitary Facilities to Water & Sewer System	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRHW	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00

Manitowoc Municipal Court
 MNI - Citation History

Jenruss LLC
 10619 N Pine Ridge Dr
 Mequon, WI 53092 - 0000

Manitowoc Municipal Court
 900 Quay Street
 Manitowoc, WI 54220
 920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRHV	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRJW	MPD	Connection of Sanitary Facilities to Water & Sewer System	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRJV	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJX	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJT	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJS	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJR	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJQ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJP	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJN	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRH6	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH5	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH4	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH3	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH2	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH1	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH0	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRJ9	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRHN	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHG	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00

Manitowoc Municipal Court
MNI - Citation History

Jenruss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
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Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRHF	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHD	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHC	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHB	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH9	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH8	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRH7	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHJ	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHH	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHM	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHL	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHT	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHS	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHR	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHQ	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRHP	MPD	Smoke Detector Violation	02/13/2017			PRET	04/18/2017	\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRJM	MPD	Connection of Sanitary Facilities to Water & Sewer System	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRJL	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJK	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJJ	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJG	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJZ	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00

Jenruss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRJF	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJD	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRJC	MPD	Connection of Sanitary Facilities to Water & Sewer System	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRJB	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK6	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRK7	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK5	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK4	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK3	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK2	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK1	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK0	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK8	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRK9	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRL1	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL0	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKZ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00

Manitowoc Municipal Court
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Jenrus LLC
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Manitowoc Municipal Court
900 Quay Street
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920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRKX	MPD	Failure To Comply With Wisconsin Building Cod	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRKW	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKD	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKC	MPD	Privacy in Bathroom Containing Toilet & Bath-Basic Equipment	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRKB	MPD	Screens, Storms Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRHZ	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKT	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKS	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKR	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKQ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKP	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRKN	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKM	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKL	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKK	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKJ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL8	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL7	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00

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Jecuss LLC
 10619 N Pine Ridge Dr
 Mequon, WI 53092 - 0000

Manitowoc Municipal Court
 900 Quay Street
 Manitowoc, WI 54220
 920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRL6	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL5	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL4	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL3	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRL2	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKH	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRKG	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRKF	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLL	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLK	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLJ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLH	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLG	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLLF	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLLD	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLLC	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLLB	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00

Manitowoc Municipal Court
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Jenruss LLC
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Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRL9	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRP7	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPX	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPV	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPW	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPS	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPI	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPH	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPG	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPF	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPD	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMS	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPT	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPP	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPL	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRILT	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRILS	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRILR	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00

Manitowoc Municipal Court
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Jenruss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRLQ	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLP	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLN	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRLM	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPZ	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPR	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPN	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPM	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPK	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPC	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRPB	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRP9	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRP8	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNQ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMX	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNP	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNN	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNM	MPD	Failure to Comply with WI Uniform Dwelling Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNH	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNG	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
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Jenruss LLC
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Mequon, WI 53092 - 0000

Manitowoc Municipal Court
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920-686-6920

Date of Birth: MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRNFB	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRND	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNC	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNB	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRPQ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRP6	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRP5	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRP4	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRP3	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRP2	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRP1	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRP0	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMW	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMV	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNX	MPD	Failure to Maintain Glass Window	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNJ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNK	MPD	Owner-Safe & Effective Functioning of Supplied Facilities	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNL	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNW	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
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Jenruss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRN3	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNT	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNS	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRNR	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN3	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRN2	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRLLV	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRN9	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN8	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN7	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN6	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN5	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRN4	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRMZ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRNZ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRLZ	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMMN	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRLLX	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMD	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
MNI - Citation History

version 1.3
Jemuss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRM0	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM8	MPD	Heating Facilities	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM4	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMF	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRM3	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM1	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM7	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM6	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMQ	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRN0	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRLW	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM7	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM6	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM2	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRM0	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRMS	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRMR	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRML	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00

Jenruss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRMK	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KR MJ	MPD	Electric Outlets Required	02/13/2017			PRET	04/18/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KR MH	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KR MG	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KR MB	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KR M9	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KR MP	MPD	Violation Of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KR N1	MPD	Violation of National Electrical Code	02/13/2017			PRET	04/18/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T808WW18L	MPD	Public Nuisance	02/16/2017			PRET	04/18/2017	\$ 1,321.00	\$ 0.00	\$ 1,321.00
3T80F2KR Q4	MPD	Fire Prevention Code	06/07/2017			HOPN	08/08/2017	\$ 187.00	\$ 0.00	\$ 187.00
3T80F2KR QR	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KR QQ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KR QP	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KR S7	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KR S6	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KR S5	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KR S3	MPD	Connection of Sanitary Facilities to Water & Sewer System	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KR S2	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00

Manitowoc Municipal Court
 MINI - Citation History

Jenruss LLC
 10619 N Pine Ridge Dr
 Mequon, WI 53092 - 0000

Manitowoc Municipal Court
 900 Quay Street
 Manitowoc, WI 54220
 920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Vol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRS1	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRS0	MPD	Connection of Sanitary Facilities to Water & Sewer System	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRQZ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR0	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQX	MPD	Failure To Comply With Wisconsin Building Cod	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRQW	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQV	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR1	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQT	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQS	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRR2	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRZ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRX	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRW	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRV	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRK	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRS	MPD	Connection of Sanitary Facilities to Water & Sewer System	05/08/2017			HOPN 08/08/2017	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
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Manitowoc Municipal Court
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920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRRR	MPD	Connection of Sanitary Facilities to Water & Sewer System	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRRQ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017			HOPN 08/08/2017		\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRSX	MPD	Electric Outlets Required	05/08/2017			HOPN 08/08/2017		\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRIL	MPD	Electric Outlets Required	05/08/2017			HOPN 08/08/2017		\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRTK	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRJT	MPD	Violation Of National Electrical Code	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTH	MPD	Failure to Maintain Glass Window	05/08/2017			HOPN 08/08/2017		\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRIG	MPD	Violation Of National Electrical Code	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRIF	MPD	Heating Facilities	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRID	MPD	Violation Of National Electrical Code	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRJC	MPD	Violation Of National Electrical Code	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRIB	MPD	Electric Outlets Required	05/08/2017			HOPN 08/08/2017		\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRIT9	MPD	Violation Of National Electrical Code	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSL	MPD	Violation Of National Electrical Code	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSK	MPD	Electric Outlets Required	05/08/2017			HOPN 08/08/2017		\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRSI	MPD	Violation Of National Electrical Code	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSH	MPD	Electric Outlets Required	05/08/2017			HOPN 08/08/2017		\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRSG	MPD	Smoke Detector Violation	05/08/2017			HOPN 08/08/2017		\$ 691.00	\$ 0.00	\$ 691.00
3T80F2KRSZ	MPD	Violation Of National Electrical Code	05/08/2017			HOPN 08/08/2017		\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
MNI - Citation History

Jenuss LLC
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Manitowoc Municipal Court
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920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRVC	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRVB	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV9	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRV8	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT8	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRV7	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV6	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV5	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV4	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV3	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRV2	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV1	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRV0	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRTZ	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT7	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT5	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT4	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRT3	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRT2	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00

Manitowoc Municipal Court
 MNI - Citation History

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Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRT1	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRI0	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTX	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRTW	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTV	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRIT	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRIS	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRIR	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRITQ	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRTP	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRIN	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRIM	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRISF	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSD	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRISV	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRST	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRSS	MPD	Electric Outlets Required	05/08/2017			HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRISW	MPD	Heating Facilities	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRISR	MPD	Violation Of National Electrical Code	05/08/2017			HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00

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Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Findng	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRQJ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRP	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRN	MPD	Connection of Sanitary Facilities to Water & Sewer System	05/08/2017				HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRRM	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRL	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRK	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRJ	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRH	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRG	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRRF	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQH	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQG	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQF	MPD	Maintenance of Supplied Plumbing Fixtures by Owner	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQD	MPD	Failure to Maintain Glass Window	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQC	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00
3T80F2KRQB	MPD	Privacy in Bathroom Containing Toilet & Bath-Basic Equipment	05/08/2017				HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00
3T80F2KRQ9	MPD	Screens, Storms Required	05/08/2017				HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00

Jenuss LLC
10619 N Pine Ridge Dr
Mequon, WI 53092 - 0000

Manitowoc Municipal Court
900 Quay Street
Manitowoc, WI 54220
920-686-6920

Date of Birth: / / MNI #: 00054784

Citation #	Agency	Offense	Violation Date	Finding Date	Finding	Viol. Status	Status Date	Total Due	Total Paid	Balance Due
3T80F2KRQ8	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017		HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00	
3T80F2KRQ7	MPD	Ventilation Requirements for Bathrooms & Toilet Rooms	05/08/2017		HOPN	08/08/2017	\$ 376.00	\$ 0.00	\$ 376.00	
3T80F2KRQ6	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017		HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00	
3T80F2KRQ5	MPD	Owner-Maintenance of Interior Walls, Floors, Ceilings	05/08/2017		HOPN	08/08/2017	\$ 250.00	\$ 0.00	\$ 250.00	

Number of Citations: 378

Grand Total: \$ 132,012.00 \$ 16,939.00 \$ 115,073.00

DOC# 1180568

ORDER TO RAZE OR REPAIR



VOL 9076 pg 506

TO: Jenruss, LLC
c/o Scott Deltz
10819 North Pine Ridge Drive
Mequon, WI 53092

STATE OF WI - MTWOC CO
KRWSTI TUESBURG REG/DEEDS
RECEIVED FOR RECORD
05/05/2017 1:38:54 PM

Name and Return Address:
City Clerk
800 Quay Street
Manitowoc, WI 54220

YOU ARE HEREBY NOTIFIED that the apartment buildings on the following described property in the City of Manitowoc, Wisconsin, to-wit: **052-819-303-020.00**

TRACT LETTERED "A" OF A CERTIFIED SURVEY IN GOVERNMENT LOT 7 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 23 EAST, AND IN THE SOUTHWEST FRACTION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 24 EAST LYING SOUTH OF THE MANITOWOC RIVER, IN THE CITY OF MANITOWOC AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 149 AS DOCUMENT NO. 398270 EXCEPTING THEREFROM PORTION CONVEYED BY DEEDS RECORDED IN VOLUME 103 7 OF RECORDS, PAGE 580 AS DOCUMENT NO. 720884 AND IN VOLUME 1037 OF RECORDS, PAGE 581 AS DOCUMENT NO. 720885.

which premises are owned by you and located at 314 and 318 Riverview Drive, Manitowoc, Wisconsin, have become dilapidated and out of repair and are consequently, dangerous, unsafe, unsanitary or otherwise unfit for human habitation.

THEREFORE, YOU ARE HEREBY ORDERED to repair both apartment buildings to a safe, sanitary condition fit for human habitation, or to raze both apartment buildings, within 100 days from the date of service of this order upon you. Raze means you must demolish and remove the buildings and restore the site to a dust-free and erosion-free condition, remaining in compliance with the City of Manitowoc ordinances and any mandates from the Wisconsin Department of Natural Resources.

YOU ARE FURTHER NOTIFIED that this order is served upon you pursuant to the terms and provision of Section 66.0413 of the Wisconsin Statutes. If you shall fail or refuse to comply within the time prescribed in this order, the apartment buildings shall be razed and removed and the site restored to a dust-free and erosion-free condition by the City of Manitowoc or its agents or contractors, and the cost of such razing, removal and restoration of the site to a dust-free and erosion-free condition shall be charged against the property, shall be a lien thereon, and may be assessed and collected as a special tax.

YOU ARE FURTHER NOTIFIED that pursuant to Sections 66.0413(1)(h) and 893.76 of the Wisconsin Statutes, you must make application to the Manitowoc County Circuit Court within 30 days of service of this order if you wish to contest this order.

Dated at Manitowoc, Wisconsin, this 4th day of May, 2017.

CITY OF MANITOWOC, WISCONSIN

Gregg Kadow, Deputy Fire Chief

STATE OF WISCONSIN)
COUNTY OF MANITOWOC) ss.

Personally came before me this 4th day of May, 2017, the above signed Gregg Kadow, Deputy Fire Chief of the City of Manitowoc, Wisconsin and acknowledged that he executed the foregoing instrument as such Officers of said City, by its authority.

Jana M. Rhode, Notary Public
Manitowoc County, Wisconsin
My commission expires May 1, 2020

cc: Manitowoc County Clerk, 1010 S 8th Street, Manitowoc WI 54220

This instrument was drafted by Elizabeth Majerus, Staff Attorney

**GUARANTY AGREEMENT
CITY OF MANITOWOC
JENRUSS, LLC
SCOTT R. DEITZ**

THIS GUARANTY AGREEMENT (“Guaranty”) dated as of this 4th day of September, 2017, is from Scott R. Deitz, (“Guarantor”) owner of Jenruss, LLC, a Wisconsin Limited Liability Corporation, to and for the benefit of the CITY OF MANITOWOC, a Wisconsin municipal corporation (“CITY”).

WHEREAS, Jenruss, LLC owns 314 and 316 Riverview Drive, Manitowoc, Wisconsin, Tax Parcel Number 052-819-303-020, known as Riverview Apartments;

WHEREAS, Jenruss, LLC entered into a Master Lease Agreement with Manitowoc Asset Improvement, LLC (“MAI”) effective April 30, 2017 whereby MAI assumed primary responsibility for rehabilitation, improvement, management, operation, maintenance and leasing of Riverview Apartments;

WHEREAS, on May 4, 2017, the City of Manitowoc issued an order (the “Raze/ Repair Order”), see Exhibit 2, attached, requiring that the Riverview Apartments be repaired to a code-compliant, safe and sanitary condition or razed within 100 days

RECITALS

A. The City has agreed to enter into a Stipulated Disposition with Jenruss, LLC and Manitowoc Asset Improvement, LLC, (MAI), resolving the 371 pending citations issued to Jenruss, LLC, totaling \$128,134 for various housing code violations found at Riverview Apartments; the outstanding bill of \$565 for smoke detectors installed throughout the apartment buildings by the Fire Department in February, 2017; and the Raze/Repair Order.

B. It is a condition of the Stipulated Disposition that Guarantor shall have executed and delivered this Guaranty to the City.

AGREEMENTS

In consideration of the recitals and to induce the City to enter into the Stipulated Disposition, Guarantor agrees for the CITY’s benefit as follows:

1. Unlimited, Irrevocable Guaranty. Guarantor unconditionally and, except as otherwise provided, irrevocably guarantees to CITY and its respective successors, endorsees, transferees and assigns, the prompt and complete performance and payment to the CITY. All payments by Guarantor shall be paid in lawful money of the United States of America.
2. Absolute, Continuing Guaranty. This Guaranty is absolute, continuing and independent and shall not be affected, diminished, released or revoked for any reason whatsoever including, but not limited to, the following:

- (a) Any invalidity, irregularity, illegality or unenforceability of the Stipulated Disposition, this Guaranty or any portions thereof;
- (b) Any failure or lack of diligence by the CITY to pursue collection or enforcement of the Stipulated Disposition against Jenruss, LLC or MAI;
- (c) Any renewal, extension, acceleration or change in the terms for payment of amounts owed under the Stipulated Disposition;
- (d) Any modifications, amendment, waiver or other change of the terms of the Stipulated Disposition;
- (e) Any judicial, arbitral, administrative or governmental action or proceeding affecting Guarantor, Jenruss, LLC, the Stipulated Disposition, or this Guaranty including, without limitation, the release or discharge of Jenruss, LLC's obligations or the rejection or disaffirmance of the Stipulated Disposition;
- (f) Any disability or any legal, equitable or surety defense, or any cessation of the liability of Jenruss, LLC or MAI;
- (g) Any assignment or transfer of Jenruss, LLC's rights under the Stipulated Disposition;
- (h) Any disallowance of the CITY's rights and claims against Jenruss, LLC or Guarantor under the United States Bankruptcy Code, as amended, or under any other similar federal, state or local law, rule, regulation or ordinance;
- (i) Any waiver of any claim or defense that this Guaranty is no longer effective, in force, valid or enforceable in the event there is a change in organizational structure or status of Jenruss, LLC, whether by merger, consolidation, reorganization or otherwise;
- (j) The voluntary or involuntary liquidation of, dissolution of, sale or other disposition of all or substantially all the assets of, cessation of business of, marshaling of assets and liabilities of, receivership of, financial decline of, insolvency of, bankruptcy of, assignment for the benefit of creditors of, reorganization of, arrangement of, composition with creditors or readjustment of, or other similar proceedings affecting the Guarantor or Jenruss, LLC, or any of their assets or any allegation or contest of the validity of this Guaranty, or the disaffirmance or attempted disaffirmance of this Guaranty, in any such proceedings; or
- (k) Any other circumstance which might otherwise constitute a defense or a discharge of Jenruss, LLC, or Guarantor.

3. Waivers. As a further inducement to the CITY and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Guarantor irrevocably:

- (a) Waives, disclaims or relinquishes any and all claims, whether based in equity or law, whether by contract, statute or otherwise, that Guarantor now or hereafter may have against CITY or Jenruss, LLC., including, without limitation, any right of subrogation, reimbursement, exoneration,

contribution, indemnification or participation in any claim or remedy of Jenruss, LLC. against the CITY;

- (b) Waives diligence, presentment, demand for payment, filing of claims with a court in the event of bankruptcy of Guarantor, protest and notice of any default or nonperformance by Guarantor or Jenruss, LLC;
- (c) Waives any right Guarantor otherwise might have to require CITY to first proceed and exhaust its remedies against Jenruss, LLC. or any other guarantor or any other security for the payments and obligations guaranteed hereunder or to pursue any other remedy that may be available to the CITY (whether at law or in equity);
- (d) Waives any defenses arising from or relating to:
 - (i) Any disability or other affirmative defense of Jenruss, LLC. or Guarantor;
 - (ii) Any lack of authority of Jenruss, LLC. to enter into the Stipulated Disposition or of Guarantor to enter into this Guaranty; or
 - (iii) Any invalidity or illegality of the Stipulated Disposition or this Guaranty;
- (e) Waives any and all other defenses, including legal, equitable, surety and affirmative defenses, offsets and counterclaims that Guarantor now or hereafter may have against CITY;
- (f) Waives notice of acceptance of this Guaranty and all notice of the creation, extension or accrual of any obligations; and
- (g) Waives notice of acceleration of this Guaranty and notice of acceleration of the payments under the Stipulated Disposition.

4. Primary Liability of Guarantor. This Guaranty constitutes a guarantee of payment and performance and not of collection. Accordingly, the CITY may enforce this Guaranty against Guarantor without first making demand or instituting collection proceedings. Guarantor's liability is hereby declared to be primary and not secondary. Guarantor shall not be entitled to satisfy this Guaranty by paying less than the entire unpaid indebtedness comprising the obligations.
6. Subordination. Guarantor hereby subordinates any claims, demands and causes of action that Guarantor now or hereafter may have against CITY for the payment of the forfeiture. Guarantor further agrees not to assign all or any part of such indebtedness unless the CITY is given prior notice and such assignment is expressly made subject to the terms of this Guaranty.
7. Continuing Guaranty. This is a continuing Guaranty and shall not be revoked or terminated by Guarantor so long as any obligation under the Stipulated Disposition remains unpaid. Guarantor acknowledges and agrees that this continuing Guaranty applies to and covers any and all future alterations, changes and modifications to the Stipulated Disposition regardless of whether such alterations, changes and modifications are agreed to by Guarantor.

9. Warranties and Representations by Guarantor. To induce the CITY to accept this Guaranty and enter into the Stipulated Disposition with Jenruss, LLC and MAI, Guarantor hereby warrants and represents that:
- (a) Guarantor has read, fully understand and agree to all of the terms and conditions set forth in this Guaranty;
 - (b) This Guaranty is valid and binding on Guarantor and enforceable in accordance with its terms, subject only to applicable bankruptcy, insolvency, reorganization or other similar laws affecting generally the enforceability of the rights of creditors;
 - (c) Guarantor is financially solvent and able to comply with all the terms and conditions set forth in this Guaranty;
 - (d) The financial statements and other information provided by Guarantor to CITY are complete and accurate, and may be relied upon by CITY in deciding whether to accept this Guaranty. No material adverse change in the financial condition of Guarantor has occurred since the date of the most recent financial statements relating to Guarantor received by the CITY;
 - (e) Guarantor does not have any material liabilities, direct or contingent, except as referred to or reflected in the financial statements relating to Guarantor submitted to the CITY. There is not litigation, legal or administrative proceeding, investigation or other action of any nature pending or, to the knowledge of Guarantor, threatened against Guarantor.
 - (f) Guarantor has filed or caused to be filed all tax returns and reports required to be filed and has paid all taxes, assessments, fees and other governmental charges levied upon Guarantor;
 - (g) Guarantor is not in default under any indenture mortgage, deed of trust, credit agreement, note, agreement or other contract to which Guarantor are a party or by which Guarantor are bound, except for any such default that would not, individually or in the aggregate, have a material adverse effect on the financial condition of Guarantor; and
 - (h) The warranties and representations set forth herein are complete and accurate as of the date of this Guaranty, and shall survive the execution of this Guaranty.
10. Costs, Expenses and Interest. Guarantor agrees to pay all collection costs and expenses including, without limitation, court costs, reasonable legal fees (including costs for City's in-house attorneys), that may be incurred by the CITY in connection with enforcement of or collection of amounts owed by the CITY or Guarantor under the Stipulated Disposition or this Guaranty.
11. Financial Statements. For so long as Guarantor shall have any obligations or liability under the Stipulated Disposition or this Guaranty, Guarantor agrees to

deliver to the CITY a current listing of any and all financial institutions Guarantor holds accounts in.

Should Guarantor default in his payment obligations pursuant to this Guaranty, Guarantor agrees to provide the CITY a current, sworn financial statement and such other financial information concerning the Stipulated Disposition prepared in accordance with Generally Accepted Accounting Principles as the CITY may reasonably request, within 10 days after written demand therefor.

12. Events Requiring Performance. Upon the occurrence of any of the following events, Guarantor shall immediately, after written demand thereof, pay to CITY an amount equal to all sums remaining on the stipulated settlement of the citations and CITY shall be entitled to enforce the provisions hereof and to exercise any other rights, powers and remedies provided hereunder:
 - (a) An event of default occurs under the Stipulated Disposition;
 - (b) Guarantor fails to perform or observe any agreement, covenant or provision contained in this Guaranty within five (5) days after written demand by the CITY;
 - (c) Any warranty, representation or other statement by or on behalf of Guarantor contained in this Guaranty is false or misleading in any material respect;
 - (d) Guarantor files a petition seeking relief under any provision of the United States Bankruptcy Code or any State equivalent thereof; or
 - (e) The occurrence of any event that would permit the CITY to accelerate all or any part of the Obligations but acceleration thereof is prevented by law, court order or otherwise.
13. Remedies. No remedy herein conferred upon or reserved to the CITY is intended to be exclusive of any other available remedy or remedies but each and every remedy shall be cumulative and shall be in addition to every other remedy given under this Guaranty or now or hereafter existing at law or in equity or by statute or by contract.
14. Entire Agreement. This document contains the entire agreement of the parties concerning Guarantor's personal guaranty of Jenruss, LLC's obligations under the Stipulated Disposition. This Guaranty may not be amended, modified or altered except in writing signed by Guarantor and CITY. This Guaranty benefits the CITY, and its successors and assigns, and binds Guarantor, and its heirs, successors, personal representatives and permitted assigns; provided, however, that Guarantors may not assign or delegate its obligations under this Guaranty. There are no other agreements or understandings between CITY and Guarantor.
15. Choice of Law. This guaranty shall be governed by, construed and enforced in accordance with the laws of the State of Wisconsin, without regard to conflicts of laws principles. If any provisions of this Guaranty shall be prohibited by or

invalid under Wisconsin law, such provisions shall be ineffective only to the extent of such prohibition or invalidity, without affecting the validity or enforceability of the remaining provisions of this Guaranty.

16. Venue; Jurisdiction. Any judicial action relating to the construction, interpretation or enforcement of this Guaranty, or the recovery of any principal, accrued interest, court costs, attorney's fees and other amounts owed hereunder, shall be brought and venued in Manitowoc Circuit Court in Manitowoc, Wisconsin.
17. Waiver of Right to Jury Trial. GUARANTOR HEREBY WAIVES GUARANTOR'S RIGHT TO A JURY TRIAL IN CONNECTION WITH ANY JUDICIAL ACTION OR PROCEEDING THAT MAY ARISE BY AND BETWEEN CITY AND GUARANTOR CONCERNING THE CONSTRUCTION, INTERPRETATION OR ENFORCEMENT OF THIS GUARANTY, OR THE RECOVERY OF ANY PRINCIPAL, ACCRUED INTEREST, COURT COSTS, ATTORNEY'S FEES AND OTHER AMOUNTS THAT MAY BE OWED BY GUARANTOR HEREUNDER. THIS JURY TRIAL WAIVER CONSTITUTES A SUBSTANTIAL CONSIDERATION FOR AND INDUCEMENT TO THE PARTIES TO ENTER INTO THIS AGREEMENT.
18. Limitation of Liability. GUARANTOR HEREBY WAIVES ANY RIGHT THEY MAY HAVE TO CLAIM OR RECOVER FROM CITY ANY SPECIAL, EXEMPLARY, PUNITIVE, CONSEQUENTIAL OR ANY OTHER DAMAGES OF ANY OTHER NATURE OTHER THAN ACTUAL DAMAGES INCURRED OR SUFFERED BY GUARANTORS.
19. Severability. If a court of competent jurisdiction determines that any of the terms or provisions of this Guaranty are invalid or prohibited by applicable law, that term or provision shall be ineffective but only to the extent required to make it lawful. Any term or provision that has been determined to be invalid or prohibited will be severed from the rest of this Guaranty without invalidating the remainder of the provisions of this Guaranty.
20. Notices. Any notice to be given pursuant to this Guaranty shall be deemed given and sufficient if in writing, when personally delivered or three days after being deposited in the U.S. mail, postage prepaid, by Registered or Certified mail, or when deposited with Federal Express, United Parcel Service or Airborne Express (or other reputable courier service) for delivery by overnight mail, or when sent by facsimile actually received by the receiving facsimile machine, in the case of the Guarantor, to:

In the case of Guarantors to:

SCOTT R. DEITZ

and, in the case of CITY to:


CITY: CITY OF MANITOWOC
c/o City Attorney
900 Quay Street
Manitowoc, WI 54420

WITH COPY TO: CITY OF MANITOWOC
c/o City Clerk
900 Quay Street
Manitowoc, WI 54220

or to such other address or facsimile number as the Guarantor or CITY may designate by notice to the other given in accordance with this Section.

22. Captions. The captions of this Guaranty are for convenience of reference only and shall not define or limit any of the terms and conditions set forth herein.

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guaranty:



Scott R. Deitz, by his Attorneys,
Mozinski & Cashman, LLP
By Atty. Jerilyn M. Dietz

September 14, 2017
Date



CITY OF MANITOWOC
NUISANCE ABATEMENT PLAN

Address: _____, Manitowoc, Wisconsin

Property Owner: _____ Phone: _____

Property Manager: _____ Phone: _____

Tenant(s): _____ Phone: _____

_____ (Tel.)

If more than two rental units, a list of current tenants and their telephone numbers shall be provided by separate document within seven days of Abatement Plan execution.

Property owner agrees to comply with the following rules:	Complete by:
1. Owner will execute written leases with all current tenants. All future tenants will also execute written leases. Copies of leases must be provided to the Manitowoc Police Department within seven days of execution of the lease.	10 business days
2. All potential tenants must complete a rental application that includes the name and date of birth of all tenants and occupants of the unit. Owner will maintain a copy of each completed application for at least three years from execution.	Ongoing
3. All potential tenants must be screened by a background check from an approved Consumer Reporting Agency. Criminal background check reports shall be maintained on site for at least three years. Any potential tenant who refuses to agree and authorize this shall be refused tenancy.	Ongoing
4. Make physical inspections of the property at least once a month until the address is deemed free of inspection issues for a period of one year by the City Fire Department.	Monthly
5. Prohibit storage of tenants' property from any outside location visible from the street. Require tenants to remove property stored outdoors that is visible from the street within 48 hours.	Ongoing

6. Prohibit individuals from residing on the property for any period longer than one week without a written lease agreement. Require advance notice whenever individuals will be temporarily staying with lawful tenants for a period of more than 48 hours. Require name(s) and contact information for all temporary residents or long-term guests of lawful tenants.	Ongoing
7. Install security cameras throughout common areas of property. Maintain security camera footage for at least one month before destroying same. Provide copies of security camera footage to the City upon request.	Within one month
8. Regularly evict tenants for violations of lease provisions.	Ongoing
9. Execute No Trespass Orders with the Manitowoc Police Department for unwanted people loitering or residing in the properties upon receiving knowledge of their presence.	Ongoing
10. Contact the police immediately upon notice of criminal and other law violations. Cooperate with investigations conducted by the police department.	Ongoing
11. Maintain current contact information (name, address, telephone number) for any property manager with the Manitowoc Police Department. Notify the Police Department within 48 hours of any change.	Ongoing
12. Provide a brief written monthly report to the community police officer detailing compliance with the abatement plan, including a current roster of all tenants. This report will be filed by the first Friday of each month.	Monthly
13. No illegal drug use or sales shall be permitted on the property.	Ongoing
14. Contract for weekly garbage disposal services with a licensed hauler. Clear property of all garbage not properly stored.	Ongoing
15. Keep sidewalks and parking lots free of snow and ice. Remove all snow from sidewalks and parking lots within 24 hours of weather event.	Ongoing

I will comply with the above goals and abate the nuisance. I understand that if corrective actions are not taken, as owner I will be issued citations for maintaining a public nuisance as well as assessed the cost of future City services to my property.

Electronically signed by:
Signature of Property Owner: Scott Deitz Date: 09/15/17

TAGLaw International Lawyers

Alan Marcuvitz

Direct Telephone

414-287-1401

amarcuvitz@vonbriesen.com

December 20, 2017

Via E-Mail and U.S. Mail

City Attorney Kathleen McDaniel
900 Quay Street
Manitowoc, WI 54220

Re: **Manitowoc Asset Improvement LLC – 314 and 316 Riverview Drive
Request for Extension of Repair Deadline**

Dear Attorney McDaniel:

We are writing on behalf of, and as attorneys for, Manitowoc Asset Improvement LLC (MAI) in relation to 314 and 316 Riverview Drive in the City of Manitowoc and the Stipulated Disposition filed with the Manitowoc County Circuit Court on September 15, 2017.

As I hope you are aware, it is our understanding that Mr. Scott Dietz of Jenruss, LLC has complied with all of his obligations under the Stipulated Disposition including timely payments required thereunder. In addition, MAI along with the assistance of Ogden Management and onsite manager David Orosco, has made significant progress in restoring and rehabilitating the properties and the City has indicated it is pleased with the progress at the properties.

It is also our understanding that the building at 316 Riverview Drive has been restored to a code-compliant, safe and sanitary condition and that work continues to further improve the building and its tenancy. However, despite significant efforts to obtain insurance funds and proceed with restoring the building at 314 Riverview Drive to a code-compliant, safe and sanitary condition, MAI has been unable to do so by the original Repair Deadline of December 31, 2017. The delay in MAI's ability to restore this building is a direct result of an insurance company not releasing funds related to a recent fire. Despite continued efforts by MAI and others, the insurance company's actions/inactions and resulting delays are not within the control of MAI. **Therefore, pursuant to paragraph 3 of the Stipulated Disposition, MAI hereby requests an extension of the Repair Deadline for the building at 314 Riverview Drive until the Extended Repair Deadline of March 30, 2018. MAI understands that no further extensions are allowed under the Stipulated Disposition and it plans to expeditiously restore the building at 314 Riverview Drive as soon as insurance funds are released.**

Very truly yours,

von BRIESEN & ROPER, s.c.



Alan Marcuvitz
vonbriesen.com 411 East Wisconsin Avenue, Suite 1000 Milwaukee, Wisconsin 53202-4409 Phone 414-276-1122 Fax 414-276-6281

From: Kathleen McDaniel <kmcdaniel@manitowoc.org>
Sent: Friday, December 29, 2017 4:12 PM
To: Alan H. Marcuvitz; Elizabeth Majerus
Cc: Jerilyn M. Dietz (dietz@mclawfirmllp.com); Nicholas J. Boerke
Subject: RE: Manitowoc Asset Improvement LLC - 314 and 316 Riverview Drive - Request for Extension of Repair Deadline

Attorney Marcuvitz,

The City cannot agree to your request. I am so disappointed that our taxpayers have been let down by this property not being repaired to the extent we were promised.

I had the opportunity to tour the property today along with the majority of our inspectors and the alderperson for the district. I am extremely disappointed in the property condition. I can report to you that it is not code-compliant, safe, or sanitary. I am waiting on the report from our inspectors, who left the property shortly before 12 today. The stipulation we all agreed to contained the following provisions:

1. **Jenruss to enter a no contest plea.** Complete.
2. **Jenruss to pay \$65,565 by December 31, 2017.** Incomplete at this time. Payments have been received, but the last payment of \$11,565 is outstanding. I am hopeful that the proverbial check is in the mail.
3. **MAI to make all repairs necessary to bring both buildings at Riverview Apartments to a code-compliant, safe, and sanitary standard, defined as that which meets the City's reasonable requirements for issuance of occupancy permits.** Woefully incomplete. The fire-damaged building at 314 Riverview Drive is nowhere near prepared for occupancy, and isn't even kept to a minimum standard of weathertight and rodentproof. The building at 316 Riverview Drive is literally sinking. You can see the north end of the building falling down due to cracks in the foundation, which have not been addressed and have worsened since the raze order was issued. The windows in this building don't lock and in fact, don't shut. There is not hot water available to all the units. When testing a sink today, minor flooding occurred due to inadequate plumbing. Beams were removed that may have been structural supports. You can see daylight from the basement – as in, you can see outside. There is visible water damage to the foundation. There is garbage stored in the basement. Exhaust fans don't work in many of the units. The floors are not level in a number of the units. In the northernmost units, the floors are visibly not level. There are five leased units, despite the City not being asked to issue occupancy permits pursuant to the stipulation. There are not functional exit lights. These are the violations that I personally observed. I can only imagine the additional list you will be receiving from our state-certified inspectors. The employees have done minor cosmetic improvements on a building that needed significant structural repairs. I am quite surprised that you are asking for an extension given that 316 is in such poor condition, yet you consider it compliant.
4. **A determination as to whether 314 Riverview will be repaired or razed by November 1, 2017.** The first communication we had on this issue was your email asking for an extension, over a month past the deadline. Your request was not substantiated by any insurance communication. Again, this building is not even weather and watertight.
5. **MAI consents to periodic inspections.** Complete.
6. **MAI will reasonably secure both buildings.** Partially complete, issues remain with safe latching of the exit doors.
7. **MAI will enter into a nuisance abatement plan.** The Police Department informs me that this plan has been entered into, but has not been fully complied with.
8. **MAI will enter into written leases with all tenants.** I am told these leases exist for the 5 leased units. I do not believe the City has received them all, and also have reason to believe there are persons residing at the apartment that are not listed on a written lease.

9. The parties agree the raze order be held until the repair deadline or extended repair deadline has passed.

The repair deadline passes Sunday. I don't think you are going to be able to fix the foundation issues on 316 by Sunday, but perhaps Ogden can work the miracles we were promised.

At this point, does your client wish to raze the buildings at their expense, or have the City go forward and get a court order? Please let me know your wishes by Friday, January 5, 2018. In the event that we will need a court date, I have called Judge Bendix's judicial assistant and left a message asking for a date to schedule a hearing. I will be providing you with our inspector's report and photos once I have received them.

I look forward to working with you to demolish the structures and hope it won't be necessary to show Judge Bendix the way MAI failed to act in good-faith. Minor cosmetic improvements cannot mask the numerous structural flaws at this property that remain unaddressed.

Kathleen M. McDaniel

Manitowoc City Attorney

900 Quay Street, Manitowoc, WI 54220

(920) 686-6990 | kmcdaniel@manitowoc.org

From: Nicholas J. Boerke [mailto:nboerke@vonbriesen.com] **On Behalf Of** Alan H. Marcuvitz

Sent: Wednesday, December 20, 2017 3:06 PM

To: Kathleen McDaniel; Elizabeth Majerus

Cc: Jerilyn M. Dietz (dietz@mclawfirmllp.com); Nicholas J. Boerke

Subject: Manitowoc Asset Improvement LLC - 314 and 316 Riverview Drive - Request for Extension of Repair Deadline

Importance: High

Dear City Attorney Kathleen McDaniel,

We are writing on behalf of, and as attorneys for, Manitowoc Asset Improvement LLC (MAI) in relation to 314 and 316 Riverview Drive in the City of Manitowoc and the Stipulated Disposition filed with the Manitowoc Circuit Court on September 15, 2017.

As I hope you are aware, it is our understanding that Mr. Scott Dietz of Jenruss, LLC has complied with all of his obligations under the Stipulated Disposition including timely payments required thereunder. In addition, MAI, along with the assistance of Ogden Management and onsite manager David Orosco, has made significant progress in restoring and rehabilitating the property and the City has indicated it is pleased with the progress and changes.

It is also our understanding that the building at 316 Riverview Drive has been restored to a code-compliant, safe and sanitary condition and that work continues to further improve the building and its tenancy. However, despite significant efforts to obtain insurance funds and proceed with restoring the building at 314 Riverview Drive to a code-compliant, safe and sanitary condition, MAI has been unable to do so by the original Repair Deadline of December 31, 2017. The delay in MAI's ability to restore this building is a direct result of an insurance company not releasing funds related to a recent fire. Despite continued efforts by MAI and others, the insurance company's actions/inactions and resulting delays are not within the control of MAI. **Therefore, pursuant to paragraph 3 of the Stipulated Disposition, MAI hereby requests an extension of the Repair Deadline for the building at 314 Riverview Drive until the Extended Repair Deadline of March 30, 2018. MAI understands that no further extensions are allowed under the Stipulated Disposition and it plans to expeditiously restore the building at 314 Riverview Drive as soon as insurance funds are released.**

Please also see the attached letter, which is also being sent via U.S. Mail, and please inform me or Alan if you have any questions or concerns.

Thanks for your cooperation,

Alan

Alan H. Marcuvitz

von Briesen & Roper, s.c.

411 East Wisconsin Avenue, Suite 1000
Milwaukee, Wisconsin 53202

Direct: 414-287-1401

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amarcuvitz@vonbriesen.com | [vcard](#) | [bio](#)

vonbriesen.com

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WB-15 COMMERCIAL OFFER TO PURCHASE

1 Buyer
LICENSEE DRAFTING THIS OFFER ON January 3, 2018 [DATE] IS (AGENT-OF-BUYER)

2 (~~AGENT-OF-SELLER/LISTING BROKER~~) (~~AGENT-OF-BUYER-AND-SELLER~~) **STRIKE THOSE NOT APPLICABLE**

3 **GENERAL PROVISIONS** The Buyer, Manitowoc Asset Improvement, LLC and/or assigns

4 _____, offers to purchase the Property known as [Street Address] 314-316 Riverview Drive

5 _____ in the _____ City

6 of Manitowoc, County of Manitowoc, Wisconsin

7 (Insert additional description, if any, at lines 109-115 or 277-286 or attach as an addendum per line 479), on the following terms:

8 ■ PURCHASE PRICE: Four Hundred Thousand Dollars (\$ 400,000.00)

9 ■ EARNEST MONEY OF \$ _____ accompanies this Offer and earnest money of \$ 10,000.00 will be
10 mailed, or commercially or personally delivered within 5 business days of acceptance to listing broker or

11 _____

12 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.

13 ■ INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on the date of this Offer
14 not excluded at lines 20-22, and the following additional items: all refrigerators and stoves

15 _____

16 _____

17 All personal property included in purchase price will be transferred by bill of sale or _____

18 _____

19 ■ NOT INCLUDED IN PURCHASE PRICE: Tenant's personal property

20 _____

21 _____

22 **CAUTION:** Identify trade fixtures owned by tenant, if applicable, and Fixtures that are on the Property (see lines 303-310) to be excluded

23 by Seller or which are rented and will continue to be owned by the lessor.

24 **NOTE:** The terms of this Offer, not the listing contract or marketing materials, determine what items are included/excluded.

25 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical copies of the Offer.

26 **CAUTION:** Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines running from

27 acceptance provide adequate time for both binding acceptance and performance.

28 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or before

29 January 4, 2018. Seller may keep the Property on the market and accept

30 secondary offers after binding acceptance of this Offer.

31 **CAUTION:** This Offer may be withdrawn prior to delivery of the accepted Offer.

32 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF THIS OFFER ONLY IF

33 THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A." OR ARE LEFT BLANK.

34 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and written notices to a

35 Party shall be effective only when accomplished by one of the methods specified at lines 37-54.

36 (1) **Personal Delivery:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 38 or 39.

37 Seller's recipient for delivery (optional): _____

38 Buyer's recipient for delivery (optional): _____

39 (2) **Fax:** fax transmission of the document or written notice to the following telephone number:

40 Seller: (_____) Buyer: (_____)

41 (3) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a commercial delivery

42 service, addressed either to the Party, or to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at

43 line 47 or 48.

44 (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party, or to the Party's

45 recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48.

46 Delivery address for Seller: _____

47 Delivery address for Buyer: _____

48 (5) **E-Mail:** electronically transmitting the document or written notice to the Party's e-mail address, if given below at line 53 or 54. If this is a

49 consumer transaction where the property being purchased or the sale proceeds are used primarily for personal, family or household purposes,

50 each consumer providing an e-mail address below has first consented electronically to the use of electronic documents, e-mail delivery and

51 electronic signatures in the transaction, as required by federal law.

52 E-Mail address for Seller (optional): srdmax@execpc.com

53 E-Mail address for Buyer (optional): scott@fstreetwork.com

54 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller constitutes personal delivery

55 to, or Actual Receipt by, all Buyers or Sellers.

56 _____

57 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge
58 of Conditions Affecting the Property or Transaction (lines 181-215) other than those identified in Seller's disclosure report dated _____
59 and Real Estate Condition Report, if applicable, dated _____, which was/were received by Buyer prior to Buyer
60 signing this Offer and which is/are made a part of this offer by reference **COMPLETE DATES OR STRIKE AS APPLICABLE** and
61 **not provided**

62 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE OR CONDITION REPORT(S).**

63 **CAUTION:** If the Property includes 1-4 dwelling units, a Real Estate Condition Report containing the disclosures provided in Wis. Stat. §
64 709.03 may be required. Excluded from this requirement are sales of property that has never been inhabited, sales exempt from the real
65 estate transfer fee, and sales by certain court-appointed fiduciaries, (for example, personal representatives who have never occupied
66 the Property). Buyer may have rescission rights per Wis. Stat. § 709.05.

67 **CLOSING** This transaction is to be closed no later than January 31, 2018

68 _____ at the place selected by Seller, unless otherwise agreed by the Parties in writing.

69 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes,
70 rents, prepaid insurance (if assumed), private and municipal charges, property owners association assessments, fuel and _____
71 _____

72 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

73 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

74 Real estate taxes shall be prorated at closing based on [CHECK BOX FOR APPLICABLE PRORATION FORMULA]:

75 The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as
76 general property taxes after state tax credits and lottery credits are deducted) (NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED)

77 Current assessment times current mill rate (current means as of the date of closing)

78 Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior year, or current year if
79 known, multiplied by current mill rate (current means as of the date of closing)

80

81 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially**
82 **different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling**
83 **or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.**

84 Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for
85 the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5 days of receipt, forward a copy of the bill
86 to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax
87 bill. Buyer and Seller agree that is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real
88 estate brokers in this transaction.

89 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer at lines 109-115
90 or 277-286 or in an addendum attached per line 479. At time of Buyer's occupancy, Property shall be in broom swept condition and free of all
91 debris and personal property except for personal property belonging to current tenants, or that sold to Buyer or left with Buyer's consent.
92 Occupancy shall be given subject to tenant's rights, if any.

93 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said lease(s)
94 and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) **STRIKE ONE** lease(s), if any,
95 are _____

96 _____ . Insert additional terms, if any, at lines 109-115 or 277-286 or attach as an addendum per line 479.

97 **ESTOPPEL LETTERS:** Seller shall deliver to Buyer no later than _____ days before closing, estoppel letters dated within
98 _____ days before closing, from each non-residential tenant, confirming the lease term, rent installment amounts, amount of security
99 deposit, and disclosing any defaults, claims or litigation with regard to the lease or tenancy.

100 **RENTAL WEATHERIZATION** This transaction (is) (is not) **STRIKE ONE** exempt from Wisconsin Rental Weatherization Standards (Wis. Admin.
101 Code Ch. SPS 367). If not exempt, (Buyer) (Seller) **STRIKE ONE** ("Buyer" if neither is stricken) shall be responsible for compliance, including all
102 costs, with Wisconsin Rental Weatherization Standards. If Seller is responsible for compliance, Seller shall provide a Certificate of Compliance at
103 closing.

104 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of
105 closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in this Offer except: _____
106 _____ . If "Time
107 is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence"
108 does not apply to a date or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

109 **ADDITIONAL PROVISIONS/CONTINGENCIES** _____
110 _____
111 _____
112 _____
113 _____
114 _____
115 _____

116 PROPOSED USE CONTINGENCIES: Buyer is purchasing the Property for the purpose of: _____
117 _____

118 _____ [insert proposed use and type and size of building, if applicable; e.g.
119 restaurant/tavern with capacity of 350 and 3 second floor dwelling units]. The optional provisions checked on lines 123-139 shall be deemed
120 satisfied unless Buyer delivers to Seller by the deadline(s) set forth on lines 123-139 written notice specifying those items which cannot be
121 satisfied and written evidence substantiating why each specific item included in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice,
122 this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingencies checked at lines 123-139.

123 EASEMENTS AND RESTRICTIONS: This Offer is contingent upon Buyer obtaining, within _____ days of acceptance, at
124 (Buyer's)(Seller's) STRIKE ONE ("Buyer's" if neither is stricken) expense, copies of all public and private easements, covenants and
125 restrictions affecting the Property and a written determination by a qualified independent third party that none of these prohibit or significantly
126 delay or increase the costs of the proposed use or development identified at lines 116 to 118.

127 APPROVALS: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) STRIKE ONE ("Buyer's" if neither is stricken) expense,
128 all applicable governmental permits, approvals and licenses, as necessary and appropriate, or the final discretionary action by the granting
129 authority prior to the issuance of such permits, approvals and licenses, for the following items related to Buyer's proposed use:
130 _____

131 or delivering written notice to Seller if the item(s) cannot be obtained or can only be obtained subject to conditions which significantly increase
132 the cost of Buyer's proposed use, all within _____ days of acceptance of this Offer.

133 ACCESS TO PROPERTY: This Offer is contingent upon Buyer obtaining, within _____ days of acceptance, at (Buyer's) (Seller's)
134 STRIKE ONE ("Buyer's" if neither is stricken) expense, written verification that there is legal vehicular access to the Property from public roads.

135 LAND USE APPROVAL: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) STRIKE ONE ("Buyer's" if neither is stricken)
136 expense, a rezoning; conditional use permit; license; variance; building permit; occupancy permit; other _____
137 _____ CHECK ALL THAT APPLY, for the Property for its proposed use described

138 at lines 116-118 or delivering written notice to Seller if the item(s) cannot be obtained or can only be obtained subject to conditions which
139 significantly increase the cost of Buyer's proposed use, all within _____ days of acceptance.

140 MAP OF THE PROPERTY: This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Seller providing" if neither is
141 stricken) a _____ survey (ALTA/ACSM Land Title Survey if survey type is not

142 specified) dated subsequent to the date of acceptance of this Offer and prepared by a registered land surveyor, within _____ days of
143 acceptance, at (Buyer's) (Seller's) STRIKE ONE ("Seller's" if neither is stricken) expense. The map shall show minimum of _____ acres,
144 maximum of _____ acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon
145 the Property, the location of improvements, if any, and: _____

146 _____ STRIKE AND COMPLETE AS APPLICABLE Additional map features
147 which may be added include, but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot
148 dimensions; total acreage or square footage; utility installations; easements or rights-of-way. Such survey shall be in satisfactory form and
149 accompanied by any required surveyor's certificate sufficient to enable Buyer to obtain removal of the standard survey exception on the title policy.

150 CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required to obtain the map
151 when setting the deadline.

152 This contingency shall be deemed satisfied unless Buyer, within five (5) days of the earlier of: (1) Buyer's receipt of the map; or (2) the deadline for
153 delivery of said map, delivers to Seller a copy of the map and a written notice which identifies: (1) a significant encroachment; (2) information
154 materially inconsistent with prior representations; (3) failure to meet requirements stated within this contingency; or (4) the existence of conditions
155 that would prohibit the Buyer's intended use of the Property described at lines 116-118. Upon delivery of Buyer's notice, this Offer shall be null and
156 void.

157 DOCUMENT REVIEW CONTINGENCY: This Offer is contingent upon Seller delivering the following documents to Buyer within
158 _____ days of acceptance: CHECK THOSE THAT APPLY; STRIKE AS APPROPRIATE

- 159 Documents evidencing that the sale of the Property has been properly authorized, if Seller is a business entity.
- 160 A complete inventory of all furniture, fixtures, equipment and other personal property included in this transaction which is consistent with
161 representations made prior to and in this Offer.
- 162 Uniform Commercial Code lien search as to the personal property included in the purchase price, showing the Property to be free and clear
163 of all liens, other than liens to be released prior to or at closing.
- 164 Rent roll.
- 165 Other _____

166 _____
167 Additional items which may be added include, but are not limited to: building, construction or component warranties, previous environmental site
168 assessments, surveys, title commitments and policies, maintenance agreements, other contracts relating to the Property, existing permits and
169 licenses, recent financial operating statements, current and future rental agreements, notices of termination and non-renewal, and assessment
170 notices.

171 All documents Seller delivers to Buyer shall be true, accurate, current and complete. Buyer shall keep all such documents confidential and
172 disclose them to third parties only to the extent necessary to implement other provisions of this Offer. Buyer shall return all documents (originals
173 and any reproductions) to Seller if this Offer is terminated.

174 CONTINGENCY SATISFACTION: This contingency shall be deemed satisfied unless Buyer, within _____ days of the earlier of
175 receipt of the final document to be delivered or the deadline for delivery of the documents, delivers to Seller a written notice indicating that this

176 contingency has not been satisfied. Such notice shall identify which document(s) have not been timely delivered or do not meet the standard set
177 forth for the document(s). Upon delivery of such notice, this Offer shall be null and void.

178 **DEFINITIONS**

179 ■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or written notice
180 physically in the Party's possession, regardless of the method of delivery.

181 ■ **CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION:** "Conditions Affecting the Property or Transaction" are defined to include:

- 182 a. Defects in structural components, e.g. roof, foundation, basement or other walls.
- 183 b. Defects in mechanical systems, e.g. HVAC, electrical, plumbing, septic, well, fire safety, security or lighting.
- 184 c. Underground or aboveground storage tanks presently or previously on the Property for storage of flammable or combustible liquids, including
185 but not limited to gasoline and heating oil.
- 186 d. Defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, lead paint, asbestos, radon, radium in water
187 supplies, mold, pesticides or other potentially hazardous or toxic substances on the premises.
- 188 e. Production of or spillage of methamphetamine (meth) or other hazardous or toxic substances on the Property.
- 189 f. Zoning or building code violations, any land division involving the Property for which required state or local permits had not been obtained,
190 nonconforming structures or uses, conservation easements, rights-of-way.
- 191 g. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to impose
192 assessments against the real property located within the district.
- 193 h. Proposed, planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property
194 or the present use of the Property.
- 195 i. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.
- 196 j. Flooding, standing water, drainage problems or other water problems on or affecting the Property.
- 197 k. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides.
- 198 l. Near airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property.
- 199 m. Portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations.
- 200 n. Property is subject to a mitigation plan required under administrative rules of the Department of Natural Resources related to county
201 shoreland zoning ordinances, which obligates the owner of the Property to establish or maintain certain measures related to shoreland
202 conditions and which is enforceable by the county.
- 203 o. Encroachments; easements, other than recorded utility easements; access restrictions; covenants, conditions and restrictions; shared
204 fences, walls, driveways, signage or other shared usages; or leased parking.
- 205 p. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property.
- 206 q. Structure on the Property designated as a historic building, any part of the Property located in a historic district, or burial sites or
207 archeological artifacts on the Property.
- 208 r. All or part of the land has been assessed as agricultural land, the owner has been assessed a use-value conversion charge or the payment
209 of a use-value conversion charge has been deferred.
- 210 s. All or part of the Property is subject to, enrolled in or in violation of a certified farmland preservation zoning district or a farmland preservation
211 agreement, or a Forest Crop, Managed Forest (see disclosure requirements in Wis. Stat. § 710.12), Conservation Reserve or comparable
212 program.
- 213 t. A pier is attached to the Property that is not in compliance with state or local pier regulations.
- 214 u. Government investigation or private assessment/audit (of environmental matters) conducted.
- 215 v. Other Defects affecting the Property.

216 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding the day the event
217 occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day. Deadlines expressed as a specific number
218 of "business days" exclude Saturdays, Sundays, any legal public holiday under Wisconsin or Federal law, and other day designated by the
219 President such that the postal service does not receive registered mail or make regular deliveries on that day. Deadlines expressed as a specific
220 number of "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24
221 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as closing, expire at
222 midnight of that day.

223 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair
224 the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect
225 the expected normal life of the premises.

226 **(Definitions Continued on page 6)**

IF LINE 228 IS NOT MARKED OR IS MARKED N/A LINES 264-269 APPLY.

227
228 [] FINANCING CONTINGENCY: This Offer is contingent upon Buyer being able to obtain a written
229 [INSERT LOAN PROGRAM OR SOURCE] first mortgage loan commitment as described below, within
230 Offer. The financing selected shall be in an amount of not less than \$
231 amortized over not less than
232 payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance
233 premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination fee in an amount
234 not to exceed
235 be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to
236 maintain the term and amortization stated above.

237 CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 238 or 239.

- 238 [] FIXED RATE FINANCING: The annual rate of interest shall not exceed
239 [] ADJUSTABLE RATE FINANCING: The initial annual interest rate shall not exceed
240 fixed for
241 interest rate during the mortgage term shall not exceed
242 reflect interest changes

243 If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 109-115 or 277-286
244 or in an addendum attached per line 479.

245 NOTE: If purchase is conditioned on buyer obtaining financing for operations or development consider adding a contingency for that
246 purpose.

247 [] BUYER'S LOAN COMMITMENT: Buyer agrees to pay all customary loan and closing costs, to promptly apply for a mortgage loan, and to
248 provide evidence of application promptly upon request of Seller. If Buyer qualifies for the loan described in this Offer or another loan acceptable to
249 Buyer, Buyer agrees to deliver to Seller a copy of the written loan commitment no later than the deadline at line 229. Buyer and Seller agree that
250 delivery of a copy of any written loan commitment to Seller (even if subject to conditions) shall satisfy Buyer's financing contingency if,
251 after review of the loan commitment, Buyer has directed, in writing, delivery of the loan commitment. Buyer's written direction shall
252 accompany the loan commitment. Delivery shall not satisfy this contingency if accompanied by a notice of unacceptability.

253 CAUTION: The delivered commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. BUYER,
254 BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT DELIVER A LOAN COMMITMENT TO SELLER OR SELLER'S
255 AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS ACCOMPANIED BY A NOTICE OF UNACCEPTABILITY.

256 [] SELLER TERMINATION RIGHTS: If Buyer does not make timely delivery of said commitment; Seller may terminate this Offer if Seller delivers
257 a written notice of termination to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written loan commitment.

258 [] FINANCING UNAVAILABILITY: If financing is not available on the terms stated in this Offer (and Buyer has not already delivered an
259 acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of
260 lender(s)' rejection letter(s) or other evidence of unavailability. Unless a specific loan source is named in this Offer, Seller shall then have 10 days
261 to deliver to Buyer written notice of Seller's decision to finance this transaction on the same terms set forth in this Offer, and this Offer shall remain
262 in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, this Offer shall be null and void. Buyer
263 authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

264 [] IF THIS OFFER IS NOT CONTINGENT ON FINANCING: Within 7 days of acceptance, a financial institution or third party in control of Buyer's
265 funds shall provide Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close. If such written
266 verification is not provided, Seller has the right to terminate this Offer by delivering written notice to Buyer. Buyer may or may not obtain mortgage
267 financing but does not need the protection of a financing contingency. Seller agrees to allow Buyer's appraiser access to the Property for
268 purposes of an appraisal. Buyer understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this
269 Offer is subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing contingency.

270 [] APPRAISAL CONTINGENCY: This Offer is contingent upon the Buyer or Buyer's lender having the Property appraised at Buyer's expense
271 by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the date of this Offer indicating an
272 appraised value for the Property equal to or greater than the agreed upon purchase price. This contingency shall be deemed satisfied unless
273 Buyer, within
274 equal to or greater than the agreed upon purchase price, accompanied by a written notice of termination.

275 CAUTION: An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider whether deadlines provide
276 adequate time for performance.

277 [] ADDITIONAL PROVISIONS/CONTINGENCIES: Seller to pay all outstanding obligations through the date of
278 closing per Master Lease Agreement with Manitowoc Asset Improvement, LLC including but not limited
279 to legal fees, management fees, property management fees, rehabilitation invoices, all outstanding
280 emergency fire charges, and \$100,000 fee to Manitowoc Asset Improvement, LLC.

282 This offer to purchase is contingent upon Buyer negotiating a restoration agreement pertaining to
283 known raze order with City of Manitowoc on or before 5 business days prior to closing.

287 **DEFINITIONS CONTINUED FROM PAGE 4**

288 ■ **ENVIRONMENTAL SITE ASSESSMENT:** An "Environmental Site Assessment" (also known as a "Phase I Site Assessment") (see lines 379-395)
 289 may include, but is not limited to: (1) an inspection of the Property; (2) a review of the ownership and use history of the Property, including a
 290 search of title records showing private ownership of the Property for a period of 80 years prior to the visual inspection; (3) a review of historic and
 291 recent aerial photographs of the Property, if available; (4) a review of environmental licenses, permits or orders issued with respect to the Property
 292 (5) an evaluation of results of any environmental sampling and analysis that has been conducted on the Property; and (6) a review to determine if
 293 the Property is listed in any of the written compilations of sites or facilities considered to pose a threat to human health or the environment
 294 including the National Priorities List, the Department of Nature Resources' (DNR) Registry of Waste Disposal Sites, the DNR's Contaminated
 295 Lands Environmental Action Network, and the DNR's Remediation and Redevelopment (RR) Sites Map including the Geographical Information
 296 System (GIS) Registry and related resources. Any Environmental Site Assessment performed under this Offer shall comply with generally
 297 recognized industry standards (e.g. current American Society of Testing and Materials "Standard Practice for Environmental Site Assessments"),
 298 and state and federal guidelines, as applicable.

299 **CAUTION: Unless otherwise agreed an Environmental Site Assessment does not include subsurface testing of the soil or groundwater**
 300 **or other testing of the Property for environmental pollution. If further investigation is required, insert provisions for a Phase II Site**
 301 **Assessment (collection and analysis of samples), Phase III Environmental Site Assessment (evaluation of remediation alternatives) or**
 302 **other site evaluation at lines 109-115 or 277-286 or attach as an addendum per line 479.**

303 ■ **FIXTURE:** A "Fixture" is an item of property which is physically attached to or so closely associated with land or improvements so as to be
 304 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises,
 305 items specifically adapted to the premises and items customarily treated as fixtures, including, but not limited to, all: garden bulbs; plants; shrubs
 306 and trees; screen and storm doors and windows; electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central
 307 heating and cooling units and attached equipment; water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings;
 308 attached antennas; garage door openers and remote controls; installed security systems; central vacuum systems and accessories; in-ground
 309 sprinkler systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on permanent foundations and docks/piers on
 310 permanent foundations. A Fixture does not include trade fixtures owned by tenants of the Property.

311 **CAUTION: Exclude Fixtures not owned by Seller such as rented fixtures. See lines 20-22.**

312 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-7.

313 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's
 314 lender, appraisers, title insurance companies and any other settlement service providers for the transaction as defined by the Real Estate
 315 Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple listing service sold databases; and (iii) provide
 316 active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions,
 317 incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry.

318 **EARNEST MONEY**

319 ■ **HELD BY:** Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker (Buyer's agent if Property
 320 is not listed or Seller's account if no broker is involved), until applied to purchase price or otherwise disbursed as provided in the Offer.

321 **CAUTION: Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the Parties or an**
 322 **attorney. If someone other than Buyer makes payment of earnest money, consider a special disbursement agreement.**

323 ■ **DISBURSEMENT:** If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after clearance from
 324 payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall be
 325 disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according to a written
 326 disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been delivered to broker within 60 days after
 327 the date set for closing, broker may disburse the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not
 328 represent Buyer or Seller; (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order;
 329 or (4) any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to file an interpleader
 330 action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees, not to exceed \$250, prior to
 331 disbursement.

332 ■ **LEGAL RIGHTS/ACTION:** Broker's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer.
 333 Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior to disbursement per (1) or (4) above, broker
 334 shall send Buyer and Seller notice of the disbursement by certified mail. If Buyer or Seller disagree with broker's proposed disbursement, a lawsuit
 335 may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the
 336 sale of residential property with 1-4 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting
 337 attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless from any liability for good
 338 faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional Services regulations
 339 concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

TITLE EVIDENCE

341 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed (trustee's deed if
342 Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as provided herein) free and clear of all liens and
343 encumbrances, except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility
344 and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed
345 in Seller's disclosure report, and Real Estate Condition Report, if applicable, and in this Offer, general taxes levied in the year of closing and
346 _____

347 _____
348 _____ which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents
349 necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

350 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain**
351 **improvements or uses and therefore should be reviewed, particularly if Buyer contemplates making improvements to Property or a use**
352 **other than the current use.**

353 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a
354 current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer.
355 Buyer shall pay all costs of providing title evidence required by Buyer's lender.

356 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's) (Buyer's) **STRIKE ONE** ("Seller's" if
357 neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the effective date of the title insurance
358 commitment and before the deed is recorded, subject to the title insurance policy exclusions and exceptions, provided the title company will issue
359 the endorsement. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for
360 closing (see lines 365-371).

361 ■ **PROVISION OF MERCHANTABLE TITLE:** For purposes of closing, title evidence shall be acceptable if the required title insurance
362 commitment is delivered to Buyer's attorney or Buyer not more than _____ days after acceptance ("15" if left blank), showing title to the
363 Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 341-348, subject only to liens which
364 will be paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

365 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title within
366 _____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In such event, Seller shall have a
367 reasonable time, but not exceeding _____ days ("5" if left blank), from Buyer's delivery of the notice stating title objections, to deliver
368 notice to Buyer stating Seller's election to remove the objections by the time set for closing. In the event that Seller is unable to remove said
369 objections, Buyer may deliver to Seller written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does
370 not waive the objections, Buyer shall deliver written notice of termination and this Offer shall be null and void. Providing title evidence acceptable
371 for closing does not extinguish Seller's obligations to give merchantable title to Buyer.

372 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced prior to the date of this
373 Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer.

374 **CAUTION: Consider a special agreement if area assessments, property owners association assessments, special charges for current**
375 **services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees**
376 **for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water,**
377 **sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street**
378 **lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).**

379 **ENVIRONMENTAL EVALUATION CONTINGENCY:** This Offer is contingent upon a qualified independent environmental consultant of
380 Buyer's choice conducting an Environmental Site Assessment of the Property (see lines 288-302), at (Buyer's) (Seller's) expense **STRIKE ONE**
381 ("Buyer's" if neither is stricken), which discloses no Defects. For the purpose of this contingency, a Defect (see lines 223-225) is defined to also
382 include a material violation of environmental laws, a material contingent liability affecting the Property arising under any environmental laws, the
383 presence of an underground storage tank(s) or material levels of hazardous substances either on the Property or presenting a significant risk of
384 contaminating the Property due to future migration from other properties. Defects do not include conditions the nature and extent of which Buyer
385 had actual knowledge or written notice before signing the Offer.

386 ■ **CONTINGENCY SATISFACTION:** This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance,
387 delivers to Seller a copy of the Environmental Site Assessment report and a written notice listing the Defect(s) identified in the Environmental Site
388 Assessment report to which Buyer objects (Notice of Defects).

389 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

390 ■ **RIGHT TO CURE:** Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have a right to cure the Defects. If Seller has the right to
391 cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating
392 Seller's election to cure Defects, (2) curing the Defects in a good and workmanlike manner and (3) delivering to Buyer a written report detailing the
393 work done within 3 days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written
394 Environmental Site Assessment report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written
395 notice that Seller will not cure or (b) Seller does not timely deliver the written notice of election to cure.

396 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and conditions of this Offer. A
 397 material failure to perform any obligation under this Offer is a default which may subject the defaulting party to liability for damages or other legal
 398 remedies.

399 If **Buyer defaults**, Seller may:

- 400 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
 401 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.

402 If **Seller defaults**, Buyer may:

- 403 (1) sue for specific performance; or
 404 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

405 In addition, the Parties may seek any other remedies available in law or equity.

406 The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the discretion of the
 407 courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above.
 408 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the arbitration agreement.

409 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS**
 410 **DOCUMENT CAREFULLY. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE**
 411 **PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE**
 412 **SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.**

413 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the
 414 transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties
 415 to this Offer and their successors in interest.

416 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land, building or room dimensions, or total acreage or building square
 417 footage figures, provided to Buyer by Seller or by a broker, may be approximate because of rounding, formulas used or other reasons, unless
 418 verified by survey or other means.

419 **CAUTION: Buyer should verify total square footage or acreage figures and land, building or room dimensions, if material to Buyer's**
 420 **decision to purchase.**

421 **BUYER'S PRE-CLOSING WALK-THROUGH** Within 3 days prior to closing, at a reasonable time pre-approved by Seller or Seller's agent, Buyer
 422 shall have the right to walk through the Property to determine that there has been no significant change in the condition of the Property, except for
 423 ordinary wear and tear and changes approved by Buyer, and that any Defects Seller has agreed to cure have been repaired in the manner agreed
 424 to by the Parties.

425 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** Seller shall maintain the Property until the earlier of closing or occupancy of
 426 Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary wear and tear. If, prior to closing, the Property
 427 is damaged in an amount of not more than five percent (5%) of the selling price, Seller shall be obligated to repair the Property and restore it to
 428 the same condition that it was on the day of this Offer. No later than closing, Seller shall provide Buyer with lien waivers for all lienable repairs and
 429 restoration. If the damage shall exceed such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at
 430 option of Buyer. Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, relating
 431 to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However,
 432 if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sold purpose of restoring the
 433 Property.

434 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons registered with the
 435 registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by telephone at
 436 (608) 240-5830.

437 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a part of this Offer. An
 438 "inspection" is defined as an observation of the Property which does not include an appraisal or testing of the Property, other than testing for
 439 leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, which are hereby authorized. A "test" is defined as
 440 the taking of samples of materials such as soils, water, air or building materials from the Property and the laboratory or other analysis of these
 441 materials. Seller agrees to allow Buyer's inspectors, testers, appraisers and qualified third parties reasonable access to the Property upon
 442 advance notice, if necessary to satisfy the contingencies in this Offer. Buyer and licensees may be present at all inspections and testing. Except
 443 as otherwise provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

444 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the test, (e.g., to**
 445 **determine if environmental contamination is present), any limitations on Buyer's testing and any other material terms of the**
 446 **contingency.**

447 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed unless otherwise agreed
 448 to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller. Seller acknowledges that certain inspections
 449 or tests may detect environmental pollution which may be required to be reported to the Wisconsin Department of Natural Resources.

450 **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 437-449). This Offer is contingent upon
451 a qualified independent inspector(s) conducting an inspection(s) of the Property which discloses no Defects. This Offer is further contingent upon
452 a qualified independent inspector or qualified independent third party performing an inspection of entire premise
453 _____ (list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which
454 discloses no Defects. Buyer shall order the inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections
455 recommended in a written report resulting from an authorized inspection performed provided they occur prior to the deadline specified at line 461.
456 Each inspection shall be performed by a qualified independent inspector or qualified independent third party.
457 **CAUTION: Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as well as any follow-up**
458 **inspection(s).**

459 For the purpose of this contingency, Defects (see lines 223-225) do not include conditions the nature and extent of which Buyer had actual
460 knowledge or written notice before signing the Offer.

461 **CONTINGENCY SATISFACTION:** This contingency shall be deemed satisfied unless Buyer, within 10 days of acceptance,
462 delivers to Seller a copy of the inspection report(s) and a written notice listing the Defect(s) identified in the inspection report(s) to which Buyer
463 objects (Notice of Defects).

464 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

465 **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have a right to cure the Defects. If Seller has the right to
466 cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating
467 Seller's election to cure Defects, (2) curing the Defects in a good and workmanlike manner and (3) delivering to Buyer a written report detailing the
468 work done within 3 days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written
469 inspection report(s) and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will
470 not cure or (b) Seller does not timely deliver the written notice of election to cure.

471 **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's property located at
472 _____, no later than _____. If Seller accepts a bona fide secondary offer,
473 Seller may give written notice to Buyer of acceptance. If Buyer does not deliver to Seller a written waiver of the Closing of Buyer's Property
474 Contingency and _____

475 _____
476 **[INSERT OTHER REQUIREMENTS, IF ANY (e.g., PAYMENT OF ADDITIONAL EARNEST MONEY, WAIVER OF ALL CONTINGENCIES, OR**
477 **PROVIDING EVIDENCE OF SALE OR BRIDGE LOAN, etc.)]** within _____ hours of Buyer's Actual Receipt of said notice, this Offer shall be
478 null and void.

479 **ADDENDA:** The attached Addendum is/are made part of this Offer.

480 This Offer was drafted by (Licensee and Firm) _____ on _____

481 _____
482 Buyer Entity Name (if any) Manitowoc Asset Improvement, LLC

483 (X) _____ 01/03/2018
484 Buyer's/Authorized Signature ▲ Print Name/Title Here ► Scott Lurie, member Date ▲

485 (X) _____ Date ▲
486 Buyer's/Authorized Signature ▲ Print Name/Title Here ►

487 **[EARNEST MONEY RECEIPT]** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.
488 _____ Broker (By) _____

489 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING**
490 **AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS**
491 **SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.**

492 Seller Entity Name (if any): TENRUS LLC,

493 (X) _____ 1/3/18
494 Seller's/Authorized Signature ▲ Print Name/Title Here ► SCOTT DEITZ HEIBER Date ▲

495 (X) _____ Date ▲
496 Seller's/Authorized Signature ▲ Print Name/Title Here ►

497 This Offer was presented to Seller by (Licensee and Firm) _____
498 _____ on _____ at _____ a.m./p.m.

499 This Offer is rejected _____ This Offer is countered [See attached counter] _____
500 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

**ADDENDUM
TO
COMMERCIAL OFFER TO PURCHASE
314-316 Riverview Drive, Manitowoc, WI 54220 (THE "OFFER")**

1. Earnest Money. Upon the mutual execution of this Offer, Buyer will deposit earnest money in the amount of \$10,000.00 (the "Earnest Money") with First American Title Company.
2. Inspection Period. Buyer shall have Ten (10) days from the mutual execution of this Offer (the "Inspection Period") to cause one or more agents, employees, surveyors, attorneys, engineers, auditors, architects, environmental consultants and other experts at Buyer's choice to inspect any documents related to the Property, including without limitation, site plans, building permits, leases and other agreements, and to inspect, examine, perform or obtain engineering inspections, and/or reports, environmental inspections, tests (including testing and sampling, if recommended by Buyer's environmental consultant), and/or reports, appraisals, or any other investigations or studies which Buyer deems necessary or appropriate, in Buyer's sole and absolute discretion, in order to determine the condition, value and economic feasibility of the Property. In connection therewith, Seller shall deliver to Buyer, true, accurate and complete copies of the following to the extent within the possession or reasonable control of Seller, within one (1) business day of the mutual execution of this Offer: copies of all leases, copies of all real estate and personal property tax bills for the last two (2) years, copies of any surveys, environmental reports and assessments, soil tests, engineering reports or inspections, and appraisals, a list of all personal property owned by Seller and located at or used in connection with the Property (the "Personal Property"). In the event Buyer is unsatisfied in Buyer's sole and absolute discretion, with the results of any such inspection, investigation or economic evaluation, Buyer may terminate this Offer in its entirety by delivering written notice to Seller prior to the expiration of the Inspection Period and the Earnest Money including all interest earned thereon, shall be immediately refunded to Buyer.
3. Brokerage Commission. There are no brokers involved.
4. Successors and Assigns. This Offer and all of the terms, covenants, and conditions hereof and the various instruments executed and delivered pursuant hereto shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and shall survive closing. In particular, Buyer shall be permitted to assign any and all of its rights hereunder.
5. Conflict. In the event of any conflict between the provisions of this Addendum and the attached preprinted form, the provisions of this Addendum shall control.
6. Property Condition. Because Buyer is being afforded the option of having the Property inspected, it is expected that Buyer will rely upon the expertise of Buyer's inspectors and the results of their investigation in determining whether to proceed to closing. AS SUCH,

BUYER, BY PROCEEDING TO CLOSING, SHALL BE DEEMED TO HAVE PURCHASED THE PORPERTY IN 'AS IS' CONDITION.

BUYER: Manitowoc Asset Improvement, LLC

By: 

Scott Lurie, Member

SELLER:

JEN Russ LLC,

