



# City of West Allis

## Meeting Agenda

### Common Council

*Mayor Dan Devine, Chair*  
*Alderspersons: Suzzette Grisham, Kimberlee Grob, Kevin Haass,*  
*Chad Halvorsen, Danna Kuehn, Patty Novak, Marissa Nowling,*  
*Daniel J. Roadt, Ray Turner and Martin J. Weigel*

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Tuesday, April 28, 2026

7:00 PM

City Hall, Common Council Chambers  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. PLEDGE OF ALLEGIANCE

*Led by Ald. Turner.*

#### D. PUBLIC HEARINGS

*None.*

#### E. PUBLIC PARTICIPATION

The Common Council may receive information from the public during this 30-minute period. Each speaker must sign in, state their name and address, and limit comments to one statement of no more than 5 minutes. The Council cannot take action on topics raised by speakers and will not discuss topics with speakers.

#### F. PRESENTATIONS

1. [2026-05691](#) 2025 City of West Allis Achievements.

**Attachments:** [2025 City of West Allis Department Achievements](#)

#### G. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

New and previous matters referred to Committees may be considered and acted on by Committees during the Common Council recess. Unless otherwise announced during the meeting, the Standing Committees of the Common Council will meet during recess in the following rooms:

Art Gallery – Administration & Economic Development

Room 128 – Public Safety & Public Works

Contact the Committee Chair regarding any agenda items of interest that may be discussed or acted on during the recess meetings simultaneously in different conference rooms.

## H. MAYOR'S REPORT

This item is a report from the Mayor to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

## I. ALDERPERSONS' REPORT

This item is a report from individual Alderpersons to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

## J. APPROVAL OF MINUTES

2. [2026-06067](#) April 14, 2026 Common Council Minutes.

**Recommendation:** Approve

**Attachments:** [2026-04-14 CC Minutes](#)

## K. STANDING COMMITTEE REPORTS

*None.*

## L. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

3. [R-2026-3750](#) Resolution to approve the bid of UPI Construction LLC for street construction at S. 72nd St. from W. Washington St. to the North City Limits in the amount of \$1,607,202.65.

**Recommendation:** Adopt

**Attachments:** [Res R-2026-3750](#)

4. [R-2026-3847](#) Resolution to create a Professional Service Contract with Ruckert & Mielke to provide construction management of CIP project lead service line replacements for an amount not to exceed \$24,000.

**Recommendation:** Adopt

**Attachments:** [Res R-2026-3847](#)  
[City of West Allis - RM Construction Review Services](#)

5. [R-2026-3873](#) Resolution to create a Professional Service Contract with raSmith to provide construction management of lead service line replacements for an amount not to exceed \$145,000.

**Recommendation:** Adopt

**Attachments:** [Res R-2026-3873](#)  
[Proposal West Allis LSL - 2026 Non CIP LSLR Project](#)

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6. [R-2026-4186](#) Resolution accepting the work of Five Star Energy Services, LLC for 2025 private property work in various locations in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms of 2025 Project No. 17 for final payment of \$4,878.25.
- Recommendation:** Adopt
- Attachments:** [Res\\_R-2026-4186](#)
7. [R-2026-4295](#) Resolution to authorize Emmons Business Interiors (EBi) to furnish and install furniture at the new Department of Public Works Facility for an amount of \$537,938.51.
- Recommendation:** Adopt
- Attachments:** [Res\\_R-2026-4295](#)
8. [R-2026-4296](#) Resolution authorizing and directing the City Engineer to enter into the 2nd Revision State/Municipal Agreement with the Wisconsin Department of Transportation for the reconstruction of W. National Ave. from S. 95th St. to S. 108th St.
- Recommendation:** Adopt
- Attachments:** [Res\\_R-2026-4296](#)
9. [R-2026-4297](#) Resolution for the purchase of new computer equipment for City staff in the amount of \$78,419.59.
- Recommendation:** Adopt
- Attachments:** [Res\\_R-2026-4297](#)
10. [R-2026-4298](#) Resolution to facilitate the purchase of (580) 96-gallon garbage carts for \$31,304.20.
- Recommendation:** Adopt
- Attachments:** [Res\\_R-2026-4298](#)  
[garbage cart April 2026 quote](#)
11. [R-2026-4299](#) Resolution to authorize the Department of Public Works to accept an allocation of 2026 grant funding from the Fund for Lake Michigan.
- Recommendation:** Adopt
- Attachments:** [Res\\_R-2026-4299](#)  
[Orchard Hills canal accept award agreement](#)
12. [R-2026-4098](#) Resolution granting a Privilege to Birdsong's Distribution, LLC for property located at 7125-37 W. Greenfield Ave. (Tax Key No. 453-0062-000).
- Recommendation:** Adopt
- Attachments:** [Res\\_R-2026-4098](#)

13. [R-2026-4102](#) Resolution granting a Privilege to A1 Inc for property located at 6841-43 W. Beloit Rd. (Tax Key No. 489-0071-000).  
**Recommendation:** Adopt  
**Attachments:** [Res\\_R-2026-4102](#)
14. [R-2026-4106](#) Resolution granting a Privilege to Spring West LLC for property located at 10535-37 W. Greenfield Ave. (Tax Key No. 449-9984-000).  
**Recommendation:** Adopt  
**Attachments:** [Res\\_R-2026-4106](#)
15. [2026-05944](#) Claim by Maureen Hoenigman for property damage at S. 68th St. and W. Kearney St. on March 10, 2026.  
**Recommendation:** Refer to City Attorney  
**Attachments:** [2026-05944 - Claim - Hoenigman](#)
16. [2026-05947](#) Claim by USAA General Indemnity Company for property damage at 831 S. 114th St. on March 16, 2026.  
**Recommendation:** Refer to City Attorney  
**Attachments:** [2026-05947 - Claim - USAA General Indemnity Company](#)
17. [2026-05959](#) Claim by Nicolas Duran Ronco for property damage at 1725 S. 58th St. on April 15, 2026.  
**Recommendation:** Refer to City Attorney  
**Attachments:** [2026-05959 - Claim - Ronco](#)  
[Video 1](#)  
[Video 2](#)  
[Video 3](#)  
[Video 4](#)  
[Video 5](#)  
[Video 6](#)
18. [2026-06052](#) Claim regarding foreclosure of tax lien (Case No. 2026CV2716) for property at 3825 W. Hampton Ave., Milwaukee, WI 53209.  
**Recommendation:** Refer to City Attorney  
**Attachments:** [Milwaukee County Foreclosure \(Tax Liens 2026 No. 1\) 26-CV-2716](#)
19. [2026-06050](#) Summons and Complaint in the matter of Wilmington Savings Fund Society, FSB vs. East Town Management, LLC, et al, regarding foreclosure of mortgage (Case No. 2026CV003138).  
**Recommendation:** Refer to City Attorney  
**Attachments:** [East Town Mgmt SC 26CV003138](#)

20. [2026-06038](#) Temporary Public Entertainment Permit request for Iglesia de Dios Agua en el Desierto, 5401 W. Burnham St., for a one-day event on June 26, 2026 from 5 p.m. - 9 p.m. Applicant: Jesus Gil. (TEMP-26-7)

**Recommendation:** Grant

**Attachments:** [2026-06038 - TEMP-26-7 - Jesus Gil](#)

21. [2026-06053](#) Temporary Extension of a Class B License and Temporary Public Entertainment request for Las Cazuelas, hosting a one-day event on May 5, 2026 from 11 a.m. - 8 p.m., to be held at 6738 W. Greenfield Ave. Applicant: Sandy Hurtado. (TEMP-26-8 and TEMP-26-10)

**Recommendation:** Grant

**Attachments:** [2026-06053 - App Summary](#)

22. [2026-06054](#) Temporary Extension of a Class B License and Temporary Public Entertainment request for Las Cazuelas, hosting a one-day event on May 10, 2026 from 10 a.m. - 8 p.m., to be held at 6738 W. Greenfield Ave. Applicant: Sandy Hurtado. (TEMP-26-9 and TEMP-26-11)

**Recommendation:** Grant

**Attachments:** [2026-06054 - App Summary](#)

23. [2026-06190](#) Appointment by Mayor Devine of Carrie Zagzebski to the Library Board, with a 3-year term to expire July 1, 2029.

**Recommendation:** Approve

24. [2026-06171](#) Reappointment by Mayor Devine of Eric Torkelson to the Plan Commission for a 3-year term to expire April 28, 2029.

**Recommendation:** Approve

25. [2026-06051](#) Reappointment by Mayor Devine of John Zentgraf to the Commission on Aging, with a 3-year term to expire April 28, 2029.

**Recommendation:** Approve

26. [2026-05936](#) March 2026 Municipal Judge Report, consisting of all fines, costs, and fees collected by the City of West Allis in the sum of \$174,645.88.

**Recommendation:** Place on File

**Attachments:** [March 2026 Municipal Judge Report](#)

## M. COMMON COUNCIL RECESS

## N. NEW AND PREVIOUS MATTERS

## ADMINISTRATION COMMITTEE

None.

**PUBLIC WORKS COMMITTEE**

None.

**ECONOMIC DEVELOPMENT COMMITTEE**

27. [2026-06169](#) Application for an Unlimited Transfer Full-Service Retail Outlet license at 6501 W. National Ave. for Naus Brewing LLC, DBA Perspective Brewing Company. Agent: Daniel Naus

**Recommendation:** Grant

**Attachments:** [AB-105 - Perspective Brewing](#)  
[2026 Farmers Market Dates - Perspective Brewing](#)  
[Farmer's Market Location - Perspective Brewing](#)

28. [2026-06211](#) Application for an Unlimited Transfer Full-Service Retail Outlet license at 6501 W. National Ave. for Ope Brewing Company, DBA Ope Brewing Company. Agent: John Onopa

**Recommendation:** Grant

**Attachments:** [AB-105 - Ope Brewing](#)  
[2026 Farmers Market Dates - Ope Brewing](#)

29. [R-2026-4092](#) Resolution to satisfy an economic development loan issued to Ethiopia (Motherland of Coffee) Coffee Shop LLC.

**Recommendation:** Adopt

**Attachments:** [Res R-2026-4092](#)

**PUBLIC SAFETY COMMITTEE**

30. [O-2026-0341](#) Ordinance to update duties and responsibilities for the Commission on Aging.

**Recommendation:** Pass

**Attachments:** [Ord\\_O-2026-0341](#)

31. [2026-06112](#) Appointment by Mayor Devine of David Owens to the Milwaukee Metro Fire Commission, with a 1-year term to expire 2027.

**Recommendation:** Approve

32. [2026-06106](#) Appointment by Mayor Devine of Nikki Curtis to the Milwaukee Metro Fire Commission, with a 2-year term to expire 2028.

**Recommendation:** Approve

33. [2026-06110](#) Appointment by Mayor Devine of Amy Heron to the Milwaukee Metro Fire Commission, with a 3-year term to expire 2029.

**Recommendation:** Approve

## O. ADJOURNMENT



All meetings of the Common Council are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

### NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

### NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

### AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

### LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.



# 2025 Department Achievements

# Economic Development

## 2025 Achievements and Accomplishments

### **New Housing – Over \$160 million of development**

- The 247-unit “The Rev” residential development welcomed new tenants in August
- The 248 – unit “Apiary” Development started construction
- Union Green added 8 new townships and 11 apartments to 64<sup>th</sup> and Greenfield
- F-Street started the “The Axis” development at 92<sup>nd</sup> and Greenfield adding 115 apartments and 42 townhomes

### **Recognition**

- Biz Times ranked Southeastern Wisconsin as most development friendly community
- Thrive Award from NAIOP (Commercial Real Estate Development Association)
- Finalist for Wisconsin Economic Development Association award – Talent Attraction, Development, and Retention

### **Small Businesses**

- Welcomed 150+ attendees to the first annual Empowering Woman in Business conference
- Celebrated the opening of the Slingshot Bar, Planet Fitness, and Pan Asia
- Added two new shared kitchens - Sugar Studios and Orchard Brook



# Police Department

## 2025 Achievements and Accomplishments

### Crime Data

- 39.9% overall reduction in Total Crime between 2020 and 2025

### Reckless Driving Enforcement

- Special Enforcement Initiatives focusing on reckless driving and pedestrian safety
- Approximately 8,900 traffic stops conducted (50% increase from 2024)

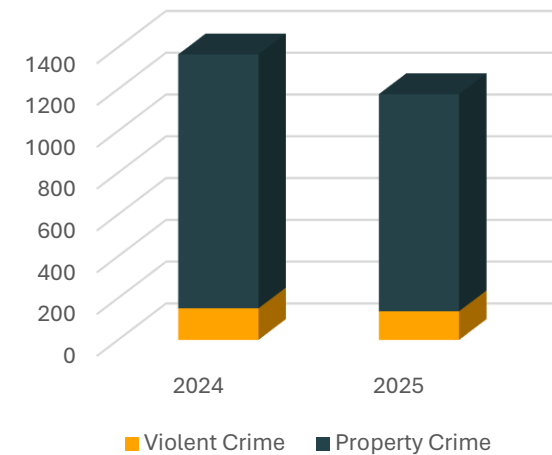
### Community Outreach

- West Allis Night Out on July 21, 2025 - attended by more than 1,000 people
- Quarterly Neighborhood Partnership Meetings to foster communication with community members

### Recruitment and Retention

- Welcomed 16 Police Officers and 12 civilian members to the department
- Congratulated 7 employees on their well-deserved retirements

13.9% Reduction in Crime



# Treasurer & CSC

## 2025 Achievements and Accomplishments

### Payment Processing

- Over 35,000 payments processed by CSC staff
- \$230,000 less was turned over to Milwaukee County for property tax collections compared to 2024.

### Let Us Help Tickets

- CSC assisted residents with entering 66 Let Us Help requests over the phone or at the customer service counter, allowing for faster response to safety concerns or property maintenance needs.

### Convergent Door Scheduling

- CSC took over Convergent door scheduling requests for meetings from DPW mid year.
- Completed 32 door requests during that time.

### Document Scanning

- Staff continue to scan and store decades worth of documents into digitized format, allowing for access and searching for various records and historical documents.



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# City Attorney

## 2025 Achievements and Accomplishments

### Innovation Grant

- Created and developed legal strategy to obtain \$24 million in unrestricted grant funding through fire department merger
- Drafted all necessary documents and adjusted strategy to account for changes in law

### Debt Collection Efforts

- Secured payments and judgments equal to several hundred thousand dollars
- Employed a variety of tactics, such as garnishment, tax refund intercept, liens, judgments, and installment agreements

### Real Estate Transactions

- Provided support in developing or repurposing Motor Castings property, St. Aloysius property, and former Aurora clinic
- Assisted in drafting new development agreements

### Litigation

- Prosecuted hundreds of municipal court cases
- Represented the City or its agencies in dozens of contested matters in state court, federal court, and administrative agencies



# Code Enforcement

## 2025 Achievements and Accomplishments

### Post-Flood Recovery

- Following the August flood event, the department supported impacted residents through expedited permitting and direct field assistance. A total of **552 permits** were issued. Inspectors assisted **17 homeowners** whose properties experienced severe structural foundation damage.
- A permit fee refund program was implemented for flood-damaged water heaters, furnaces, and electric service panels. **168 permit fees** paid by contractors were refunded directly to property owners.

### Community Preservation

- Proactive walk-through inspections were conducted at approximately **1,400 properties**.
- Inspectors monitored **35 nuisance abandoned properties**, including **16 newly identified in 2025**. Issued **216 work orders** for grass and weed cutting, **60 work orders** for snow and ice removal and **39 work orders** issued to contractor for property securing, cleanup, and rodent abatement.

### Annual Permits and Inspections

- A total of **4,162 permits** (19% increase from 2024) equaling **\$1,524,362.50**, (18.8% increase over 2024)
  - **1376 building permits**
  - **1665 electrical permits**
  - **948 plumbing permits**
  - **153 occupancy permits**
  - **20 mobile home permits.**
- A total of **15,419 inspections** were completed
  - **2,130 building inspections**
  - **1,827 electrical inspections**
  - **1,443 plumbing inspections**
  - **10,019 code enforcement officers' inspections.**



# Southwest Suburban Health Department

## 2025 Achievements and Accomplishments

### Harm Reduction

- **4,572** boxes of Naloxone distributed
- **5,022** Fentanyl and Xylazine Testing Strips Distributed
- **728** individuals trained in Naloxone Administration
- Collaborated with three radio groups to raise awareness about opioid overdose prevention, reaching over **3.13** million listeners through **1,793** commercials

### Achieved Public Health Board Accreditation

- submitted extensive documentation across **10** categories and **93** measures, highlighting our capacity to deliver essential public health services, engage the community, and drive meaningful health outcomes.

### Access & Linkage to Care

- Provided **23** STI tests and **235** TB skin tests
- Distributed **7,993** condoms
- conducted **76** car seat checks
- distributed **99** low-cost car seats
- administered **844** vaccinations
- Provided **458** TB-related home visits
- Public Health Social Worker had **531** client interactions with **466** resource referrals
- Processed **4,776** birth certificates and **59,530** death certificates
- hosted **31** Social Connection events reaching over **1,232** people

### Serving & Protecting Our Community

- Licensed **917** establishments
- Investigated **675** citizen nuisance complaints
- Served **3,228** individuals through WIC Program
- Issued **38,745** food packages



# Marketing & Engagement

## 2025 Achievements and Accomplishments

### Flood Communications

- **11** dedicated flood-related web pages receiving **13,433** views and **3,500** printed flyers
- **19** flood email updates reaching **1,197** residents
- **19** SMS alerts reaching **622** phones
- **18** original post updates and **12** shared posts on social media reaching **498,764** views

### Social Media Engagement

- City Facebook, Instagram, LinkedIn
  - Impressions: **13,942,310** (340% increase)
  - Engagements: **769,542** (273% increase from 2024)
  - Followers: net growth of **5,539 new followers** across the 3 channels.
- Farmers Market Facebook, Instagram
  - Impressions: **2,555,909** (increase 22.5% from 2024)
  - Engagements: **112,418** (increase 55.3% from 2024)
  - Followers: net growth of **3,634 new followers** across the 2 channels.

### Community Engagement

- **78,200** people attended the Farmers Market
- **11,269** attended Food Truck Fridays
- **7,100** attended Christkindlmarkt
- over **2,000** attended Haunted Honey Creek
- over **4,000** attended the Independence Day Parade
- over **3,500** attended the Christmas Parade
- **21** Community Conversations with **325 participants** resulted in:
  - West Allis Arts Collective
  - Community Impact Partnership & Foundation
  - West Allis Homeless Coalition Planning Committee.

### “Visit Stallis” Campaign Launch

- **118,700** website visits and **5,912,142** ad impressions since the August 2025 campaign launch
- **139** individual Stallis destination pages created
- **4,567 clicks** from the Stallis website to business
  - **2,312,219** on Meta ad, **251,883** on Google Ads, **3,348,040** on YouTube Ads



# West Allis Senior Center

## 2025 Achievements and Accomplishments

### Senior Center Membership

- After eliminating annual membership dues in 2024, our membership increased from 765 to **809**.

### Programming and Activities

- **102** different programs and activities were open to seniors including fitness programs, craft classes, social support groups, evidence-based health programs and more. Many of these programs are offered on a weekly basis.

### Volunteer Coordination

- With only 2 full time employees, the Senior Center heavily relies on volunteers to offer diversity of programs and ensure quality activities. In 2025, we had **95 volunteers** who led program, staffed parties, worked in the office and did many other essential duties.

### Age Friendly West Allis

- Worked with the Marketing Department to create an action plan that focuses on fostering a community where people of all ages, abilities, and backgrounds can thrive.



# Clerk's Office

## 2025 Achievements and Accomplishments

### Elections

- Managed **2** Elections in February and in April.
- Processed **3,436** ballots in February, and **12,212** in April

### Licensing

- Processed and renewed the following:
  - ✓ Cigarette Licenses – 155
  - ✓ Class A Beer Licenses – 12
  - ✓ Class A Liquor & Beer – 40
  - ✓ Class B Beer – 2
  - ✓ Class B Beer & C Wine – 7
  - ✓ Class B Tavern – 130
  - ✓ Pawnshop/Secondhand Dealer – 31
  - ✓ Operator's (Bartenders) – 265

### Miscellaneous

- Managed **7** Administrative Appeal Review Board meetings with **10** hearings in total
  - 8** Dangerous/Prohibited Dogs
  - 2** Other (Forestry Invoice and Sex Offender Residency)



# Engineering

## 2025 Achievements and Accomplishments

### Traffic Calming/Pedestrian Safety

- 2 Bump-outs, 1 pedestrian safety island, 2 high visibility crosswalks installed
- 1 raised intersection and 1 rectangular rapid flashing beacon (RRFB) installed

### Private Side Lead Water Service Lateral Replacements

- 113 private side lead water service lateral replacements completed.
- Over 700 private side lead water service lateral replacements between 2017 and 2024.

### WisDOT I94 East/West Traffic Mitigation Grant

- Received over **\$600,000** from Wisconsin Department of Transportation for traffic mitigation due to the I94 East/West project used to upgrade traffic signals along **STH 59** which includes **W. Greenfield Ave.** from **S. 81<sup>st</sup> St. to S. 62<sup>nd</sup> St.** and **W. National Ave.** from **S. 62<sup>nd</sup> St. to S. 60<sup>th</sup> St.**
- Traffic signals now use **AI-based traffic management system** to adjust in **real time** to traffic conditions which assists in **optimizing** the flow of traffic.

### Liberty Heights Pavillion

- Lead West Allis team through construction of pavilion to completion.



# Information Technology

## 2025 Achievements and Accomplishments

### City Hall Conference Room Technology Modernization

- Replaced **Cable TV** era technology with **Microsoft Teams** solutions.
- **Eliminated** the need for a dedicated **Video Production Specialist**, saving the City **1 FTE**.

### Implemented Manage/Detect/Respond Cybersecurity Solution

- Funded by the **State of Wisconsin's State Local Cybersecurity Grant Program**.
- Solution provides **deeper insights** into Security Exposures/Risks and **7x24 Security Monitoring**.

### Geographical Information System (GIS) solutions for DPW

- **iPads** and **GIS Applications** are used to track the work performed on the majority of City Assets.
- GIS Solutions developed/enhanced: Field Maps (28); Dashboards (22); Experience Builder Viewers or Editors (41) QuickCapture (1).

### End User Support

- Replaced **50** Covid era **laptops** and an additional **40 desktop** computers. Procured **Surface Pro** devices for the Fleet & Inventory divisions at the Public Works Department. Upgraded **25 iPads**.
- Closed **1,564** end user **service requests**.



# Assessor Office

## 2025 Achievements and Accomplishments

### Flooding Impact

- **338** letters requesting inspection were sent to flood impacted property owners. All known flood impacted properties had their property record reviewed by staff. Of the 338 letters mailed out, **31** property owners (9% response rate) granted permission to staff to inspect their property. Overall, **37** properties had values updated to reflect flood impacts.

### Assessment Cycle

- **1,092** building permits were reviewed, of those **161** property owners granted permission (15% response rate) and full inspections completed. 184 exterior inspection were completed. In total, 345 property inspections were completed.
- **1,838** property sales were reviewed, **15** tax classifications were reviewed and updated, **25** tax parcel splits or combinations were processed.
- Preparatory work for the 2026 citywide revaluation was begun with review of sales, rents, capitalization rates, and market changes.

### Open Book and Board of Review

- **67 Open Book** appointments were held by staff
- **32** objections were heard before the Board of Review
- **15** property tax appeals went to the circuit court



# Human Resources

## 2025 Achievements and Accomplishments

### Benefit Administration

- Implemented new employee benefits system, transitioning from legacy platform and aligning processes with payroll during implementation
- Developed automated data integrations and file feeds, reducing manual entry, improving accuracy, and increasing efficiency

### Pay & Classification

- Implemented restructured salary schedule effective 2025, raising minimum pay levels and expanding step progression
- Completed multiple targeted reclassifications and market adjustments across positions to remain competitive with comparable municipalities

### Workforce Alignment

- Implemented organizational realignments, including reclassifications, retitling, promotions, and transfers across departments
- Strengthened staffing structure across City Administrator, HR, City Clerk, City Attorney, and Marketing & Engagement functions

### Employee Health Access

- Expanded QuadMed near-site clinic partnership by adding additional service locations
- Promoted access to mental health resources, supporting employee wellness and reducing stigma



# Library

## 2025 Achievements and Accomplishments

### Circulation of Library Items

- **370,965** Library items checked out, **155,392** children's items circulated, **72,685** electronic titles checked out.
- **1,383** attraction passes used, **1,590** laptop computers checked out.
- **326,510** persons visited the Library, and **1,977** Library cards were issued to new users.

### Community Engagement

- **21,228** persons participated in onsite Library programming an increase of 42% over the previous year.
- **360** teens registered for the Teen Summer Reading Program and **1,099** kids registered for the Children's Summer event.
- **2,578** persons attended offsite Library outreach programs

### New Services

- Laptop computer vending machine implemented
- Board Game collection purchased
- Digital display monitors installed for improved marketing/information sharing
- Updated materials sorter purchased and installed for increased efficiency and improved conveniency for patrons



# Planning & Zoning Department

## 2025 Achievements and Accomplishments

### Grants & Funding

- 25 CDBG applications processed for award totaling approximately \$1.4MM in CDBG allocations for Fiscal Year 26
- Safe Streets & Roads for All Grant awarded of \$45,000 through collaboration with Engineering & MKE County
- Multi-jurisdictional collaboration through application of a Congestion Mitigation and Air Quality Grant in hopes to support the Powerline Trail extension

### Engagement, Collaboration & Support

- Hosted 9-week [Transportation Academy](#) with 1K Friends of Wisconsin
- Planning staff presentations to UWM & residents through the ENGAGE workshops
- Attended 11 Milwaukee County DOT Bus–Bike Collective meetings with peer municipalities to support regional collaboration
- Engaged in 7 Age-Friendly West Allis meetings to advance the AARP Age-Friendly Action Plan
- Flood response assistance provided by Planning staff

### Process Improvements

- WI Policy Forum process Peer review & audit completed: [Cleared for Construction: Zoning and Permitting of Development in Metro Milwaukee](#)
- Department processes featured in League of Wisconsin Municipalities magazine:
  - “Smart Planning in Action: How West Allis Uses Technology to Drive Better Development Decision

### Policy & Plans

- [Pedestrian, Bike, & Mobility Plan](#) adopted
- 4 Zoning code amendments
- [Powerline Trail Feasibility Report](#) completed



# Planning & Zoning/Housing Office

## 2025 Achievements and Accomplishments

### Affordable Housing Assistance

- Section 8/Housing Voucher: **229** Households = \$2.4MM in Housing Assistance Payments
  - 28 Disabled
  - 97 Elderly
  - 69 with Children
- VASH (Veteran Affairs Supportive Housing):  
**161** Households = \$904,000 in Housing Assistance Payments
  - 95 Elderly
  - 84 Disabled
  - 12 with Children
- Beloit Road: **104** Households = \$679,000 in Housing Assistance Payments
  - 32 Disabled
- Landlords partnering in assistance programs: **162**

### Family Self-Sufficiency

- Applied/Received an FSS grant for \$95,063
- Thirty (30) participants enrolled in the program
- Two (2) participants successfully graduated from the FSS program
- FSS Informational Seminars were offered to participants:
  - April – Benefits of FSS program
  - July – Employee Milwaukee & Big Step
  - October – Homeownership

### Fair Housing

- Successful Fair Housing Contest - Central HS and Walker Elementary School participated
- Awards Ceremony was held in April



# Public Works

## 2025 Achievements and Accomplishments

### Flood Response

- Provided bulk collection of **flood debris** and **access to open containers** at no charge, **waived fees at drop off site** for debris and electronics, waived fees for and **delivered replacement garbage and recycling carts**.
- Collected over **2,000 tons of debris**, **108 staff members** involved and logged over **5,600 labor hours**.

### Increased GIS Footprint

- Collaborated with GIS to build new apps and dashboards for **Sanitation violations, Pavement Repair, and Valve Turning**.
- Continued to improve existing platforms for **Road Markings, Tree Work, Catch Basin Repairs and Sewer Jetting**.

### Inventory Audit

- Audited over **7,000** Inventory parts (over 129,000 individual units).
- Assisted with audit of almost **400** Water parts (over 3,700 individual units).

### Infrastructure & Asset Maintenance

- Converted two high voltage circuits to low voltage (**98 streetlights**) and converted **46** high pressure sodium fixtures to LED, Continued installing permanent **No Parking signs** throughout State Fair Area, Resolved **99 main breaks** and **8 water service leaks**.
- Contracted out **less than 7%** of costs of work orders in 2025 (this includes costs for Flood Response).



# Fire Department

## 2025 Achievements and Accomplishments

### Organizational Stability

- Maintained full service delivery during a period of executive turnover and staffing shortages by filling vacancies, stabilizing operations, and remaining **under budget** despite elevated overtime demands.

### Flood & Emergency Management

- Managed a major flood event with over 200 calls for service in a 12-hour period, within the city and State Fair.
- Supported citywide emergency management operations through response, mitigation, and recovery.

### Recognition and Community Impact

- Received a National **Hooley Award** for breaking new frontiers in Community Service Programming, and a **Hometown Hero Award**, recognizing service excellence in response to the 2025 flood.

### Operational Advancements

- Prehospital Blood Implementation - Deployed prehospital blood on frontline medic units, significantly increasing the department's ability to deliver lifesaving interventions prior to hospital arrival.
- Apparatus Modernization - Placed a new engine into service, replacing a 27-year-old apparatus, improving reliability, reducing maintenance costs, and enhancing operational readiness.

### Community Engagement

- Demonstrated strong community involvement through staff leadership in local high school athletics, contributing to **state-level wrestling competitiveness.**



# Finance

## 2025 Achievements and Accomplishments

### Revenue Expansion & Compliance

- **Ground Emergency Medical Transportation (GEMT)** - All new Medicaid funding required significant data analysis and compilation of payroll data, accounting data, and ambulance run billing data. Staff was praised by the state for the quality of their work.
- **Updated tax chargeback process** - align tax refunds and related reimbursements to provide greater transaction clarity and lessen the impact on an annual budget.

### Numerous Payroll Process Improvements

- **Standardized** - reports, task planning, filing structure, payroll change processing, reporting processes, deduction cycles
- Digitized manual processes, improved quality control measures, updated procedure documentation, re-balanced pay cycle tasks, implemented automated reporting for greater transparency, worked with HR to remove duplication of records, reduced re-work by updating legacy systems, and more

### Implemented Significant Policy Changes

- **PTO conversion** - The conversion to PTO was a massive undertaking necessitating coordination with HR and a lot of manual review and updating.
- **All new Salary Schedule** - The move from a 6 to 11-step salary schedule required updating not only the schedule, but also manually updating setup for hundreds of employees.

### Structure & Reporting Improvements

- **Convention & Visitors Bureau (CVB)** -unlocking much needed operating budget funds.
- **New reporting funds** - Significantly improved the process to remain GAAP compliant.





# City of West Allis

## Meeting Minutes

### Common Council

*Mayor Dan Devine, Chair*

*Alderspersons: Suzzette Grisham, Kimberlee Grob, Kevin Haass,  
Chad Halvorsen, Danna Kuehn, Patty Novak, Marissa Nowling,  
Daniel J. Roadt, Ray Turner and Martin J. Weigel*

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Tuesday, April 14, 2026

7:00 PM

City Hall, Common Council Chambers  
7525 W. Greenfield Ave.

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#### REGULAR MEETING

#### A. CALL TO ORDER

Mayor Devine called the meeting to order at 7:17 p.m.

#### B. ROLL CALL

**Present** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

#### C. PLEDGE OF ALLEGIANCE

Ald. Roadt led the Pledge of Allegiance.

#### D. PUBLIC HEARINGS

1. [2026-04233](#) Conditional Use Permit for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Ave.  
*Steve Schaer, City Planning Director, presented.*

#### E. PUBLIC PARTICIPATION

*Brad Bradley, 2568 S. 90th St., spoke regarding garbage collection for multi-family units.*

#### F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

#### G. MAYOR'S REPORT

*Mayor Devine congratulated everyone involved in helping West Allis win the 2026 Strongest Town Contest (<https://www.strongesttown.com/>) and congratulated West Allis Police Department staff who were recognized at the recent WAPD awards ceremony. He also noted the grand opening for the Picklr, a new indoor pickleball court, and congratulated Sharon Roy and Jessica Wink on their recent retirements.*

#### H. ALDERPERSONS' REPORT

*Ald. Grob acknowledged everyone who worked the April 7th election.*

*Ald. Grisham recounted a recent road rage experience and asked everyone to be patient and conscientious on the road, especially as construction begins on many roadways.*

*Ald. Kuehn announced the Conrad Gardens Neighborhood Association's annual cleanup on April 18 from 10 a.m. to 11 a.m.*

**I. APPROVAL OF MINUTES**

2. [2026-05660](#) March 24, 2026 Common Council Minutes.

YouTube link: <https://www.youtube.com/user/westalliscitychannel/videos>

Ald. Haass moved to approve the minutes. Ald. Grisham seconded. Motion carried.

**J. STANDING COMMITTEE REPORTS**

*None.*

**K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)**

Ald. Haass moved to approve the Consent Agenda, items #3 - #17. Ald. Kuehn seconded. Motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

3. [O-2026-0128](#) Ordinance to increase municipal court cost amount from \$38 to \$48.

**Sponsors:** Alderperson Haass

**Passed**

4. [R-2026-3399](#) Resolution to adjust fees related to licensing and inspecting lodging facilities and retail food establishments.

**Adopted**

5. [R-2026-3692](#) Resolution to create increased permit fees for work performed in the right-of-way without a proper permit.

**Adopted**

6. [R-2026-3642](#) Resolution approving a Neighborhood Small Grant Program Community Impact grant to the City Center Neighborhood Association for up to \$850.

**Adopted**

7. [R-2026-3751](#) Resolution approving a Substantial amendment to the FY2020-FY2025 Community Development Block Grant Action Plans to reallocate unprogrammed Block Grant funding of \$85,624 to complete the Liberty Heights Park Pavilion project activity.

**Adopted**

8. [R-2026-3747](#) Resolution authorizing the Director of Public Works to amend an existing agreement with Ruekert & Mielke, Inc. for engineering consulting services related to the Orchard Hills canal concrete channel removal and restoration project in an amount not to exceed \$154,984.

**Adopted**

9. [R-2026-3749](#) Resolution authorizing the Director of Public Works to apply for the Wisconsin Department of Natural Resources Total Runoff Management Grant relating to the Orchard Hills canal concrete channel removal and restoration project.  
**Adopted**
10. [R-2026-3745](#) Resolution to accept the proposals of Graybar Electric, Hein Electric, and Crescent Electric to furnish and deliver fuses, fuse holders, connectors, wire, and cable for a total of \$91,773.02.  
**Adopted**
11. [R-2026-3748](#) Resolution to approve the bid of State Contractors, Inc. for traffic safety/calming at W. National Ave. from S. 65th St. to the Union Pacific Railroad in the amount of \$206,176.25.  
**Adopted**
12. [R-2026-3640](#) Resolution granting a Privilege to Bunty's Liquor, LLC for property located at 8423-31 W. Cleveland Ave. (Tax Key No. 517-0343-001).  
**Adopted**
13. [2026-05795](#) Appointment by Mayor Devine of John Biniok to the Capital Improvement Committee, with a 3-year term to expire April 14, 2029.  
**Approved**
14. [2026-05489](#) Finance Director/Comptroller report for March 2026 indicating City of West Allis checks issued.  
**Placed on File**
15. [2026-05517](#) Claim by Joanne Wied for property damage at S. 68th St. and W. Hayes Ave. on December 16, 2025.  
**Referred to City Attorney**
16. [2026-05519](#) Claim by Julie Sueoka for property damage at 1717 S. 80th St. between December 1 and December 9, 2025.  
**Referred to City Attorney**
17. [2026-05523](#) Claim by Roman Williams for personal injury at 6410 W. Moltke Ave. on August 5, 2025.  
**Referred to City Attorney**

#### L. COMMON COUNCIL RECESS

**Ald. Haass moved that the Council recess until completion of the Standing Committee meetings. Ald. Grisham seconded. Motion carried.**

**The Council recessed at 7:39 p.m. and returned at 8:08 p.m.**

**M. NEW AND PREVIOUS MATTERS**

**ADMINISTRATION COMMITTEE**

Committee convened at 7:48 p.m.

Committee Action for items #18 and #19: Ald. Novak moved to approve item #18 and adopt item #19. Ald. Nowling seconded. Motion carried.

- 18. [2026-05262](#) Appointment of Robert Stoner to the position of Director of Information Technology.

**Council Action:** Ald. Weigel moved to act in accordance with the committee report. Motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

- 19. [R-2026-3323](#) Resolution to approve an employment contract with Robert Stoner for the position of Director of Information Technology.

**Council Action:** Ald. Weigel moved to act in accordance with the committee report. Motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

Committee Action for items #20-22: Ald. Nowling moved to convene into closed session for items #20-22 at 7:53 p.m. Ald. Kuehn seconded. Motion carried.

Ald. Novak moved to reconvene into open session at 8:00 p.m. Ald. Kuehn seconded. Motion carried.

Ald. Kuehn moved to authorize the City Attorney to act as directed in closed session for items #20-22. Ald. Grob seconded. Motion carried.

- 20. [2026-02301](#) Claim by Landmark Harmony Housing, LLC regarding 2025 assessments at 1441 S. 68th St. (Parcel No. 453-0002-001) and S. 69th & W. Orchard St. (Parcel No. 453-0001-009).

**Council Action:** Ald. Weigel moved to act in accordance with the committee report. Motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

- 21. [2025-0067](#) Claim by Landmark Harmony Housing, LLC for a money judgment for property parcels known as 453-0002-001 & 453-0001-009.

**Council Action:** Ald. Weigel moved to act in accordance with the committee report. Motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

22. [2024-0062](#) Claim by Landmark Harmony Housing, LLC for 2023 unlawful tax at 1441 S. 68th St. (453-0002-001) and 69th and Orchard St. (453-0001-009).

**Council Action:** Ald. Weigel moved to act in accordance with the committee report. Motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

Ald. Kuehn moved to adjourn at 8:01 p.m. Ald. Grob seconded. Motion carried.

## PUBLIC WORKS COMMITTEE

Committee convened at 7:47 p.m.

23. [2026-05661](#) Discussion regarding Project No. 2026-11 - Private Property Work: Lead Service Line Replacements Contract Award.

Discussion Purposes Only

**Committee Action for items #24 and #25:** Ald. Haass moved to find that MJ Construction is not a responsible bidder for item #24 based on the reasons stated by the City Engineer, to place on file item #24, and to adopt item #25. Ald. Grisham seconded. Motion carried.

24. [R-2026-3743](#) Resolution to approve the bid of MJ Construction, Inc. for lead service line replacements at various locations in the city of West Allis in the amount of \$1,383,750.00.

**Council Action:** Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

25. [R-2026-3752](#) Resolution to approve bid of Mid City Corporation for lead service line replacements in various locations around the city of West Allis in the amount of \$1,433,812.50.

**Council Action:** Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

**Committee Action for items #26 and #27: Ald. Grisham moved to adopt items #26 and #27. Ald. Halvorsen seconded. Motion carried.**

26. [R-2026-3744](#) Resolution to approve the bid of MJ Construction, Inc. for private property sanitary and water improvements at various locations around the city of West Allis in the amount of \$399,830.00.

**Council Action: Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:**

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

27. [R-2026-3746](#) Resolution to approve the bid of MJ Construction, Inc. for CIP lead service line replacements at various locations in the city of West Allis in the amount of \$269,100.

**Council Action: Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:**

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

**Ald. Grisham moved to adjourn at 8:02 p.m. Ald. Halvorsen seconded. Motion carried.**

## ECONOMIC DEVELOPMENT COMMITTEE

**Committee convened at 7:43 p.m.**

28. [2026-03556](#) New Class B Tavern and Public Entertainment License for Rupena's Inc DBA Rupena's Fine Foods, 7641 W. Beloit Rd. Agent: Maria Rupena. (ALC-26-4)

**Committee Action: Ald. Weigel moved to grant with hours of operation as amended (8 a.m. - midnight). Ald. Nowling seconded. Motion carried.**

**Council Action: Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:**

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

**No:** 0

29. [2026-04233](#) Conditional Use Permit for Family One Venture, a proposed Group Child Care Center use, at 5408 W. Electric Ave.

**Committee Action: Ald. Nowling moved to approve. Ald. Grob seconded. Motion carried.**

**Council Action: Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:**

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

Ald. Novak moved to adjourn at 7:48 p.m. Ald. Weigel seconded. Motion carried.

**PUBLIC SAFETY COMMITTEE**

Committee convened at 7:41 p.m.

30. [O-2026-0224](#) Ordinance to prohibit feeding of stray or abandoned domestic animals.

**Sponsors:** Alderperson Weigel

**Committee Action:** Item placed on file without objection.

**Council Action:** Ald. Grisham moved to act in accordance with the committee report. Motion carried by roll call vote:

**Aye:** 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

31. [2026-05229](#) Discussion regarding matters to be considered at the annual meeting of members for Milwaukee Metro Fire Rescue Corporation.

**Discussion Purposes Only**

Ald. Halvorsen moved to adjourn at 7:47 p.m. Ald. Haass seconded. Motion carried.

**N. ADJOURNMENT**

Ald. Haass moved to adjourn at 8:12 p.m. Ald. Grisham seconded. Motion carried.

Next scheduled meeting is April 28, 2026 at 7:00 p.m.



All meetings of the Common Council are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

**NON-DISCRIMINATION STATEMENT**

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

**AMERICANS WITH DISABILITIES ACT NOTICE**

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

**LIMITED ENGLISH PROFICIENCY STATEMENT**

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

**CITY OF WEST ALLIS  
RESOLUTION R-2026-3750**

**RESOLUTION TO APPROVE THE BID OF UPI CONSTRUCTION LLC FOR  
STREET CONSTRUCTION AT S. 72ND ST. FROM W. WASHINGTON ST. TO THE  
NORTH CITY LIMITS IN THE AMOUNT OF \$1,607,202.65**

**WHEREAS**, the Board of Public Works duly advertised for bids for the furnishing of certain materials and the performance of all work required for the improvements in a certain area as described below, and the bids received were reasonable; and,

**WHEREAS**, the Board of Public Works recommends and deems it to be in the best interests of the City of West Allis that the bid of UPI Construction LLC for 2026 Project No. 8 be accepted.

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis that the bid of UPI Construction LLC for 2026 Project No. 8 for the installation of concrete curb and gutter, concrete pavement, concrete sidewalk, driveway replacement, sanitary sewer relay, storm sewer relay, water main relay, building services, and utility adjustments at S. 72nd St. from W. Washington St. to the North City Limits for the sum of \$1,607,202.65 be accepted.

**BE IT FURTHER RESOLVED** that the proper City officers are authorized and directed to enter into contractual relations with said contractor for the performance of said work, in accordance with the prices submitted in their proposal and with the specifications of the City of West Allis, and that all other bids received for same be rejected.

**BE IT FURTHER RESOLVED** that said improvements be installed using Water, Sanitary, and Street Bond funds, Storm cash, and Capital Projects cash reserves (future reimbursement from special assessments).

**SECTION 1:**        **ADOPTION** “R-2026-3750” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-3750(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis

**CITY OF WEST ALLIS  
RESOLUTION R-2026-3847**

**RESOLUTION TO CREATE A PROFESSIONAL SERVICE CONTRACT WITH  
RUEKERT & MIELKE TO PROVIDE CONSTRUCTION MANAGEMENT OF CIP  
PROJECT LEAD SERVICE LINE REPLACEMENTS FOR AN AMOUNT NOT TO  
EXCEED \$24,000**

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis that the proposal dated April 9th, 2026 submitted by Ruekert & Mielke for furnishing Engineering Consulting Services to provide construction management of CIP project lead service line replacements for an amount not to exceed \$24,000 is accepted.

**BE IT FURTHER RESOLVED** that funding for this purchase will be reimbursed through the DNR Safe Drinking Water Loan Program Project Nos. 5404-12 & 5404-13 and through Special Assessments.

**BE IT FURTHER RESOLVED** that the City Engineer is authorized to enter into a Professional Services Contract with Ruekert & Mielke.

**BE IT FURTHER RESOLVED** that the City Engineer is authorized to make any non-substantive changes to the approved documents to effectuate their intent and to prepare and deliver any other documents necessary to complete the approved transaction.

**SECTION 1:**        **ADOPTION** “R-2026-3847” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

BEFORE ADOPTION

R-2026-3847 (Non-existent)

AFTER ADOPTION

R-2026-3847(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis

# CITY OF WEST ALLIS



**Lead Service Line Replacement Construction Inspection**  
2026



April 9, 2026

Alexander Weislak, P.E.  
Principal Engineer  
City of West Allis  
7525 W. Greenfield Ave  
West Allis, WI 53214

RE: 2026 CIP LSLR Program

Dear Mr. Weislak,

The City of West Allis continues to advance infrastructure improvements through its Capital Improvement Program, including lead service line replacement efforts. This work may occur as part of City improvement projects, private development-driven projects, or emergency repairs, and the timelines on these projects can vary significantly. Ruekert & Mielke Inc. (R/M) has staff available for construction inspection, construction administration, and survey services that the City may be interested in utilizing for some of these infrastructure projects.

Our R/M team has extensive experience in municipal roadway and utility projects, and we have been a municipally focused Wisconsin firm for over 80 years. We work with municipalities throughout Wisconsin and partner with municipalities as an extension of their staff. We work with municipal staff to understand their anticipated level of involvement in construction projects, preferred communication style, and project workflows. Our team will leverage our experience and understanding of infrastructure and operations to proactively identify potential issues early, minimizing the need for change orders or construction conflicts. We combine our construction expertise with our contractor experience and municipal understanding to deliver successful municipal construction projects.

Our team will serve as the City's eyes and ears in the field, providing pre-investigation work, daily observation, contractor coordination, and clear documentation of construction activities. We maintain detailed daily reports, including photographs and field notes, and ensure required compliance documentation is completed accurately and on time. This consistent field presence and documentation support project tracking, regulatory requirements, and helps minimize disruptions and builds trust with the community.

We look forward to the opportunity to work with the City on its Lead Service Line Replacement project. Please do not hesitate to contact us if you have any questions regarding our potential services or the content within our proposal.

Respectfully,

RUEKERT & MIELKE, INC.



Hunter Reuteman  
Field Services Construction Supervisor  
[hreuteman@ruekert-mielke.com](mailto:hreuteman@ruekert-mielke.com)  
(262) 953-3009

## CONSTRUCTION REVIEW SERVICES

### Onsite Construction Review

Our staff provide construction observation for roadways, sanitary sewer, water main, storm water, facilities, and other municipal infrastructure to confirm work is completed in accordance with Contract Documents and Municipal Standards. Services can be provided on a full-time or part-time basis depending on the City’s needs. Onsite staff document elevations, measurements, and locations of installed infrastructure and maintain detailed records of construction activities. R/M provides daily reports to Municipal Staff summarizing completed work, materials installed, and site conditions, along with photo documentation.

For Lead Service Line Replacement projects, our services include coordination with property owners, verification of service replacements, and documentation to support regulatory and funding requirements. Our team maintains a consistent field presence across multiple replacements to support efficient project delivery while confirming restoration is completed in accordance with project requirements.

R/M has completed construction review for numerous Lead Service Line Replacement programs, including but not limited to:

- City of Kenosha - 800 service lines replaced
- Village of Oregon - 86 service lines replaced
- City of Columbus - 13 service lines replaced

### Onsite Private Development Review

R/M can conduct onsite reviews of Private Development construction, including roadway and parking lot pavement, water, sanitary sewer and storm water utilities, storm water BMPs, and private energy and communications utilities. Our staff onsite review services would be provided at a similar scale and effort as our municipal onsite review services.

## CONSTRUCTION ADMINISTRATION SERVICES

### Construction Management

R/M staff can provide a variety of construction management services, including Contractor coordination during construction, project meeting coordination and documentation, review and preparation of payment requests, and punch list and closeout coordination and facilitation.

## OUR TEAM



**Hunter Reuteman** – Construction Review Manager

*Hunter has over 10 years of construction experience with onsite construction review, construction management, and detailed plan review. He will serve as the construction review manager and oversee all coordination and administration for this project.*



**Ron Hill – Construction Review Technician II**

*Ron has construction review experience for roadways, curb and gutter, utilities, and lead service laterals. In 2025, Ron served as help for the construction review technician for the City of Kenosha's lead service line replacement project, which included more than 800 lead laterals. He will utilize this experience for the City of West Allis.*

## LEVEL OF EFFORT

Select Billing Rate Table:		R/M Standard	CRT2	CRM	ETECH	TOTAL TASK HOURS	TOTAL TASK LABOR COST	TASK REIMBURSABLE COSTS	TOTAL TASK COST
Employee Initials		RH	HJR	DJK					
Classification		Construction Review Technician 2	Construction Review Manager	Engineer Technician					
Billing Rate		\$115.00	\$166.00	\$125.00					
Phase 1									
Phase Start D. 1/01/2025	Phase End D. 1/01/2025	Task Start Date	Task End Date	Hours					
1				1.00	1.00	2	\$281	\$38	\$319
2				4.00		5	\$585	\$0	\$585
3				150.00		150	\$17,250	\$383	\$17,633
4					10.00	10	\$1,660	\$0	\$1,660
5				8.00		8	\$920	\$0	\$920
6						2	\$250	\$0	\$250
7				2.00		2	\$230	\$0	\$230
8						0	\$0	\$0	\$0
9						0	\$0	\$0	\$0
10						0	\$0	\$0	\$0
PHASE LABOR TOTALS				165.00	11.00	179	\$21,176		
PHASE REIMBURSABLES								\$421	
PHASE CONSULTANTS									\$0
PHASE TOTAL									\$21,597

### Reimbursable Expenses

Mileage: \$0.70/mile

### Notes:

- Staff hourly rates will be based on travel to and from the City from our Waukesha Office
- Mileage will only be charged for services where travel within the City is required (condition inspections, IDDE, road ratings, etc.). No mileage will be charged for **Onsite Construction Review** or for **Onsite Private Development Review**.

**CITY OF WEST ALLIS  
RESOLUTION R-2026-3873**

**RESOLUTION TO CREATE A PROFESSIONAL SERVICE CONTRACT WITH  
RASMITH TO PROVIDE CONSTRUCTION MANAGEMENT OF LEAD SERVICE  
LINE REPLACEMENTS FOR AN AMOUNT NOT TO EXCEED \$145,000**

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis that the proposal dated March 19th, 2026 submitted by raSmith for furnishing Engineering Consulting Services to provide construction management of lead service line replacements for an amount not to exceed \$145,000 is accepted.

**BE IT FURTHER RESOLVED** that funding for this purchase will be reimbursed through the DNR Safe Drinking Water Loan Program Project Nos. 5404-12 & 5404-13 and through Special Assessments.

**BE IT FURTHER RESOLVED** that the City Engineer is authorized to enter into a Professional Services Contract with raSmith.

**BE IT FURTHER RESOLVED** that the city attorney is authorized to make any non-substantive changes to the approved documents to effectuate their intent and to prepare and deliver any other documents necessary to complete the approved transaction.

**SECTION 1:**        **ADOPTION** “R-2026-3873” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-3873(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis

## 2026 West Allis LSLR Program Scope and LOE Estimate

3/19/2026

The City of West Allis has a large backlog of water services that need replacement from the curb stop near the property line to the interior water meter. The City is requesting an estimate of inspection effort with reporting that closely resembles what was provided for the water laterals replaced as part of the private property improvement and stand alone lead service lateral projects performed over the last several years. This project is designed as a stand alone project, separate from current CIP projects in the City. These laterals are in locations where the public side of the watermain and service have already been replaced, and we're returning to replace the private side. Property owners have been notified that this is a mandatory replacement program.

The following is a cost estimate breakdown to perform inspection services for the LSLR program in 2026:

### 2026 Construction Related Services Cost Estimate

There are approximately 225 water service laterals that are scheduled to be replaced as of the writing of this proposal. The plan is to have Chuck Pape available throughout the project, along with Kate Jankowski and Anthony Hyndiuk serving as backups for both MMSD PPII and LSLR projects. In the event that there is overlap between the LSL and PPII programs, we may need to introduce another staff person to the project, but don't anticipate this need. In this event, Chuck and/or Kate will still assume a lead role for the project. Each have had extensive experience with West Allis in the prior private property and lead service lateral replacement programs. With that, consider the following:

### Estimated Hourly Breakdown of Costs

- Project Administration/Management—Chris Stamborski
  - 50 hours \* \$210/hour = \$10,500.00
- Lead Field Representative—Chuck Pape/Kate Jankowski
  - 900 hours (assuming ~ 4 hours/lateral, based on 2025 productivity) \* \$145/hour = \$130,500.00
  - Anthony Hyndiuk would bill at \$125/hour
- **Totals—950 hours—\$141,000.00**

\*Assume mileage expenses of approximately \$2,500.

### Summary

We believe our team provides great value to the City beyond the hours and billable rates alone, and appreciate the City recognizing this with continued work on these types of projects. Chuck, Kate, and Anthony's ability to work independently has provided value to the City in these projects, as it has limited the need for additional inspectors, and helped to reduce the amount of City-staff time needed on these types of projects. Our staff has also worked closely with City building, plumbing and electrical inspection departments too, serving as a liaison throughout these projects. We expect this level of service to again be in place for this year's program.

A new work order in the amount of \$145,000.00 would cover the budgeted costs based on the above estimate of services to be replaced. Since this effort is T&M, we could adjust the budget, if necessary, to account for any additional effort necessary based on the progression of the project.

**CITY OF WEST ALLIS  
RESOLUTION R-2026-4186**

**RESOLUTION ACCEPTING THE WORK OF FIVE STAR ENERGY SERVICES,  
LLC FOR 2025 PRIVATE PROPERTY WORK IN VARIOUS LOCATIONS IN THE  
CITY OF WEST ALLIS AND AUTHORIZING AND DIRECTING SETTLEMENT  
OF SAID CONTRACT IN ACCORDANCE WITH CONTRACT TERMS OF 2025  
PROJECT NO. 17 FOR FINAL PAYMENT OF \$4,878.25**

**WHEREAS**, Five Star Energy Services, LLC has completed their contractual obligations in accordance with the plans and specifications therefore attested by the approval for payment by the City Engineer.

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis that the work of Five Star Energy Services, LLC (2025 Project No.17) for private lead water service line replacements at various locations around the City of West Allis is accepted, and the proper City officers are authorized and directed to make settlement with the said contractor in accordance with terms of said contract.

**SECTION 1:**            **ADOPTION** “R-2026-4186” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

**ADOPTION**

R-2026-4186(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis

**CITY OF WEST ALLIS  
RESOLUTION R-2026-4295**

**RESOLUTION TO AUTHORIZE EMMONS BUSINESS INTERIORS (EBI) TO  
FURNISH AND INSTALL FURNITURE AT THE NEW DEPARTMENT OF PUBLIC  
WORKS FACILITY FOR AN AMOUNT OF \$537,938.51**

**WHEREAS**, the City of West Allis has authorized and approved the construction of a new Department of Public Works facility located at 1906 S. 53rd St.; and,

**WHEREAS**, three City departments – Public Works, Engineering, and Information Technology – will be relocated from their current facilities to the new Department of Public Works facility; and,

**WHEREAS**, all the new offices require furniture for operations; and,

**WHEREAS**, EBi has successfully provided furniture orders and installation services in the past; and,

**WHEREAS**, EBi has recommended furniture that is in the State Cooperative Contract for furniture and installation, and is providing the State pricing to the City; and,

**WHEREAS**, time is of the essence to order the furniture as soon as possible due to a May 1, 2026 scheduled furniture supplier cost increase; and,

**WHEREAS**, the cost of the furniture and installation are within the budget for the new DPW Facility; and,

**WHEREAS**, the Engineering, Public Works, Information Technology, and Finance Departments and Kueny Architects recommend and deem it to be in the best interest of the City of West Allis to accept the EBi quotes to provide and install the furniture at the new Department of Public Works facility.

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis that the proposal dated March 24, 2026 submitted by EBi to furnish and install furniture at the new Department of Public Works Facility at 1906 S. 53rd St. for an amount of \$537,938.51 is approved.

**BE IT FURTHER RESOLVED** that the City Engineer and Director of Public Works are authorized to accept the quotes provided for the furnishing and installation of the furniture at the new Department of Public Works facility.

**BE IT FURTHER RESOLVED** that the City Engineer and Director of Public Works are authorized to make any non-substantive changes to the approved documents to effectuate their intent and to prepare and deliver any other documents necessary to complete the approved transaction.

**SECTION 1:**            **ADOPTION** “R-2026-4295” of the City Of West Allis  
Municipal Resolutions is hereby *added* as follows:

**ADOPTION**

R-2026-4295(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of  
West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West  
Allis

**CITY OF WEST ALLIS  
RESOLUTION R-2026-4296**

**RESOLUTION AUTHORIZING AND DIRECTING THE CITY ENGINEER TO  
ENTER INTO THE 2ND REVISION STATE/MUNICIPAL AGREEMENT WITH  
THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR THE  
RECONSTRUCTION OF W. NATIONAL AVE. FROM S. 95TH ST. TO S. 108TH ST.**

**WHEREAS**, the initial project funding approved by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in the last biennium was limited to \$4,470,309 in federal funding and amended in the current biennium to \$12,482,880 in federal funding and was found to also not cover the entire 80% cost share of the design and construction cost for the W. National Ave. project; and,

**WHEREAS**, the original State/Municipal Agreement was approved by the Common Council on February 7, 2023 (Resolution R-2023-0112) and amended by the Common Council on May 6, 2025 (Resolution R-2025-1485); and,

**WHEREAS**, the Wisconsin Department of Transportation (WisDOT) had notified the City that this project, as updated, exceeded the federal funding cap, resulting in a deficit of approximately \$5,500,000, of which 100% is City cost; and,

**WHEREAS**, the Engineering Department worked with SEWRPC and WisDOT to acquire an additional \$3,001,925 of funding to raise the federal funding cap to \$15,484,805; and,

**WHEREAS**, the City costs are now estimated at \$9,109,872.82; and,

**WHEREAS**, the State/Municipal Agreement has been revised to reflect the federal funding increase and the most recent cost estimate information; and,

**WHEREAS**, the W. National Ave. project from S. 95th St. to S. 108th St. is scheduled for construction in 2026 and 2027.

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis that the City Engineer is authorized and directed to enter into an agreement with the WisDOT for the Project (State ID 2410-15-00/70/71); a copy of the State/Municipal Agreement is attached to this resolution.

**BE IT FURTHER RESOLVED** that the total eligible estimated design project cost is \$23,951,000, of which \$15,484,805 is anticipated to be the Federal share and the remaining \$8,466,395 is anticipated to be the local municipal share, which includes \$4,295,000 for sanitary sewer and watermain relays.

**BE IT FURTHER RESOLVED** that funds for this reconstruction project on W. National Ave. are budgeted and available in the Bond Funds, Capital Project cash reserves

(future reimbursement from special assessments), Sanitary Sewer Fund, Stormwater Management Fund, Water Utility Fund, and the services will be charged to Account Number 350-6008-531.31-01.

**BE IT FURTHER RESOLVED** that the City Engineer forward a certified copy of this Resolution, together with the executed State/Municipal Agreement, to the office of the WisDOT and take whatever further action is required to initiate and effect the street improvement project.

**SECTION 1:**            **ADOPTION** “R-2026-4296” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-4296(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis

**CITY OF WEST ALLIS  
RESOLUTION R-2026-4297**

**RESOLUTION FOR THE PURCHASE OF NEW COMPUTER EQUIPMENT FOR  
CITY STAFF IN THE AMOUNT OF \$78,419.59**

**WHEREAS**, the City has adopted a 5-year replacement cycle to ensure that computer equipment used by City staff remains current, reliable, and capable of supporting daily operations; and

**WHEREAS**, the City’s Asset Management program has identified 50 desktop computers in the Library Department and 17 Surface Pro laptops in the Code Enforcement and Housing Departments that have reached the end of their useful life under said replacement cycle; and

**WHEREAS**, a Request For Proposals issued by the City included 4 additional “loaner” laptops to support miscellaneous needs across City departments; and

**WHEREAS**, four vendors responded to the Request For Proposals, and CDW-G was determined to be the most responsive and responsible proposer based on competitive pricing and a demonstrated record of timely delivery.

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis that the quote dated April 22nd, 2026 submitted by CDW-G for providing 50 desktop computers, 17 Surface Pro laptops, and 4 ‘level 1’ laptops at a total cost of \$78,419.59 is accepted.

**BE IT FURTHER RESOLVED** that the cost of said equipment shall be charged to Account # 100-1101-517.51-11.

**BE IT FURTHER RESOLVED** that the Information Technology Department is authorized to enter into a contract for the aforesaid equipment.

**SECTION 1:**        **ADOPTION** “R-2026-4297” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

**ADOPTION**

R-2026-4297(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis

**CITY OF WEST ALLIS  
RESOLUTION R-2026-4298**

**RESOLUTION TO FACILITATE THE PURCHASE OF (580) 96-GALLON  
GARBAGE CARTS FOR \$31,304.20**

**WHEREAS**, the Common Council approved the use of standardized, City-issued containers for one-, two-, and three-family residential refuse collection in November 2021 (Ordinance O-2021-0092); and,

**WHEREAS**, as of April 9, 2026, the cost per unit for a 96-gallon garbage cart to adequately recover expenses is \$55; and,

**WHEREAS**, the Department of Public Works' Sanitation Division received a quote from Cascade Engineering for the purchase and delivery of (580) 96-gallon garbage carts for the total amount of \$31,304.20 (Sourcewell Cooperative Contract Quote #Q45982); and

**WHEREAS**, the Public Works Department recommends and deems it to be in the best interest of the City that Quote #Q45982 is accepted.

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis that Quote #Q45982 dated April 9, 2026, submitted by Cascade Engineering to provide garbage carts for a total of \$31,304.20 is accepted.

**BE IT FURTHER RESOLVED** that the Finance Department-Purchasing and Department of Public Works are authorized to enter into a contract for the aforesaid materials.

**BE IT FURTHER RESOLVED** that the City's Solid Waste Utility account 550-4233-535-53.53 will provide necessary funding for the purchase of the aforesaid materials.

**SECTION 1:**        **ADOPTION** "R-2026-4298" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

**ADOPTION**

R-2026-4298(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis



CASCADE ENGINEERING  
 5050 33rd Street SE  
 GRAND RAPIDS, MI 49512-2068  
 United States 616-975-4800

Quote Number Q45982	Rev 0	Quote Date 4/9/2026	Print Date 4/9/2026	Expire Date 4/30/2026
Sold To MU52171	Ship To MU52171	Purchase Order QUOTE		

## Sales Quote

<b>Sold To</b> CITY OF WEST ALLIS DPW - INV. YANKA BLDG. 6300 W McGEOCH AVE WEST ALLIS, WI 53219 United States	<b>Ship To</b> CITY OF WEST ALLIS DPW - INV. YANKA BLDG. 6300 W McGEOCH AVE WEST ALLIS, WI 53219 United States
<b>Attention</b>	<b>Attention</b>
<b>Salesperson</b> REGION #23 -LAURIE SCHREINER Email: laurie.schreiner@cascadeng.com Phone: (612) 616-5089	
<b>Ship Via</b> TL	<b>FOB Point</b> WEST ALLIS, WI
<b>Remarks</b> SOURCEWELL 120324-CEI	<b>Currency</b> USD

Ln	Item Number	Due Date	Qty Quoted	Qty to Release	Price	Extended Price
1	9691621-10STK-EC CART 96 GRN OLY/ECO/NO LOGO/LID GRN OLY/S		580.0 EA	580.0 EA	51.99	30,154.20
2	5400-3564 GRAB BAR - BLACK 12.75		75.0 EA	75.0 EA	0.00	0.00
3	5400-0089PK PIN, HINGE, 8" STD 35,64,96 EXPENDABLE		200.0 EA	200.0 EA	0.00	0.00

QUOTE SUMMARY			
<b>Currency</b>	USD	<b>Line Total</b>	30,154.20
		<b>Shipping</b>	1,150.00
		<b>Taxable-Shipping</b>	0.00
			0.00
		<b>Total Tax</b>	0.00
		<b>Total</b>	31,304.20

All sale transactions are subject to Cascade Cart Solutions, a Cascade Engineering Company, Standard Terms and Conditions of Sale, published on our website [https://www.cascadeng.com/sites/default/files/cascade-engineering-terms-and-conditions-of-sale\\_0.pdf](https://www.cascadeng.com/sites/default/files/cascade-engineering-terms-and-conditions-of-sale_0.pdf)

**CITY OF WEST ALLIS  
RESOLUTION R-2026-4299**

**RESOLUTION TO AUTHORIZE THE DEPARTMENT OF PUBLIC WORKS TO  
ACCEPT AN ALLOCATION OF 2026 GRANT FUNDING FROM THE FUND FOR  
LAKE MICHIGAN**

**WHEREAS**, the City of West Allis applied for and was awarded a grant from the Fund for Lake Michigan in the amount of \$70,000 to offset the City’s costs related to the Orchard Hills canal concrete channel removal and restoration project.

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis as follows:

- 1) The Department of Public Works is authorized to accept the grant.
- 2) The Director of Public Works is authorized and directed to take action necessary to effectuate the intent of this resolution.

**SECTION 1:**            **ADOPTION** “R-2026-” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-*(Added)*

**SECTION 2:**            **ADOPTION** “R-2026-4299” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-4299*(Added)*

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis



**A fund within the Greater Milwaukee Foundation**

c/o Greater Milwaukee Foundation  
 2153 N. Dr. Martin Luther King Jr. Drive  
 Suite 4000, Milwaukee WI 53212  
 phone: (414) 272-5805

**Fund for Lake Michigan Grant Agreement for Grant: 150137**

The grant to your organization from the Fund for Lake Michigan (the Fund) at the Greater Milwaukee Foundation (the Foundation) is for the explicit purpose(s) described below and in your grant application to the FFLM and is subject to your acceptance of the following conditions. To acknowledge this agreement, to accept the grant, and to be eligible to receive the funds when needed, **return one signed copy of this grant contract to the Fund for Lake Michigan via email to [casey@fundforlakemichigan.org](mailto:casey@fundforlakemichigan.org).**

**Grant Information**

<b>Grantee name:</b>	City of West Allis		
<b>Amount of grant:</b>	\$70,000	<b>Date authorized:</b>	03/20/2026
<b>Grant purpose:</b>	Orchard Hills Canal Concrete Channel Removal and Restoration		
<b>Grant period begins:</b>	4/1/2026	<b>Ends:</b>	11/30/2026
<b>Payment schedule:</b>	\$65,000 on 4/1/2026 and \$5,000 on 11/30/2026		
<b>Reporting schedule:</b>	A final report is due 11/30/2026		
<b>Special conditions:</b>	<hr/> <hr/> <hr/>		

## Special Provisions

All grants are made in accordance with current and applicable laws and pursuant to the Internal Revenue Code, as amended, and the regulations issued thereunder.

**Please read the following carefully:**

### **I. EXPENDITURE OF FUNDS**

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**This grant is to be used only for the purpose described in the grant application and in accordance with the approved budget.** The program is subject to modification only with prior written approval from the Fund and the Foundation.

- A. The grantee shall return to the Foundation any unexpended funds:
  - 1. if the Fund or Foundation determines that the grantee has not performed in accordance with this agreement and approved program/budget,
  - 2. if the grantee loses its exempt "public charity" status under Section 501(c)(3) of the Internal Revenue Code, or
  - 3. if the grant period has ended.
  
- B. No funds provided by the Foundation may be used for any political campaign, legislation, candidates, or office holders, or to support attempts to influence legislation or public policy positions by any government body, other than through making available the results of nonpartisan analysis, study, and research. Grantees may be required to note in presentations or printed publications resulting from the grant that such conclusions do not reflect the position of the Fund for Lake Michigan or the Greater Milwaukee Foundation.
  
- C. Unless specifically authorized by the Foundation, expenses charged against this grant may not be incurred prior to the effective date of the grant or subsequent to the termination date, and may be incurred only as necessary to carry out the purposes and activities of the approved program.
  
- D. The grantee organization is responsible for the expenditure of the funds and for maintaining adequate supporting records consistent with generally accepted accounting practices.
  
- E. Private entities receiving funds from the Fund must solicit competitive bids for all contracts and other expenses estimated to be over \$50,000. Public entities receiving funds from the Fund must follow their own procurement laws and policies.

## II. SIGNAGE AND PUBLICITY

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- A. The grantee will include the Fund's logo and denote the Fund as a supporter of the project on printed materials, event announcements, the grantees or project's website, and other media.
- B. When applicable, Fund staff will be included in major press announcements involving the project described in the proposal, such as groundbreaking, ribbon cuttings, and award ceremonies.
- C. The grantee is encouraged to acknowledge the Fund's support on social media and to follow the Fund for Lake Michigan on Twitter, Facebook, and LinkedIn.
- D. The grantee will periodically share other photos, video clips, news articles, and other outreach materials that show the impact of the Fund's grant. These materials can be sent directly to Fund staff.
- E. The grantee will, when asked, report on efforts to recognize the Fund for its support.

## III. OPERATIONS AND MAINTENANCE

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For all on-the ground restoration and infrastructure projects, the grantee **will maintain the project for at least five years**. If the Project fails to perform as anticipated, or if maintaining the Project is not feasible, then the grantee will provide a report to the Fund explaining the failure of the Project or why maintenance is not feasible. Failure to maintain the Project may make the grantee ineligible for future Fund for Lake Michigan funding, until the grantee corrects the maintenance problems.

## IV. REPORTING REQUIREMENTS

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**Reports will be submitted according to the following schedule:**

- A final report is due on: 11/30/2026

Reports should be submitted using the Fund for Lake Michigan's online grant system at <https://www.grantinterface.com/lakemi/Common/LogOn.aspx>. Please contact Casey Eggleston at [casey@fundforlakemichigan](mailto:casey@fundforlakemichigan) or 608-334-7788 should you have any questions or problems submitting your reports. Grantees who fail to submit reports may delay or forfeit pending or future grant payments.

For on-the-ground restoration or infrastructure projects, reports should include before and after photos of the project site.

**V. LIMIT OF COMMITMENT**

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Unless otherwise stipulated in writing, this grant is made with the understanding that the Fund for Lake Michigan and the Greater Milwaukee Foundation have no obligation to provide other or additional support to the grantee. Any violation of the foregoing conditions will result in cancellation of future payments and refunding to the Foundation of any amounts subject to the violation.

**For the Grantee:**

---

Signature of Representative

---

Print Name and Title

---

Date

**CITY OF WEST ALLIS  
RESOLUTION R-2026-4098**

**RESOLUTION GRANTING A PRIVILEGE TO BIRDSONG'S DISTRIBUTION, LLC  
FOR PROPERTY LOCATED AT 7125-37 W. GREENFIELD AVE. (TAX KEY NO.  
453-0062-000)**

**WHEREAS**, Birdsong's Distribution, LLC requests from the City of West Allis a privilege to place an obstruction or excavation beyond a lot line within a highway as allowed by Wis. Stat. § 66.0425, consisting of the obstruction(s) listed on the application (PRV-130) located at 7125-37 W. Greenfield Ave., in the City of West Allis, WI ("Privilege"); and

**WHEREAS**, by receiving this Privilege, Birdsong's Distribution, LLC assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City, and waives the right to contest the validity of Wis. Stat. § 66.0425 or the amount of compensation charged; and

**WHEREAS**, Birdsong's Distribution, LLC will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

**WHEREAS**, the City requires Birdsong's Distribution, LLC file a bond of \$0 that runs to the City and to 3rd parties that may be injured and that secures the performance of the conditions specified in this privilege; and

**WHEREAS**, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

**WHEREAS**, the cost to remove an obstruction or excavation may be collected from Birdsong's Distribution, LLC by placing the cost upon the owned property as a special tax; and

**WHEREAS**, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis, that Birdsong's Distribution, LLC is granted a Privilege to place an obstruction or excavation beyond a lot line within a highway as described in the attached application (PRV-130) and located adjacent to 7125-37 W. Greenfield Ave., subject to any insurance and bonding requirements imposed by the City Attorney.

**SECTION 1:            ADOPTION “R-2026-4098” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:**

ADOPTION

R-2026-4098(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis

**CITY OF WEST ALLIS  
RESOLUTION R-2026-4102**

**RESOLUTION GRANTING A PRIVILEGE TO A1 INC FOR PROPERTY  
LOCATED AT 6841-43 W. BELOIT RD. (TAX KEY NO. 489-0071-000)**

**WHEREAS**, A1 Inc requests from the City of West Allis a privilege to place an obstruction or excavation beyond a lot line within a highway as allowed by Wis. Stat. § 66.0425, consisting of the obstruction(s) listed on the application (PRV-131) located at 6841-43 W. Beloit Rd., in the City of West Allis, WI ("Privilege"); and

**WHEREAS**, by receiving this Privilege, A1 Inc assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City, and waives the right to contest the validity of Wis. Stat. § 66.0425 or the amount of compensation charged; and

**WHEREAS**, A1 Inc will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

**WHEREAS**, the City requires A1 Inc file a bond of \$0 that runs to the City and to 3rd parties that may be injured and that secures the performance of the conditions specified in this privilege; and

**WHEREAS**, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

**WHEREAS**, the cost to remove an obstruction or excavation may be collected from A1 Inc by placing the cost upon the owned property as a special tax; and

**WHEREAS**, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis, that A1 Inc is granted a Privilege to place an obstruction or excavation beyond a lot line within a highway as described in the attached application (PRV-131) and located adjacent to 6841-43 W. Beloit Rd., subject to any insurance and bonding requirements imposed by the City Attorney.

**SECTION 1:**            **ADOPTION** "R-2026-4102" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-4102(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

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	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

---

Tracey Uttke, City Clerk, City Of West Allis

---

Dan Devine, Mayor, City Of West Allis

**CITY OF WEST ALLIS  
RESOLUTION R-2026-4106**

**RESOLUTION GRANTING A PRIVILEGE TO SPRING WEST LLC FOR  
PROPERTY LOCATED AT 10535-37 W. GREENFIELD AVE. (TAX KEY NO. 449-  
9984-000)**

**WHEREAS**, Spring West LLC requests from the City of West Allis a privilege to place an obstruction or excavation beyond a lot line within a highway as allowed by Wis. Stat. § 66.0425, consisting of the obstruction(s) listed on the application (PRV-133) located at 10535-37 W. Greenfield Ave., in the City of West Allis, WI ("Privilege"); and

**WHEREAS**, by receiving this Privilege, Spring West LLC assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City, and waives the right to contest the validity of Wis. Stat. § 66.0425 or the amount of compensation charged; and

**WHEREAS**, Spring West LLC will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

**WHEREAS**, the City requires Spring West LLC file a bond of \$0 that runs to the City and to 3rd parties that may be injured and that secures the performance of the conditions specified in this privilege; and

**WHEREAS**, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

**WHEREAS**, the cost to remove an obstruction or excavation may be collected from Spring West LLC by placing the cost upon the owned property as a special tax; and

**WHEREAS**, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

**NOW THEREFORE**, be it resolved by the Common Council of the City of West Allis, that Spring West LLC is granted a Privilege to place an obstruction or excavation beyond a lot line within a highway as described in the attached application (PRV-133) and located adjacent to 10535-37 W. Greenfield Ave., subject to any insurance and bonding requirements imposed by the City Attorney.

**SECTION 1:**        **ADOPTION** "R-2026-4106" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-4106(Added)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

---

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

---

Tracey Uttke, City Clerk, City Of West Allis

---

Dan Devine, Mayor, City Of West Allis



CITY OF WEST ALLIS  
10 APR '26 PM 1:16

### CLAIMANT CONTACT INFORMATION

Name: Maureen Hoenigman  
Address: N91W17573 Saint Regis Drive  
Menomonee Falls, WI 53051

Phone: 262-844-4460  
Email: maureenhoenigman@yahoo.com

### INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

### NOTICE OF CLAIM

Date of incident: 03/10/2026 Time of day: 06:20 a.m.  
Location: 68th Street and Kearney (heading south on 68th Street)

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

Subject: Pothole Damage and Reimbursement Request

Dear Department of Public Work (Street Division):

On March 10, 2026, near 68th Street and Kearney, heading south onto 68th Street in West Allis, at approximately 6:20 a.m., while following construction cones, I was directed to drive closer to the right side of the road where there were a series of large/deep potholes. My vehicle struck those potholes, which unfortunately caused significant damage and resulted in a tire failure. For a time, those potholes presented a safety hazard to other motorists as well.

Since that day, I do see the areas has been improved and newly paved, resulting in a major improvement for drivers. Hats off to you for getting that done!

Still, as a result of this incident, I had to replace the damaged tire and have attached documentation including photos of the potholes, photos of the damaged tire, and the repair receipt. The total cost incurred was \$203.16, and I respectfully request the City of West Allis reimburse me so that I may be made whole for this unexpected expense.

Thank you for your time and for your work maintaining the City's streets. Please let me know if any additional information would be helpful. Sincerely, Maureen Hoenigman (262-844-4460)

Check one:

- ..... I am seeking damages at this time (complete Claim Amount section below)
- ..... I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: Maureen Hoenigman

Date: 4/9/26

### CLAIM AMOUNT

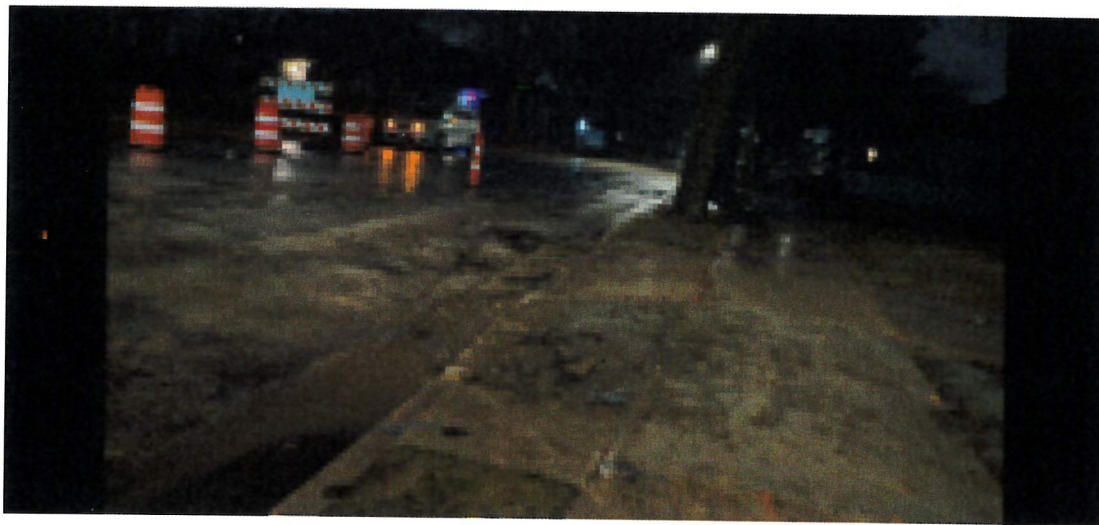
To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ 203.16

SAVE

PRINT

To the right of the cones, on my side of the rough road were the following potholes on 3/10/26; pictures were taken same week, on a different day due to safety concerns; if needed, a video is available.









Colgate, WI 53017  
 (262) 628-9840  
 grantsservice@yahoo.com

Date Created: 03/12/26 at 08:42 AM CDT  
 Client: Jared Hoenigman  
 Vehicle: 2019 Honda Civic EX

Jared Hoenigman Phone: (262) 366-5261	2019 Honda Civic EX 1.5L 4Cyl GAS L15B7 Turbocharged VIN: JHMFC1F37KX003480 License: APA4930 Color: N/A Odometer In: 73535 / Out: 73535	RO # 12301 Time-In: 03/12/26 at 08:42 AM CDT Save Parts: No
--	--	---

1 - Tires & Wheels			
Labor:	MOUNT AND BALANCE RIGHT FRONT TIRE	1.00 hrs	\$30.00 \$30.00
Parts:	GENERAL ALTIMAX RT45 P215/50R17 (95H) TIRE	1	\$157.99 \$157.99
	TIRE DISPOSAL	1	\$5.50 \$5.50
✓ Approved on 03/16/26 at 12:07 PM CDT		Subtotal \$193.49 + est. Tax \$9.67	<b>\$203.16</b>

Work Authorization Signature:

X

Total Labor: \$30.00  
 Total Parts: \$163.49  
 Total Fees: \$0.00  
 Subtotal: \$193.49  
 Taxes: \$9.67  
 Grand Total: \$203.16  
**BALANCE DUE: \$203.16**







# CLERKIN, SINCLAIR & MAHFOUZ, LLP

ATTORNEYS AT LAW

April 9, 2026

VIA CERTIFIED MAIL ONLY

City of West Allis  
7525 W. Greenfield Ave.  
West Allis, WI 53214

RECEIVED  
APR 13 2026  
WEST ALLIS  
CITY ATTORNEY

**Re: TORT CLAIM FOR DAMAGES**

Date of Loss: 3/16/2026  
Our File No.: 054991751-800  
Our Client's Insured: Michael Biagioli  
Tort Claim Amount: \$8,059.36

Dear Sir or Madam:

This firm has been retained by USAA General Indemnity Company to pursue a tort claim for damages arising from the negligence of Adam Riemer in a motor vehicle collision that occurred during the course and scope of their employment with City of West Allis. As of the date of this letter, USAA General Indemnity Company has incurred damages in the amount of \$8,059.36, and it intends to seek the amount of that loss.

On behalf of USAA General Indemnity Company, we are seeking repayment of \$8,059.36. Payment should be made payable only to "CSM in trust for USAA General Indemnity Company". **Please mail all payments to our TX office at: 2929 North Central Expressway, Ste 320, Richardson, TX 75080.** The firm's tax identification number is: 20-3335151.

*All future correspondence on the referenced claim MUST come to this firm. Please do not communicate with my client concerning this matter without prior written authorization from our firm.*

If you believe there are other responsible parties, or if you wish to discuss this tort claim, please contact Kristen Davis-Burns at [kburns@clerkinlaw.com](mailto:kburns@clerkinlaw.com) or (903) 218-0098.

Sincerely yours,

Clerkin, Sinclair, & Mahfouz, LLP

2929 NORTH CENTRAL EXPRESSWAY  
SUITE 320  
RICHARDSON, TX 75080  
619-308-6550

[WWW.CLERKINLAW.COM](http://WWW.CLERKINLAW.COM)

RECEIVED  
APR 13 2026  
WEST ALLIS  
CITY ATTORNEY



CLAIMANT CONTACT INFORMATION

Name: CSM, LLP o/b/o USAA a/s/o Michael Biagioli  
Address: 2929 N Central Expwy, Ste 320  
Richardson, TX 75080

Phone: 903.219.0098  
Email: kburns@clerkinlaw.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 3/16/2026 Time of day: 3:55 PM  
Location: 831 S 114th St, West Allis

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

On March 16, 2026, USAA's insured vehicle was parked near 831 S 114th St in West Allis, WI, when it was struck by a City of West Allis snow plow (license plate: C18410), driven by Adam Riemer. The City of West Allis employee failed to keep a proper lookout and collided with USAA's insured vehicle.

Check one:

- I am seeking damages at this time (complete Claim Amount section below)
- I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: *Kristen Davis-Burns* Kristen Davis-Burns a/s/o CSM, LLP  
o/b/o USAA a/s/o Michael Biagioli

Date: 04/09/2026

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ 8,059.36

SAVE

PRINT

LIMITED POWER OF ATTORNEY

United Services Automobile Association, on behalf of itself and its subsidiaries and affiliates ("USAA") hereby appoints Clerkin, Sinclair & Mahfouz, LLP ("Law Firm") to act as its attorney-in-fact for the for the sole and limited purpose of executing settlement agreement documents, including Settlement Agreements, Stipulations for Settlement, Stipulations for Judgment, Installment Agreements, and Releases, in the name of and on behalf of USAA and its subsidiaries and affiliates, received from the responsible party or their insurer on subrogation claim files placed with Law Firm for collection and/or litigation. Law Firm is herein authorized by and on behalf of USAA to bind USAA to enter into settlement agreements by settlement or stipulation in regards to collection and/or litigation of the subrogation claim files USAA has placed with Law Firm.

This Limited Power of Attorney is executed in connection with the Master Engagement Agreement for Legal Services # 0000012231 entered into between USAA and Law Firm. Except as expressly stated herein, no other rights, powers duties, or authority is extended to Law Firm by the terms of this Limited Power of Attorney.

This Limited Power of Attorney will remain in effect until written revocation of the Limited Power of Attorney by USAA, but in no event shall it remain in effect after written notification to terminate the Master Engagement Agreement described above.

Dated: 9/11/2025

UNITED SERVICES AUTOMOBILE ASSOCIATION

BY: [Signature]  
\_\_\_\_\_ Yolanda Monsivais \_\_\_\_\_

Recovery Litigation Manager

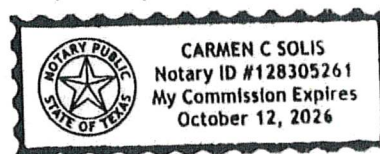
Subscribed and sworn before me this 11 day of September, 2025

State of: Texas

County of: Bexar

Carmen C Solis

(Notary Public)



Financials: Line Items

Click to Total	Type	Issued Date	Filter By: All Exposures	Amount	Vehicle/Party	Cost Type	Cost Category	Line Category	Line Category Reason	Pay To	Payment Status	Payment Details
<input type="checkbox"/>	Payment			\$95.84	2021 HYUNDAI TUCSON (KMBJ33AL5MU323766)	Expense	Collision	Vehicle	Appraisal fee	VIRTUAL TOTAL LOSS HANDLED BY SNAPSHEET	Scheduled	
<input checked="" type="checkbox"/>	Payment			\$1,845.00	2021 HYUNDAI TUCSON (KMBJ33AL5MU323766)	Indemnity	Collision	Vehicle	Standard indemnity	BOUCHER CHEVROLET INC & Michael Biagioli	Pending approval	
<input checked="" type="checkbox"/>	Payment	03/18/2026		\$2,753.18	2021 HYUNDAI TUCSON (KMBJ33AL5MU323766)	Indemnity	Collision	Vehicle	Standard indemnity	Michael Biagioli	Not Cleared	
<input checked="" type="checkbox"/>	Payment	03/26/2026		\$239.34	2021 HYUNDAI TUCSON (KMBJ33AL5MU323766)	Indemnity	Collision	Vehicle	Standard indemnity	THE CROSS COUNTRY GROUP	Sent	
<input checked="" type="checkbox"/>	Payment	03/27/2026		\$2,812.34	2021 HYUNDAI TUCSON (KMBJ33AL5MU323766)	Indemnity	Collision	Vehicle	Standard indemnity	BOUCHER CHEVROLET INC & Michael Biagioli	Not Cleared	
<input checked="" type="checkbox"/>	Payment	03/27/2026		\$409.50	2021 HYUNDAI TUCSON (KMBJ33AL5MU323766)	Indemnity	Rental Reimbursement	Loss of Use	Standard indemnity	ERN SERVICES	Sent	
<b>Selected Total</b>				<b>\$8,059.36</b>								

1SL0R8QZ86  
26-010288

WISCONSIN MOTOR VEHICLE  
CRASH REPORT

WEST ALLIS POLICE DEPARTMENT  
11301 WEST LINCOLN AVENUE  
WEST ALLIS, WI 53227  
(414) 302-8000

1SL0R8QZ86

Document Number Override		Primary Crash Document #		Agency Crash Number		Investigating Officer/Deputy <b>INVESTIGATOR P. BORREE</b>	
Crash Date <b>03/16/2026</b>		Crash Time <b>03:55 PM</b>		Date Arrived <b>03/16/2026</b>		Time Arrived <b>04:02 PM</b>	
Date Notified <b>03/16/2026</b>		Time Notified <b>03:55 PM</b>		Total Units <b>02</b>		Total Injured <b>00</b>	Total Killed <b>00</b>
<input type="checkbox"/> On Emergency	<input type="checkbox"/> Hit and Run	<input type="checkbox"/> Lane Closure	<input type="checkbox"/> Work Zone	<input type="checkbox"/> Trailer or Towed		<input type="checkbox"/> Reporting Threshold	
<input type="checkbox"/> Government Property		<input type="checkbox"/> Active School Zone		School Bus Related <b>NO</b>		Tags	
<input checked="" type="checkbox"/> Reportable		Crash Type <b>DT4000 (STANDARD CRASH)</b>		<input type="checkbox"/> Amended		<input type="checkbox"/> Secondary Crash	

Description

Diagram		Reconstruction By	
		Photos By <b>T.J. BORREE</b>	
		Additional Information <b>PHOTOS</b>	
<input checked="" type="checkbox"/> I, a sworn law enforcement officer, agree that I have not added any CJIS data in this report.			
UNIT 2 WAS PARKED ON THE WEST SIDE OF THE STREET. UNIT 1 WAS PLOWING SNOW. WHEN UNIT 1 WENT AROUND UNIT 2, THE REAR PORTION OF UNIT 1 STRUCK THE FRONT BUMPER COVER OF UNIT 2 CAUSING DAMAGE			

1SL0R8QZ86  
26-010288

WISCONSIN MOTOR VEHICLE  
CRASH REPORT

WEST ALLIS POLICE DEPARTMENT  
11301 WEST LINCOLN AVENUE  
WEST ALLIS, WI 53227  
(414) 302-8000

Location

ON 800BLK S 114TH ST 141 FT N OF W WALKER ST (OTHER 800BLK)  IN THE CITY OF WEST ALLIS IN MILWAUKEE COUNTY	Latitude 43.022259916	Longitude -88.054599472
	X Coordinate 414072.03125	Y Coordinate 4763826.5
	Structure Type OTHER	

Crash Scene

First Harmful Event PARKED MOTOR VEHICLE	First Harmful Event Location ON ROADWAY	
Manner of Collision 00 - NO COLLISION W/VEHICLE IN TRANSPORT	Light Condition DAYLIGHT	
Road Surface Condition(s) WET	Roadway Factor(s)  NONE	
Environment Factor(s) NONE		
Weather Condition(s) CLOUDY		
Animal Type	Relation To Trafficway TRAFFICWAY - ON ROAD	
Crash Classification - Location PUBLIC PROPERTY	Crash Classification - Jurisdiction NO SPECIAL JURISDICTION	
Tribal Land	Access Control NO CONTROL	Special Study
Within Interchange Area NO	Junction Location NON-JUNCTION	Intersection Type NOT AN INTERSECTION

Unit Summary

01 UNIT	Unit Status IN TRANSIT	Vehicle Operating As Classification B CLASS	Unit Type TRUCK		
	Vehicle Type SNOW PLOW	Operating As Endorsements			
	Total Occs 1	Train/Bus # Recorded	Total # Citations Issued 0	Total Trailers 0	Total HazMat Types 0
	Insurance? YES	Direction Of Travel SOUTHBOUND	Pre Crash Tire Mark	Speed Limit 25	Total Lanes 2
	Most Harmful Event: Collision With PARKED MOTOR VEHICLE	Special Function NO SPECIAL FUNCTION	Emergency Motor Vehicle Use NOT APPLICABLE		
	Traffic Way TWO-WAY, NOT DIVIDED	Traffic Control NO CONTROL	Traffic Control Inoperative/Missing NO		
	Surface Type CONCRETE	Road Curvature STRAIGHT	Road Grade LEVEL		
	Truck Bus or HazMat TRUCK OR TRUCK COMBINATION > 10,000LBS GVWR/GCWR				

Vehicle

01 01 VEHICLE	License Plate Number C18410	Plate Type MNC - MUNICIPAL CYCL	St WI	Country of Issuance UNITED STATES
	Vehicle Identification Number 3BPDJ0X0NF112169	Make PETERBILT MOTORS CO	Year 2022	Model 520
	Color WHI - WHITE	Body Style CB - CAB CHASSIS	Bus Use	
	Initial Contact Point 04 - RIGHT SIDE REAR	Vehicle Damage 00 - NO DAMAGE		
	Extent Of Damage NO DAMAGE			

Wisconsin Motor Vehicle Crash  
Form DT4000

This report does not include any CJIS data.  
2 of 5

Crash Date 03/16/2026  
Crash Time 03:55 PM

1SL0R8QZ86  
26-010288

WISCONSIN MOTOR VEHICLE  
CRASH REPORT

WEST ALLIS POLICE DEPARTMENT  
11301 WEST LINCOLN AVENUE  
WEST ALLIS, WI 53227  
(414) 302-8000

UNIT	Towed Due To Damage <b>NOT TOWED</b>		Vehicle Removed By <b>OPERATOR</b>		
	What Driver Was Doing <b>OTHER</b>		Vehicle Factors		
	Driver Prior Action Other <b>PLOWING SNOW</b>		<b>NOT APPLICABLE</b>		
	Driver Actions <b>FAILURE TO CONTROL</b>				
01	01	Owner Name <b>CITY OF WEST ALLIS (414) 302-8200</b>		Owner Address <b>7525 W GREENFIELD AVE WEST ALLIS, WI 53214 , US</b>	
<b>Sequence Of Events</b>					
UNIT	01	Event <b>PARKED MOTOR VEHICLE</b>			
	02	Event			
	03	Event			
	04	Event			
UNIT	<b>Policy Holder</b>				
	Insurance Company <b>CITIES-&amp;-VILLAGES-MUTUAL-INS-CO</b>		ORGANIZATION/COMPANY <b>CITY OF WEST ALLIS</b>		
UNIT	<b>Individual</b>				
	INDIVIDUAL	DRIVER <b>ADAM JAMES RIEMER (414) 839-2141</b>		Citations Issued <b>0</b>	Sex <b>MALE</b>
		Address <b>415 MONTANA AVE SOUTH MILWAUKEE, WI 53172 , US</b>		Date of Birth <b>03/14/1984</b>	Race <b>WHITE</b>
			Driver License Number <b>R5600108409403</b>		STATE: WISCONSIN COUNTRY: UNITED STATES
<b>Safety Equipment</b>		On Duty Crash <b>WINTER-HWY-MAINTENANC</b>	Safety Equipment <b>SHOULDER &amp; LAP BELT</b>		
UNIT	01	001	Row <b>01 - FRONT ROW</b>	Seat Position <b>07 - LEFT</b>	
		Helmet Use		Helmet Compliance	
	Eye Protection		Tint Compliance		
	<b>Injury</b>		Injury Severity <b>NO APPARENT INJURY</b>	Airbag <b>NON DEPLOYED</b>	
	Ejected <b>NOT EJECTED</b>		Ejection Path <b>NOT EJECTED/NOT APPLICABLE</b>		Trapped/Extricated <b>NOT TRAPPED</b>
	Medical Transport <b>NOT TRANSPORTED</b>		EMS Agency Identifier	EMS Run #	
	Hospital		Date of Death	Time of Death	
	<b>Distraacted By</b>		Distraacted By Source <b>NOT APPLICABLE (NOT DISTRACTED)</b>		
	Distraacted By Action <b>NOT DISTRACTED</b>				

Wisconsin Motor Vehicle Crash  
Form DT4000

This report does not include any CJIS data.  
3 of 5

Crash Date **03/16/2026**  
Crash Time **03:55 PM**

1SL0R8QZ86  
26-010288

WISCONSIN MOTOR VEHICLE  
CRASH REPORT

WEST ALLIS POLICE DEPARTMENT  
11301 WEST LINCOLN AVENUE  
WEST ALLIS, WI 53227  
(414) 302-8000

UNIT	INDIVIDUAL	<b>Non Motorist</b>		Striking Unit #	Location		
		Prior Action					
		Action					
	Action Other					To/From School	
	01	001	<b>Drug &amp; Alcohol</b>		Suspected Alcohol Use NO	Suspected Drug Use NO	
			Alcohol Test Given TEST NOT GIVEN		Alcohol Test Type		Alcohol Test Results
			Drug Test Given TEST NOT GIVEN		Drug Test Type		Drug Test Results
			Drug Type				
			Individual Condition APPEARED NORMAL				
	UNIT	01	01	<b>Carrier</b>			Source DRIVER
<input checked="" type="checkbox"/> Use Vehicle Owner Same as Carrier Name CITY OF WEST ALLIS				Address 7525 W GREENFIELD AVE WEST ALLIS, WI 53214 , US			
TRUCK		BUS	GVWR MORE THAN 26,000 LB		Vehicle Configuration SINGLE UNIT TRUCK (3 OR MORE AXLES)		Cargo Body Type GARBAGE/REFUSE
			US DOT #		Carrier Type		Permitted Load
			OS/OW Load	WI Permit Number	Permitted Vehicle On Permitted Route	Escort Vehicle Required By Permit	Escort Vehicle Present
			Measured Height		Measured Length	Measured Width	Measured Weight

Unit Summary

UNIT	02	Unit Status LEGALLY PARKED		Vehicle Operating As Classification D CLASS		Unit Type AUTOMOBILE		
		Vehicle Type (SPORT) UTILITY VEHICLE					Operating As Endorsements	
		Total Occs 0	Train/Bus # Recorded		Total # Citations Issued 0	Total Trailers 0	Total HazMat Types 0	
		Insurance? YES	Direction Of Travel SOUTHBOUND		Pre Crash Tire Mark	Speed Limit 25	Total Lanes 2	
		Most Harmful Event: Collision With MOTOR VEH IN TRANSPORT			Special Function NO SPECIAL FUNCTION		Emergency Motor Vehicle Use NOT APPLICABLE	
		Traffic Way TWO-WAY, NOT DIVIDED			Traffic Control NO CONTROL		Traffic Control Inoperative/Missing NO	
		Surface Type CONCRETE			Road Curvature STRAIGHT		Road Grade LEVEL	

Wisconsin Motor Vehicle Crash  
Form DT4000

This report does not include any CJIS data.  
4 of 5

Crash Date 03/16/2026  
Crash Time 03:55 PM

1SL0R8QZ86  
26-010288

WISCONSIN MOTOR VEHICLE  
CRASH REPORT

WEST ALLIS POLICE DEPARTMENT  
11301 WEST LINCOLN AVENUE  
WEST ALLIS, WI 53227  
(414) 302-8000

Truck Bus or HazMat NO				
02 UNIT VEHICLE	<b>Vehicle</b>			
	License Plate Number GF9L5A	Plate Type AUT - AUTOMOBILE	St MT	Country of Issuance UNITED STATES
	Vehicle Identification Number KM8J33AL5MU323766	Make HYUNDAI	Year 2021	Model TUSCON
	Color BLK - BLACK	Body Style UT - SPORT UTILITY VEHICLE	Bus Use	
	Initial Contact Point 11 - LEFT FRONT CORNER	Vehicle Damage 10 - LEFT SIDE FRONT, 11 - LEFT FRONT CORNER, 12 - FRONT		
	Extent Of Damage FUNCTIONAL DAMAGE			
	Towed Due To Damage NOT TOWED	Vehicle Removed By OPERATOR		
	What Driver Was Doing LEGALLY PARKED	Vehicle Factors		
Driver Prior Action Other	NOT APPLICABLE			
02 UNIT VEHICLE	Driver Actions NO CONTRIBUTING ACTION			
	Owner Name MICHAEL BIAGIOLI (262) 719-4710	Owner Address 13454 BAHNFYRE DR ST LOUIS, MT 63128 , US		
04 UNIT EVENTS	<b>Sequence Of Events</b>			
	Event 01	MOTOR VEH IN TRANSPORT		
	Event 02			
	Event 03			
Event 04				
04 UNIT POLICY	<b>Policy Holder</b>			
	Insurance Company USAA-CASUALTY-INS-CO	INDIVIDUAL MICHAEL BIAGIOLI		



## Agero Accident Management Invoice

Bill To:  
**USAA**  
 San Antonio TX 78288

Claim Number	054991751-800
Case Number	7158136000000001
Transaction ID	7158136000000001
PO Number	105447719
Product	ASM
Date of Loss	March 16, 2026
Closed Date	March 17, 2026
Invoice Date	March 24, 2026
Payment Terms	NET 7

Billing Summary	
Service Fee	\$239.34
Tow Charges	\$0.00
Release Charges	\$0.00
<b>Total Amount</b>	<b>\$239.34</b>

Case Details	
Customer	Michael Biagioli
Adjuster	Kyle Harris
Policy Number	054991751-7101
VIN	KM8J33AL5MU323766
Vehicle	2021 Hyundai Tucson
Vehicle Class	Light Duty
License	GF9L5A
Pick Up Location	Michael Biagioli 830 S 14th St Milwaukee WI 53204
Drop Off Location	Michael Biagioli 1531 E Moreland Blvd Waukesha WI 53186
Miles Towed	16.9
Status	<b>CLOSED</b>

Release Charges	Amount
Storage Fees (0 days @ \$0.00)	\$0.00
Primary Tow Charges	\$0.00
Clean-Up Fees	\$0.00
Labor Charges	\$0.00
Admin Fees	\$0.00
Winching Fees	\$0.00
Impound Fees	\$0.00
Notification Fees	\$0.00
Preservation Fees	\$0.00
Sublet Fees	\$0.00
Tax	\$0.00
Tear Down Charges	\$0.00
Gate Fees	\$0.00
Miscellaneous Charges	\$0.00
<b>Total</b>	<b>\$0.00</b>

Misc. Fee Information: 0

Contact: [ambillingteam@agero.com](mailto:ambillingteam@agero.com)

Please enter the Case Number in the remarks section of the payment



**Agero Accident Management Invoice**

Contact: [ambillingteam@agero.com](mailto:ambillingteam@agero.com)

*Please enter the Case Number in the remarks section of the payment*

**Rental Company:** Enterprise Rent-A-Car  
**Invoice:** 4410D2QHHX3  
**Alternate Invoice Number:** 2QHHX3

**Bill To: USA77NS**

USAA INSURANCE (GUIDEWIRE)  
 ATTN:DEFAULT USER  
 9800 FREDERICKSBURG RD  
 SAN ANTONIO, TX 78288

**RENTER INFORMATION:**

Renter: BIAGIOLI,MICHAEL  
 Address: 13454 BAHNFYRE DR  
 ST LOUIS, MO 63128  
 Home Phone: (262) 719-4710  
 Office Phone: (314) 560-1093

**RENTAL INFORMATION:**
**Rental Branch Location:**

ENTERPRISE RENT-A-CAR(4410)  
 1714 PARAMOUNT DR  
 WAUKESHA, WI 531863922

**ADDITIONAL CLAIM INFORMATION:**

Claim Number: 054991751-800  
 Claim Type: Insured  
 Vehicle Condition: Non-Driveable  
 Date Of Loss: 03/16/2026  
 Insured Name: BIAGIOLI,MICHAEL  
 Owner's Vehicle: 2021 OTHER|HYUNDAI  
 Customer notified of last day: No  
 ERAC Reference Only:  
 Escalation Reason:  
 Policy Max Date:  
 CAT Claim: False  
 USAA Reviewed: No  
 Policy Max Notification Date:  
 Date Rental Escalated:  
 Unresponsive shop call attempts:  
 MOI: Field Provider  
 CAT:  
 Total Loss Settlement Offer Date:

**Repair Facility:**

BOUCHER AUTO BODY - WAUKESHA  
 WAUKESHA, WI 531863960  
 (262) 574-3613

**RENTAL DETAIL:**

Rental Period: 03/17/2026 to 03/26/2026 (10 days)

**Billed Period: 03/17/2026 to 03/26/2026 (10 days)**

Description	Quantity	Rate	Amount
TIME & DISTANCE	10	\$38.00	\$380.00
SALES TAX	1	5.00%	\$19.50
TITLE AND REGISTRATION FEES	10	\$1.00	\$10.00
<b>Total Charges:</b>			\$409.50
<b>Less Amount Received:</b>			\$0.00
<b>Total Amount Due:</b>			<b>\$409.50</b>

**VEHICLES RENTED:**

Effective Date	Time	Year	Make	Model	VIN	Mileage
03/17/2026	9:38 AM	2024	NISN	ROGU	5N1BT3BB0RC715674	232

# Rental Invoice

---

Please Return This Portion with Remittance

**Make Payment To:**

**ENTERPRISE RENT-A-CAR**

P.O. BOX 840086

KANSAS CITY, MO 641840086

Federal ID: 43-0724835

**Total Charges:**

\$409.50

**Less Amount Received:**

\$0.00

**Total Amount Due.....**

**\$409.50**

Please Include on your Check:

Invoice:4410D2QHHX3

**ALL SUPPLEMENTS REQUIRE PRIOR APPROVAL**

Workfile ID: 1a4ff525

TO FILE A SUPPLEMENT PLEASE VISIT THE FOLLOWING WEBSITE: WWW.SUPPLEMENTS.SNAPSHEET.ME  
For questions or assistance please call (312) 548-6940  
CHICAGO, IL 60654

For:

**USAA GENERAL INDEMNITY COMPANY**  
UNIT 1560 NF

**Estimate of Record**

**Owner: Biagioli, SGT Michael**

**Job Number:**

Written By: Travis Franks  
Adjuster: Tice, Robert, (800) 531-8722 Business

Insured: Biagioli, SGT Michael Policy #: 054991751 Claim #: 054991751000000800001  
Type of Loss: Collision Date of Loss: 3/16/2026 3:30 PM Days to Repair: 3  
Point of Impact: 10 Left Front Pillar (Left Side)

**Owner:**

Biagioli, SGT Michael  
13454 BAHNFYRE DR  
SAINT LOUIS, MO 63128-3380  
(262) 719-4710 Cell

**Inspection Location:**

Boucher Collision Center  
1531 E MORELAND BLVD  
WAUKESHA, WI 53186  
Repair Facility  
(262) 574-3613 Business

**Repair Facility:**

Boucher Collision Center  
1531 E MORELAND BLVD  
WAUKESHA, WI 53186  
(262) 574-3613 Business

**VEHICLE**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

VIN: KM8J33AL5MU323766 Production Date: Interior Color: unk  
License: GF9L5A Odometer: 60,312 Exterior Color: NKA black  
State: MO Condition: Good

**TRANSMISSION**

Automatic Transmission

**POWER**

Power Steering  
Power Brakes  
Power Windows  
Power Locks  
Power Mirrors  
Heated Mirrors  
Power Driver Seat  
Power Passenger Seat

**DECOR**

Dual Mirrors

Cruise Control  
Rear Defogger  
Keyless Entry  
Alarm  
Message Center  
Steering Wheel Touch Controls  
Rear Window Wiper  
Telescopic Wheel  
Heated Steering Wheel  
Climate Control  
Navigation System  
Backup Camera  
Surround View Camera

Search/Seek  
Auxiliary Audio Connection  
Premium Radio  
Satellite Radio  
**SAFETY**  
Drivers Side Air Bag  
Passenger Air Bag  
Anti-Lock Brakes (4)  
4 Wheel Disc Brakes  
Traction Control  
Stability Control  
Front Side Impact Air Bags  
Head/Curtain Air Bags

Skyview Roof

**SEATS**

Bucket Seats  
Leather Seats  
Heated Seats  
Rear Heated Seats  
Ventilated Seats

**WHEELS**

Aluminum/Alloy Wheels

**PAINT**

Clear Coat Paint

**OTHER**

Fog Lamps

Estimate of Record

Owner: Biagioli, SGT Michael

Job Number:

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Privacy Glass

Console/Storage

Overhead Console

**CONVENIENCE**

Air Conditioning

Intermittent Wipers

Tilt Wheel

Remote Starter

Intelligent Cruise

Home Link

**RADIO**

AM Radio

FM Radio

Stereo

Communications System

Hands Free Device

Xenon or L.E.D. Headlamps

Blind Spot Detection

Lane Departure Warning

**ROOF**

Electric Glass Sunroof

Rear Spoiler

Signal Integrated Mirrors

**TRUCK**

Power Trunk/Liftgate

**Estimate of Record**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		<b>FRONT BUMPER &amp; GRILLE</b>					
2		O/H front bumper				3.6	
3	** <>	Repl A/M CAPA Bumper cover	86511D3500	1	285.00	Incl.	3.0
4		Add for Clear Coat					1.2
5		Repl Add for fog lamps		1		0.4	
6		Repl Harness	91890D3540	1	101.11	0.4	
7		R&I License bracket				0.2	
8	**	Repl A/M CAPA Lower cover w/skid plate	86512D3520	1	208.00	Incl.	
9	**	Repl A/M KEYSIQ LT Mount bracket	86513D3000	1	14.00	0.1	
10	**	Repl A/M CAPA Absorber	86520D3510	1	56.16	Incl.	
11	**	Repl A/M Skid plate silver	86565D3500	1	131.00	Incl.	
12	**	Repl A/M KEYSIQ RT Mount bracket	86514D3000	1	14.00	0.1	
13	**	Repl A/M Upper grille chrome accent w/surround view	86350D3660	1	315.00	Incl.	
14	**	Repl A/M Lower grille w/o pedestrian protection	86561D3500	1	42.77	Incl.	
15	**	Repl A/M KEYSIQ LT Trim molding w/fog lamps	86527D3520	1	28.00	Incl.	
16		Repl LT Side retainer	86577D3500	1	9.29	0.1	
17		<b>FRONT LAMPS</b>					
18		R&I LT Headlamp assy				0.3	
19	**	Repl A/M LT Fog lamp assy	92201D3600	1	285.55	Incl.	
20		<b>FENDER</b>					
21	*	Rpr LT Fender				<u>2.0</u>	2.0
22		Overlap Major Non-Adj. Panel					-0.2
23		Add for Clear Coat					0.4
24		R&I LT Fender liner all				0.4	
25		R&I LT Wheel opng mldg				0.6	
26		<b>FRONT DOOR</b>					
27	*	Rpr LT Door shell Note: Buff & Inspect				<u>1.0</u>	<u>0.0</u>
28		<b>MISCELLANEOUS OPERATIONS</b>					
29	#	Rpr Post-repair Diagnostic Scan (Repair Facility)				0.5 M	
30	#	Rpr Pre-repair Diagnostic Scan (Repair Facility)				0.5 M	
31	#	Corrosion Protection		1	10.00 T	0.2	
32	#	Cover Car		1	5.00 T	0.2	
33		OTHER CHARGES					
34	#	E.P.C.		1	3.50		
<b>SUBTOTALS</b>					<b>1,508.38</b>	<b>10.6</b>	<b>6.4</b>

**NOTES**

Estimate of Record

Owner: Biagioli, SGT Michael

Job Number:

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Estimate Notes:

Shop: Avoid delays! Get claim and payment info at www.usaa.com/bodyshop

Original Assigned Date: 03/16/2026

E01 Completed on Site: N

Date E01 Inspected: 03/17/2026

QRP Brochure provided to SGT Michael Biagioli on 03/17/2026

E01 and explanation of repairs provided to SGT Michael Biagioli and Boucher Collision Center on 03/17/2026

Authorization / Direction to Pay on File: N

Prior Damage Notes:

all over

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			1,489.88
Body Labor	9.6 hrs @	\$ 72.00 /hr	691.20
Paint Labor	6.4 hrs @	\$ 72.00 /hr	460.80
Mechanical Labor	1.0 hrs @	\$ 125.00 /hr	125.00
Paint Supplies	6.4 hrs @	\$ 49.00 /hr	313.60
Miscellaneous			15.00
Other Charges			3.50
Subtotal			3,098.98
Sales Tax	\$ 3,083.98 @	5.0000 %	154.20
<b>Total Cost of Repairs</b>			<b>3,253.18</b>
Deductible			500.00
<b>Total Adjustments</b>			<b>500.00</b>
<b>Net Cost of Repairs</b>			<b>2,753.18</b>

ANY PERSON WHO KNOWINGLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT OR WHO KNOWINGLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE IS GUILTY OF A CRIME AND MAY BE SUBJECT TO RESTITUTION FINES OR CONFINEMENT IN PRISON, OR ANY COMBINATION THEREOF.

**Estimate of Record**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

AVOID DELAYS BY GETTING CLAIM AND PAYMENT INFORMATION IN JUST A FEW CLICKS!

VISIT: <http://www.usaa.com/bodyshop>

MEMBER NUMBER: Use Policy Number

LOSS NUMBER: Use digits 16, 17, & 18 of the claim number (Ex. 012345670000000[003]001)

LOSS DATE: Use Date of Loss

If you choose to repair your vehicle at a STARS facility, please visit the following link for information regarding the USAA STARS Limited Lifetime Warranty:

[https://content.usaa.com/mcontent/static\\_assets/Media/usaa-stars-limited-lifetime-warranty.pdf](https://content.usaa.com/mcontent/static_assets/Media/usaa-stars-limited-lifetime-warranty.pdf)

If you do not choose to repair your vehicle at a STARS facility, please note that USAA STARS Limited Lifetime Warranty will not apply to repairs to your vehicle.

Please Present A Copy Of This Estimate To A Repair Facility Of Your Choice

\*USAA Subsidiaries include: United Services Automobile Association(USAA), USAA Casualty Insurance Company(CIC), USAA General Indemnity Company(GIC) USAA County Mutual Insurance(CMI) and Garrison Property Casualty Insurance Company. Garrison Property and Casualty Insurance Company, a subsidiary of USAA Casualty Insurance Company, is authorized to use the USAA logo, a registered trademark of United Services Automobile Association.

This is not an authorization to repair. Failing to present this estimate to the repairing garage before repair may result in additional expenses to you. A USAA appraiser must authorize any supplement to this estimate. Repairs to this vehicle may require specific welding equipment as recommended by the manufacturer.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE CRASH PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE PARTS MANUFACTURER OR DISTRIBUTOR RATHER THAN BY THE MANUFACTURER OF YOUR VEHICLE.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF AN AUTOMOBILE PART(S) NOT MADE BY THE ORIGINAL EQUIPMENT MANUFACTURER. PARTS USED IN THE REPAIR OF YOUR VEHICLE BY OTHER THAN THE ORIGINAL MANUFACTURER ARE REQUIRED TO BE AT LEAST EQUAL IN KIND AND QUALITY IN TERMS OF FIT, QUALITY, AND PERFORMANCE TO THE ORIGINAL MANUFACTURER PARTS THEY ARE REPLACING. ALL AFTERMARKET PARTS INSTALLED ON THE VEHICLE SHALL BE CLEARLY IDENTIFIED ON THE REPAIR ESTIMATE.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE RECEIPT AND APPROVAL OF THIS ESTIMATE.

\_\_\_\_\_ SIGNATURE

## Estimate of Record

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARR1002, CCC Data Date 03/10/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (\*) or Double Asterisk (\*\*) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

### SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

### SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

### OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

## Estimate of Record

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

USAAs Quality Replacement Parts Program

The following information summarizes USAAs Quality Replacement Parts program:

USAA utilizes a Quality Replacement Parts (QRP) program to help manage repair costs while maintaining a high standard of quality and safety for vehicle repairs. USAAs QRP program includes parts that are required to be equivalent in quality, safety, fit, and performance of the part(s) being replaced on your vehicle. The application of USAAs QRP program will comply with all state/federal laws where applicable and may be superseded by policy/endorsement language when applicable.

USAA provides a Limited Parts Warranty on Quality Replacement Parts that are authorized for use on USAA approved repair estimates and installed during vehicle repairs. USAAs warranty on sheet metal, and plastic QRP body parts is valid for the greater of the following time periods: (1) the remaining period of the Original Equipment Manufacturer (OEM) vehicle factory warranty; or (2) three years from the date of the repair completion. USAAs warranty on mechanical and electrical QRP parts is valid for the greater of the following time periods: (1) the remaining period of the Original Equipment Manufacturer (OEM) vehicle factory warranty; or (2) the same warranty period that would be provided by the Original Equipment Manufacturer (OEM) for an equivalent OEM replacement part.

Excluded from USAAs QRP warranty are the following conditions: (1) normal wear and tear; (2) damage caused by accident and/or acts of nature; (3) intentional acts; (4) improper use or modification; (5) improper installation; and/or (6) improper maintenance of the vehicle.

Any express warranty not provided herein is hereby excluded and disclaimed. Any implied warranties of merchantability and fitness for any particular purpose which may exist are expressly limited to the QRP warranty period(s) as cited above. The USAA QRP warranty period(s) will comply with and be superseded by state/federal law where applicable.

USAA shall not be liable to any person for any special, incidental, or consequential damages, whether arising out of breach of warranty, breach of contract or otherwise. Limitations or exclusions of liability may be superseded by state/federal law where applicable.

The following questions and answers may help you understand more about USAAs QRP program:

Q. What types of parts are utilized in the QRP Program?

A. In addition to the use of OEM parts in certain instances, the following types of parts may be utilized in the QRP Program:

- New aftermarket parts: Parts provided by manufacturers and distributors other than the Original Equipment Manufacturer.
- Recycled parts: Parts from a vehicle of the same make and model.
- Reconditioned, remanufactured, and rebuilt parts: Parts that are rebuilt or repaired to OEM specifications.
- Optional OEM parts: New OEM or OEM equivalent parts provided by distributors other than the Original Equipment Manufacturer.

Q. What assurances do I have that QRP parts are of high quality?

A. USAAs QRP program maintains high standards to utilize parts that are equivalent in quality, safety, fit, and performance of the part(s) being replaced on your vehicle. QRP parts carry an equal or better warranty when compared to OEM parts and are backed by USAAs Limited Parts Warranty.

Q. Do I have a choice of which parts are used to repair my vehicle?

A. As the owner of the vehicle, you have the right to choose the types of parts that are utilized in the repairs to your vehicle. If you choose to utilize parts that differ from USAAs approved estimate, you will be responsible for any

## Estimate of Record

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**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

additional part costs and labor differences. As well, USAAs Limited Parts Warranty will not be applicable to parts that deviate from USAAs approved estimate.

Q. Will using a non-OEM part void the warranty on my vehicle?

A. QRP parts utilized in your vehicles repair carry an equal or better warranty when compared to OEM parts. Additionally, QRP parts are backed by USAAs Limited Parts Warranty, which includes the duration of the OEM warranty period.

Q. If an issue arises with a QRP part utilized in the repair to my vehicle, what is the resolution process?

A. If you experience a problem, contact your repair shop to discuss the concern. The shop will assess the situation and can work directly with the QRP supplier and/or USAA where necessary to resolve the issue.

Q. What should I do if my repair shop refuses to use QRP parts?

A. You have the right to choose where, how, and by whom your vehicle will be repaired. Repair shops have the right to conduct business in accordance with their own practices, including charging more than a competitive cost for repairs. Should you choose a repair shop that refuses to utilize the QRP parts listed on the USAA approved estimate, you will be responsible for any additional part costs and labor differences in the final repair bill. As well, the USAA Limited Parts Warranty will not apply.

If you have questions about the program or warranty, log on to <http://usaa.com> or call 1-800-531-USAA (8722).

Estimate of Record

Owner: Biagioli, SGT Michael

Job Number:

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

PARTS SUPPLIER LIST

Line	Supplier	Description	Price
3	New York Parts Dept. (KSI) 42-10 2ND AVE BROOKLYN NY 11232 (877) 696-0222 (631) 501-1233	#5787426Q A/M CAPA Bumper cover	\$ 285.00
8	New York Parts Dept. (KSI) 42-10 2ND AVE BROOKLYN NY 11232 (877) 696-0222 (631) 501-1233	#5787428Q A/M CAPA Lower cover w/skid plate	\$ 208.00
9	Keystone-USAA-H-Pennsauken 1005 SHERMAN AVENUE PENNSAUKEN NJ 08110 (800) 223-0171 (856) 661-0808	#HY1032111 A/M KEYSIQ LT Mount bracket	\$ 14.00
10	BQ Wide Auto Parts (KSI) 109-35 178TH ST JAMAICA NY 11433 (800) 420-3800 (631) 501-1233	#5787483Q A/M CAPA Absorber	\$ 56.16
11	Parts Cargo 2 3601 36TH AVE SUITE 1 ASTORIA NY 11106 (866) 710-9709	#HY1095113OE A/M Skid plate silver	\$ 131.00
12	Keystone-USAA-B-North Las Vegas 3370 E LONE MOUNTAIN RD STE D NORTH LAS VEGAS NV 89081 (800) 551-5331 (702) 789-4000	#HY1033111 A/M KEYSIQ RT Mount bracket	\$ 14.00
13	NAPNJ 1532 S WASHINGTON AVE PISCATAWAY NJ 08854 (833) 622-7278 (833) 622-7278	#HY1200234 A/M Upper grille chrome accent w/surround view	\$ 315.00
14	KSI - Astro Automotive 10 KENWOOD CIRCLE FRANKLIN MA 02038	#578731A A/M Lower grille w/o pedestrian protection	\$ 42.77

Estimate of Record

Owner: Biagioli, SGT Michael

Job Number:

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

(508) 528-4027

(508) 528-6650

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15	Keystone-USAA-H-Pennsauken 1005 SHERMAN AVENUE PENNSAUKEN NJ 08110 (800) 223-0171 (856) 661-0808	#HY1038149 A/M KEYSIQ LT Trim molding w/fog lamps	\$ 28.00
19	Headlights Depot - SLC 2080 INDUSTRIAL RD STE C SALT LAKE CITY UT 84104 (855) 544-4875	#19-6242-00 A/M LT Fog lamp assy	\$ 285.55

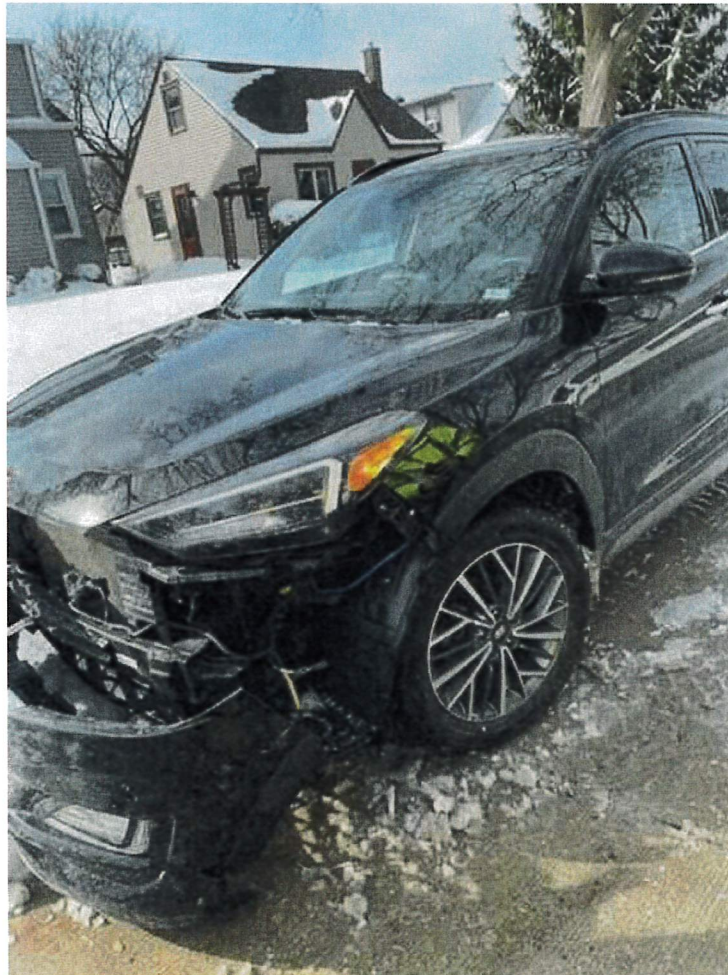
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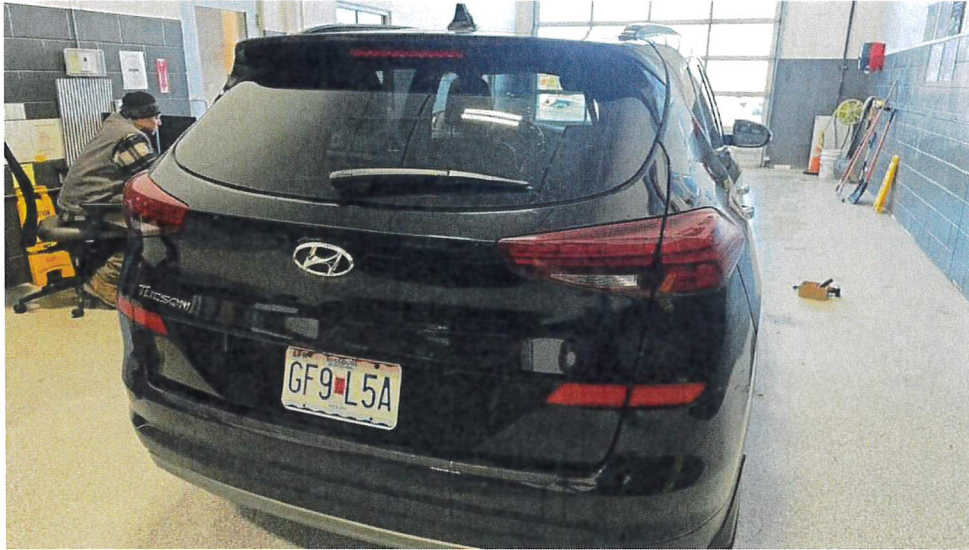
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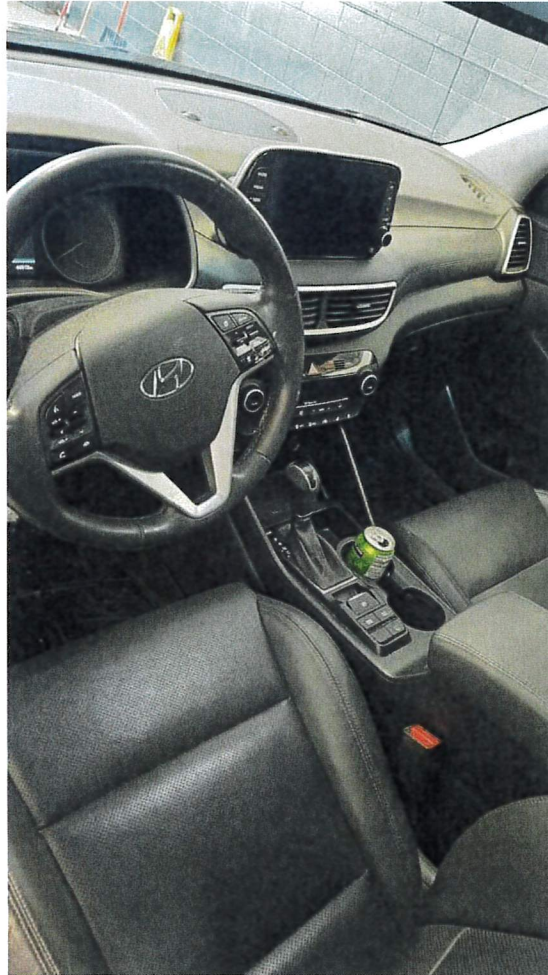
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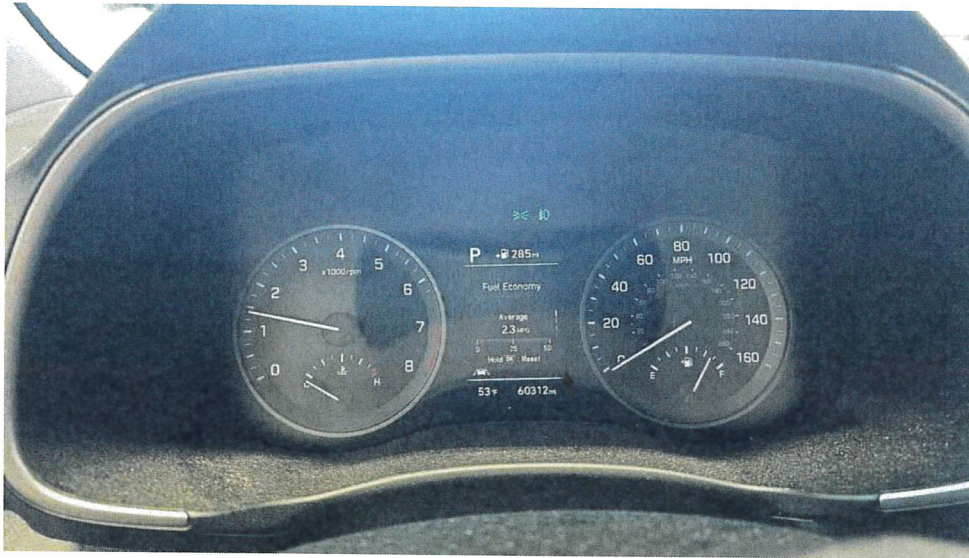
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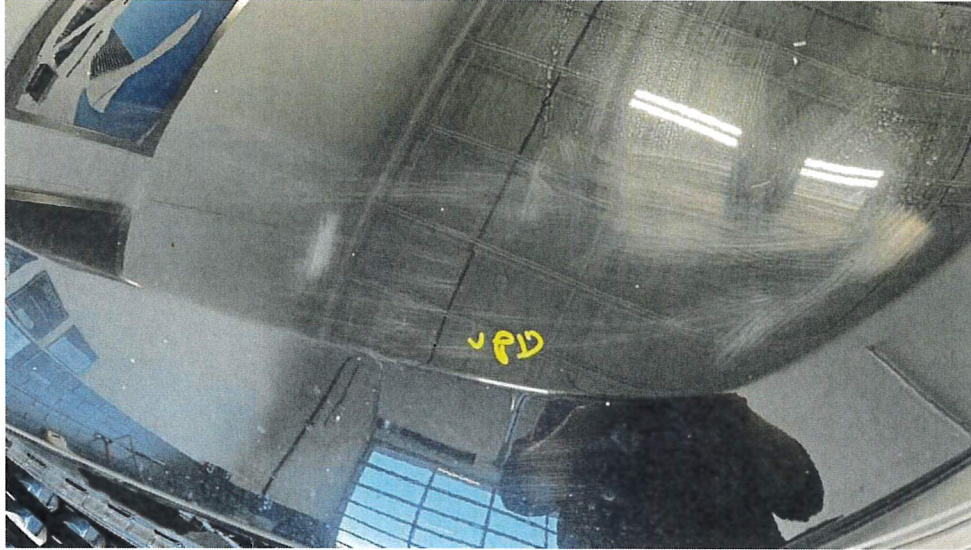
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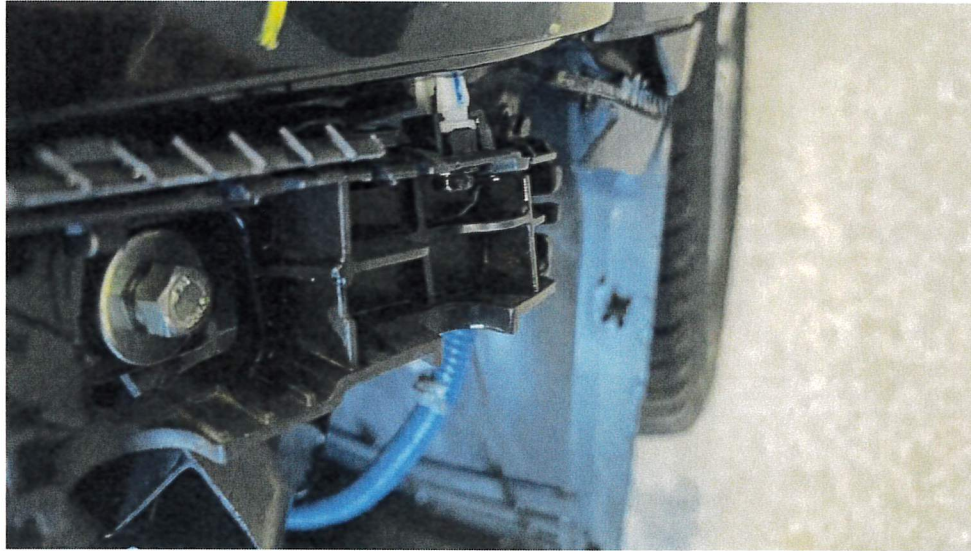
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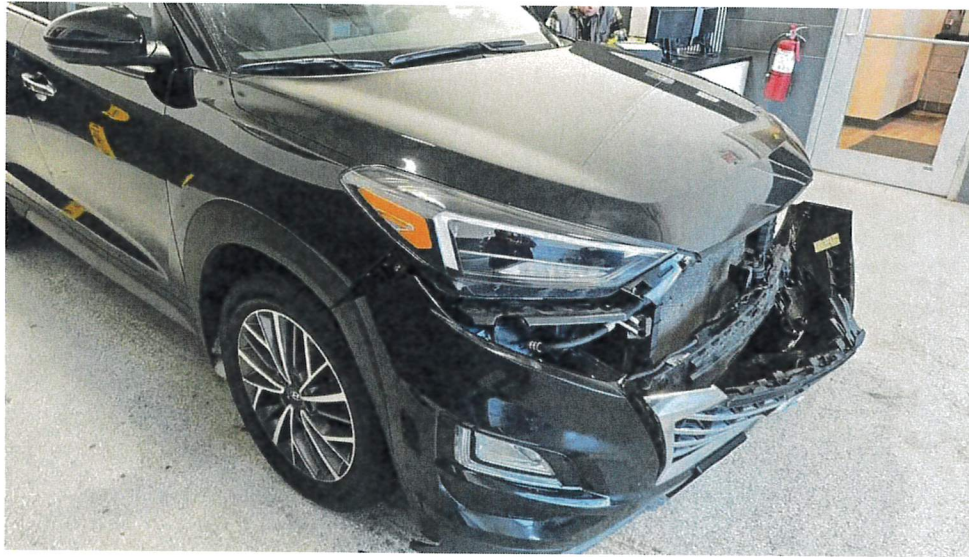
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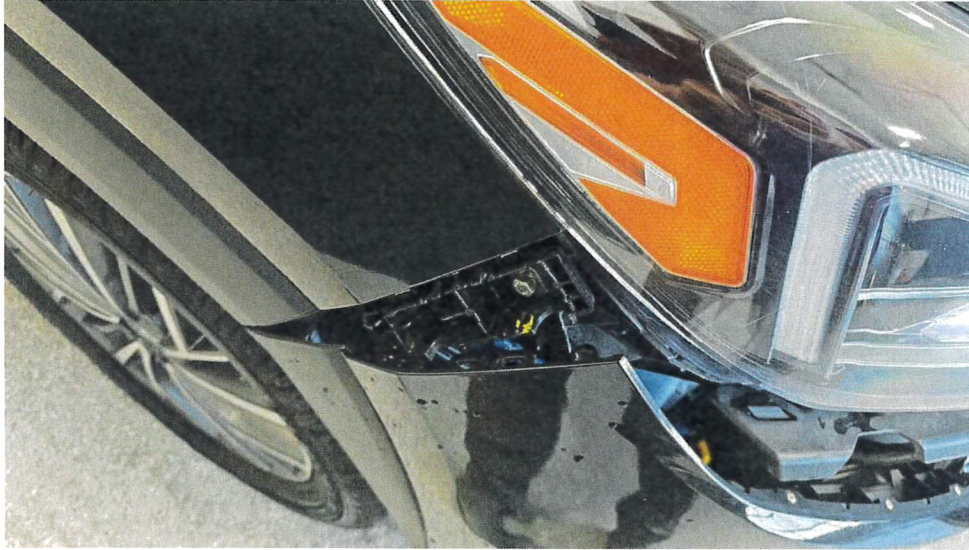
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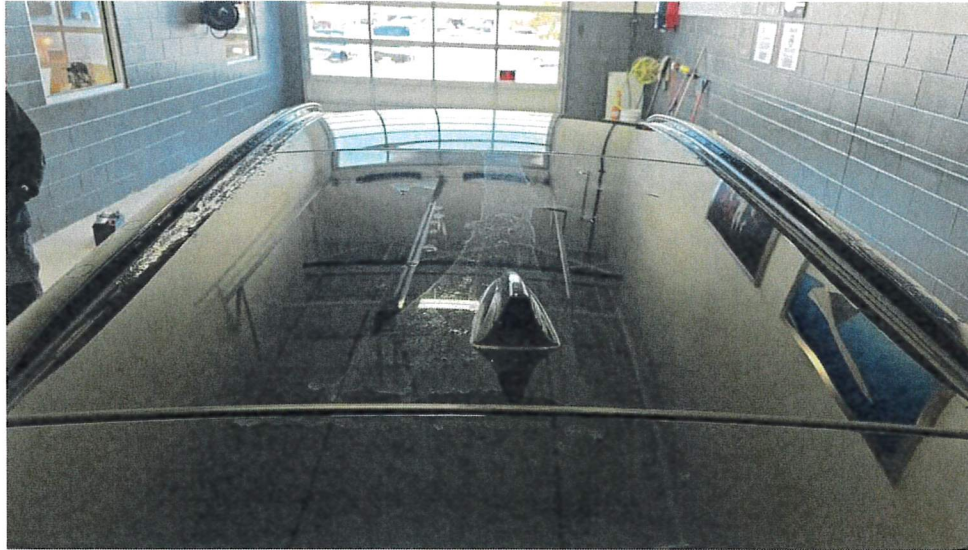
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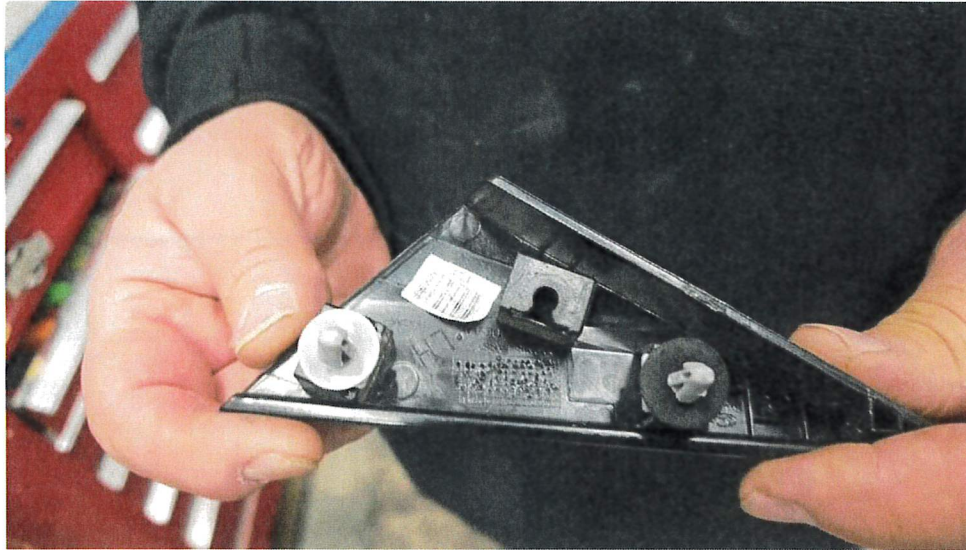
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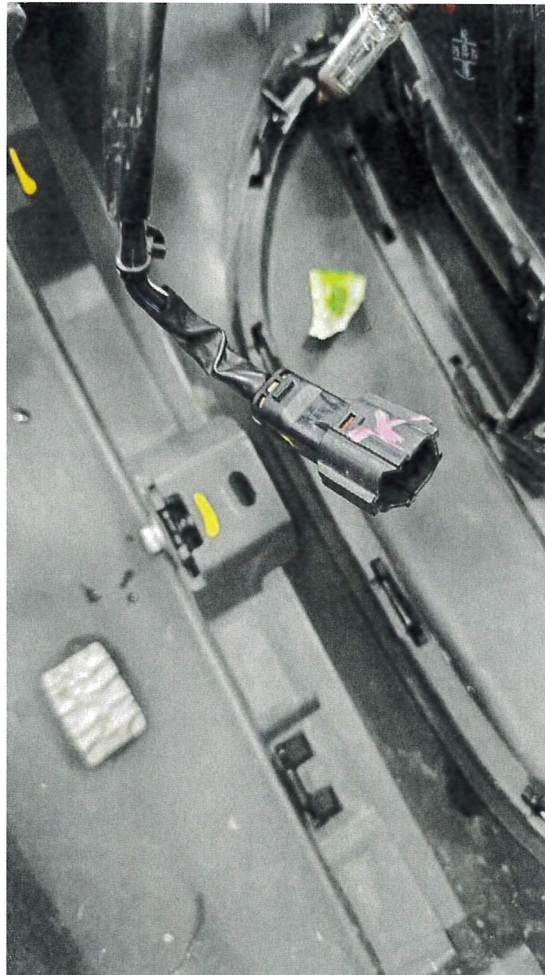
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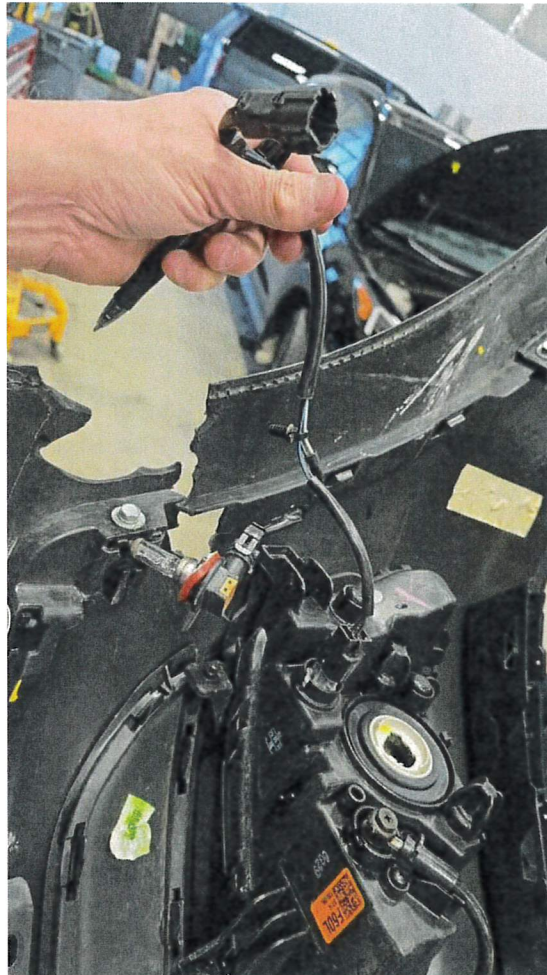
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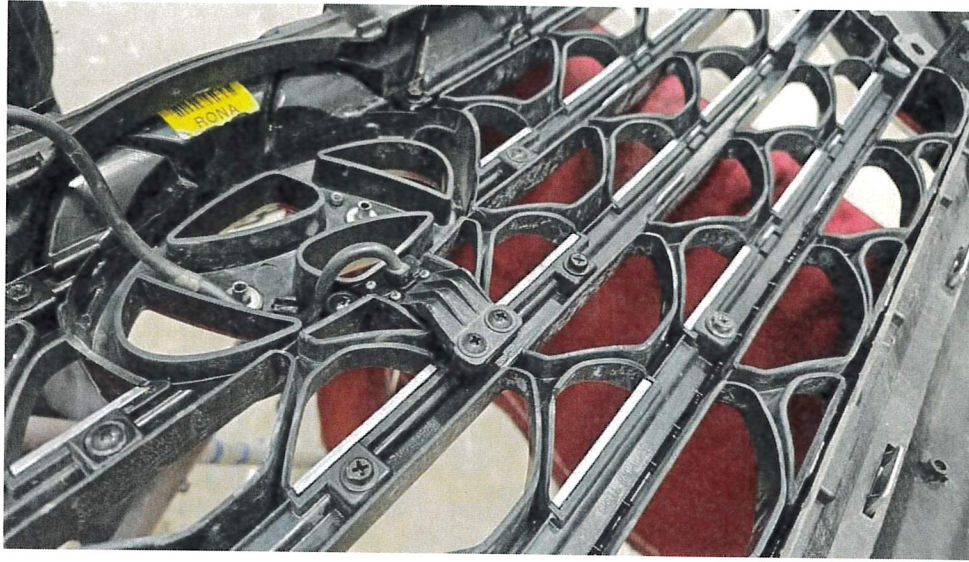
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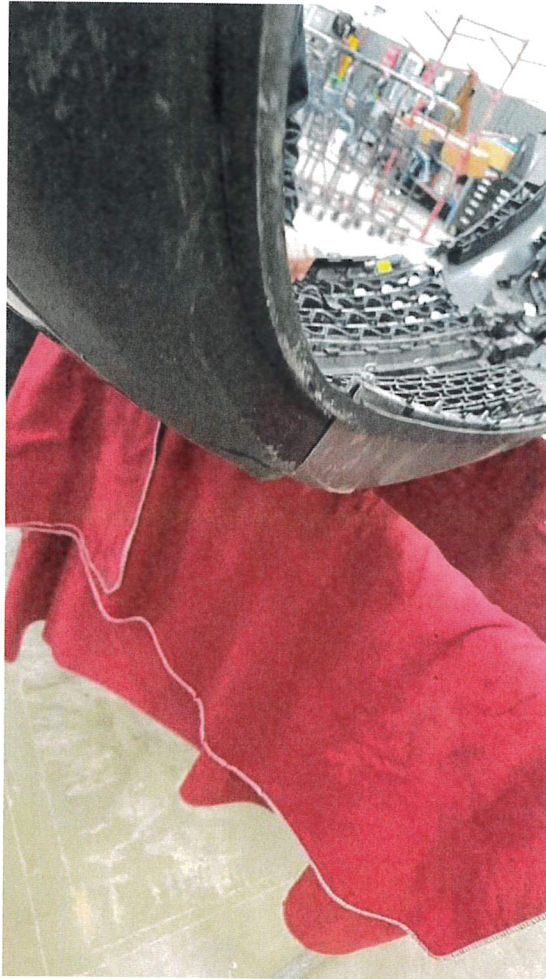
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**ALL SUPPLEMENTS REQUIRE PRIOR APPROVAL**

Workfile ID: 1a4ff525

TO FILE A SUPPLEMENT PLEASE VISIT THE FOLLOWING WEBSITE: WWW.SUPPLEMENTS.SNAPSHEET.ME  
For questions or assistance please call (312) 548-6940  
CHICAGO, IL 60654

For:

**USAA GENERAL INDEMNITY COMPANY**  
UNIT 1560 NF

**Supplement of Record 1 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

Written By: Samuel Schouten  
Adjuster: Tice, Robert, (800) 531-8722 Business

Insured: Biagioli, SGT Michael Policy #: 054991751 Claim #: 054991751000000800001  
Type of Loss: Collision Date of Loss: 3/16/2026 3:30 PM Days to Repair: 5  
Point of Impact: 10 Left Front Pillar (Left Side)

**Owner:**

Biagioli, SGT Michael  
13454 BAHNFYRE DR  
SAINT LOUIS, MO 63128-3380  
(262) 719-4710 Cell

**Inspection Location:**

Boucher Collision Center  
1531 E MORELAND BLVD  
WAUKESHA, WI 53186  
Repair Facility  
(262) 574-3613 Business

**Repair Facility:**

Boucher Collision Center  
1531 E MORELAND BLVD  
WAUKESHA, WI 53186  
(262) 574-3613 Business

**VEHICLE**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

VIN: KM8J33AL5MU323766 Production Date: Interior Color: unk  
License: GF9L5A Odometer: 60,312 Exterior Color: NKA black  
State: MO Condition: Good

**TRANSMISSION**

Automatic Transmission

**POWER**

Power Steering  
Power Brakes  
Power Windows  
Power Locks  
Power Mirrors  
Heated Mirrors  
Power Driver Seat  
Power Passenger Seat

**DECOR**

Dual Mirrors

Cruise Control  
Rear Defogger  
Keyless Entry  
Alarm  
Message Center  
Steering Wheel Touch Controls  
Rear Window Wiper  
Telescopic Wheel  
Heated Steering Wheel  
Climate Control  
Navigation System  
Backup Camera  
Surround View Camera

Search/Seek  
Auxiliary Audio Connection  
Premium Radio  
Satellite Radio  
**SAFETY**  
Drivers Side Air Bag  
Passenger Air Bag  
Anti-Lock Brakes (4)  
4 Wheel Disc Brakes  
Traction Control  
Stability Control  
Front Side Impact Air Bags  
Head/Curtain Air Bags

Skyview Roof  
**SEATS**  
Bucket Seats  
Leather Seats  
Heated Seats  
Rear Heated Seats  
Ventilated Seats  
**WHEELS**  
Aluminum/Alloy Wheels  
**PAINT**  
Clear Coat Paint  
**OTHER**  
Fog Lamps

Supplement of Record 1 with Summary

Owner: Biagioli, SGT Michael

Job Number:

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Privacy Glass

Console/Storage

Overhead Console

**CONVENIENCE**

Air Conditioning

Intermittent Wipers

Tilt Wheel

Remote Starter

Intelligent Cruise

Home Link

**RADIO**

AM Radio

FM Radio

Stereo

Communications System

Hands Free Device

Xenon or L.E.D. Headlamps

Blind Spot Detection

Lane Departure Warning

**ROOF**

Electric Glass Sunroof

Rear Spoiler

Signal Integrated Mirrors

**TRUCK**

Power Trunk/Liftgate

**Supplement of Record 1 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		<b>FRONT BUMPER &amp; GRILLE</b>					
2		O/H front bumper				3.6	
3	** <>	Repl A/M CAPA Bumper cover	86511D3500	1	285.00	Incl.	3.0
4		Add for Clear Coat					1.2
5		Repl Add for fog lamps		1		0.4	
6		Repl Harness	91890D3540	1	101.11	0.4	
7		R&I License bracket				0.2	
8	**	Repl A/M CAPA Lower cover w/skid plate	86512D3520	1	208.00	Incl.	
9	**	Repl A/M KEYSIQ LT Mount bracket	86513D3000	1	14.00	0.1	
10	**	Repl A/M CAPA Absorber	86520D3510	1	56.16	Incl.	
11	**	Repl A/M Skid plate silver	86565D3500	1	131.00	Incl.	
12	**	Repl A/M KEYSIQ RT Mount bracket	86514D3000	1	14.00	0.1	
13	**	Repl A/M Upper grille chrome accent w/surround view	86350D3660	1	315.00	Incl.	
14	**	Repl A/M Lower grille w/o pedestrian protection	86561D3500	1	42.77	Incl.	
15	** S01	Repl A/M KEYSIQ LT Trim molding w/fog lamps	86527D3520	1	28.00	Incl.	<u>0.4</u>
16		Repl LT Side retainer	86577D3500	1	9.29	0.1	
17	S01	Repl Lower cover retainer	866992M000	1	3.35		
18	S01	Repl Lower cover screw	1244205207B	1	0.94		
19	** S01	Repl A/M Lower molding	86567D3500	1	<u>41.00</u>	Incl.	
20	** S01	Repl A/M LT Trim cover w/fog lamps	86525D3530	1	<u>18.94</u>	Incl.	<u>0.4</u>
21	S01	Repl Bumper cover rivet	1416003133	8	8.40		
22		<b>FRONT LAMPS</b>					
23		R&I LT Headlamp assy				0.3	
24	**	Repl A/M LT Fog lamp assy	92201D3600	1	285.55	Incl.	
25		<b>RADIATOR SUPPORT</b>					
26	** S01	Repl Opt OEM Sight shield	86342D3000	1	<u>56.65</u>	Incl.	
27		<b>FENDER</b>					
28	* S01	Rpr LT Fender				<u>4.0</u>	2.0
29		Overlap Major Non-Adj. Panel					-0.2
30		Add for Clear Coat					0.4
31	** S01	Repl Opt OEM LT Fender liner all	86811D3500	1	<u>128.28</u>	0.4	
32	S01	Repl LT Fender liner clip	865952T500	3	3.63		
33	** S01	Repl Opt OEM LT Wheel opng mldg	87711D3000CA	1	<u>149.33</u>	0.6	
34	S01	R&I Mud guard				0.4	
35		<b>ELECTRICAL</b>					
36	S01	Repl Valve stem	52936B2100	1	67.02		
37		<b>WHEELS</b>					
38	* S01	Repl LKQ LT/Front Wheel, alloy 18" +25%	52910D3350	1	<u>468.75</u> m	0.3	
39		<b>STEERING GEAR &amp; LINKAGE</b>					

**Supplement of Record 1 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

40	**	S01	Repl	A/M LT Outer tie rod	56820D3600	1	37.31	m	0.5	M
41	<b>PILLARS, ROCKER &amp; FLOOR</b>									
42		S01	Repl	LT Pillar molding clip	8581837000	2	14.58			
43	<b>FRONT DOOR</b>									
44	*	S01	Rpr	LT Outer panel					1.0	2.0
45		S01		Overlap Major Adj. Panel						-0.4
46		S01		Add for Clear Coat						0.3
47		S01	R&I	LT Belt molding black					0.3	
48		S01	R&I	LT Lower molding					0.4	
49		S01	R&I	LT Mirror assy w/o signal Imp w/blnd spot					0.4	
50		S01	R&I	LT Handle, outside w/smart key primed					0.4	
51		S01	R&I	LT R&I trim panel					0.5	
52	<b>MISCELLANEOUS OPERATIONS</b>									
53	#	S01		Pre Scan		1	65.00		0.5	M
54	#	S01		Post Scan w/calibration-per invoice		1		T	0.5	M
55	#			Corrosion Protection		1	10.00	T	0.2	
56	#			Cover Car		1	5.00	T	0.2	
57	#	S01	Subl	Think report of required		1	20.00	T		
58	#	S01		Mask jambs/openings-cover car		1	5.00	T	0.2	
59	#	S01		Tint Time		1				0.5
60	#	S01	Subl	Two wheel alignment		1	129.95	T		
61	#	S01	Subl	Tire mount & wheel balance		1	29.95	T		
62	#	S01	Refn	Feather edge prime and block						0.5
63	#	S01		diagnostic alignment		1	99.95			
64				OTHER CHARGES						
65	#			E.P.C.		1	3.50			
<b>SUBTOTALS</b>							<b>2,856.41</b>		<b>16.0</b>	<b>10.1</b>

**NOTES**

Estimate Notes:

Shop: Avoid delays! Get claim and payment info at [www.usaa.com/bodyshop](http://www.usaa.com/bodyshop)

Original Assigned Date: 03/16/2026

E01 Completed on Site: N

Date E01 Inspected: 03/17/2026

QRP Brochure provided to SGT Michael Biagioli on 03/17/2026

E01 and explanation of repairs provided to SGT Michael Biagioli and Boucher Collision Center on 03/17/2026

Authorization / Direction to Pay on File: N

Prior Damage Notes:

all over

**Supplement of Record 1 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

**ESTIMATE TOTALS**

<b>Category</b>	<b>Basis</b>	<b>Rate</b>	<b>Cost \$</b>
Parts			2,653.01
Body Labor	14.5 hrs @	\$ 72.00 /hr	1,044.00
Paint Labor	10.1 hrs @	\$ 72.00 /hr	727.20
Mechanical Labor	1.5 hrs @	\$ 125.00 /hr	187.50
Paint Supplies	10.1 hrs @	\$ 49.00 /hr	494.90
Miscellaneous			199.90
Other Charges			3.50
Subtotal			5,310.01
Sales Tax	\$ 5,110.11 @	5.0000 %	255.51
<b>Total Cost of Repairs</b>			<b>5,565.52</b>
Deductible			500.00
<b>Total Adjustments</b>			<b>500.00</b>
<b>Net Cost of Repairs</b>			<b>5,065.52</b>

**Supplement of Record 1 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

**SUPPLEMENT SUMMARY**

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
<b>Changed Items</b>							
15	**	Repl A/M KEYSIQ LT Trim molding w/fog lamps	86527D3520	1	-28.00	Incl.	
15	**	S01 Repl A/M KEYSIQ LT Trim molding w/fog lamps	86527D3520	1	28.00	Incl.	<u>0.4</u>
21	*	Rpr LT Fender				<u>-2.0</u>	-2.0
28	*	S01 Rpr LT Fender				<u>4.0</u>	2.0
29	#	Rpr Post-repair Diagnostic Scan (Repair Facility)				-0.5 M	
53	#	S01 Pre Scan		1	65.00	0.5 M	
30	#	Rpr Pre-repair Diagnostic Scan (Repair Facility)				-0.5 M	
54	#	S01 Post Scan w/calibration-per invoice		1		T 0.5 M	
<b>Deleted Items</b>							
24		R&I LT Fender liner all				-0.4	
25		R&I LT Wheel opng mldg				-0.6	
26	<b>FRONT DOOR</b>						
27	*	Rpr LT Door shell NOTE: Buff & Inspect				<u>-1.0</u>	<u>0.0</u>
<b>Added Items</b>							
17	S01	Repl Lower cover retainer	866992M000	1	3.35		
18	S01	Repl Lower cover screw	1244205207B	1	0.94		
19	**	S01 Repl A/M Lower molding	86567D3500	1	<u>41.00</u>	Incl.	
20	**	S01 Repl A/M LT Trim cover w/fog lamps	86525D3530	1	<u>18.94</u>	Incl.	<u>0.4</u>
21	S01	Repl Bumper cover rivet	1416003133	8	8.40		
25	<b>RADIATOR SUPPORT</b>						
26	**	S01 Repl Opt OEM Sight shield	86342D3000	1	<u>56.65</u>	Incl.	
31	**	S01 Repl Opt OEM LT Fender liner all	86811D3500	1	<u>128.28</u>	0.4	
32		S01 Repl LT Fender liner clip	865952T500	3	3.63		
33	**	S01 Repl Opt OEM LT Wheel opng mldg	87711D3000CA	1	<u>149.33</u>	0.6	
34	S01	R&I Mud guard				0.4	
35	<b>ELECTRICAL</b>						
36	S01	Repl Valve stem	52936B2100	1	67.02		
37	<b>WHEELS</b>						
38	*	S01 Repl LKQ LT/Front Wheel, alloy 18" +25%	52910D3350	1	<u>468.75</u> m	0.3	
39	<b>STEERING GEAR &amp; LINKAGE</b>						
40	**	S01 Repl A/M LT Outer tie rod	56820D3600	1	<u>37.31</u> m	0.5 M	
41	<b>PILLARS, ROCKER &amp; FLOOR</b>						
42	S01	Repl LT Pillar molding clip	8581837000	2	14.58		
43	<b>FRONT DOOR</b>						

**Supplement of Record 1 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Item #	Code	Description	QTY	Rate	Unit	Hours	Cost
44	*	S01 Rpr LT Outer panel				<u>1.0</u>	2.0
45		S01 Overlap Major Adj. Panel					-0.4
46		S01 Add for Clear Coat					0.3
47		S01 R&I LT Belt molding black				0.3	
48		S01 R&I LT Lower molding				0.4	
49		S01 R&I LT Mirror assy w/o signal Imp w/blnd spot				0.4	
50		S01 R&I LT Handle, outside w/smart key primed				0.4	
51		S01 R&I LT R&I trim panel				0.5	
57	#	S01 Subl Think report of required	1	20.00	T		
58	#	S01 Mask jams/openings-cover car	1	5.00	T	0.2	
59	#	S01 Tint Time	1				0.5
60	#	S01 Subl Two wheel alignment	1	129.95	T		
61	#	S01 Subl Tire mount & wheel balance	1	29.95	T		
62	#	S01 Refn Feather edge prime and block					0.5
63	#	S01 diagnostic alignment	1	99.95			
<b>SUBTOTALS</b>				<b>1,348.03</b>		<b>5.4</b>	<b>3.7</b>

**CHANGES TO ADJUSTMENTS**

**TOTALS SUMMARY**

Category	Basis	Rate	Cost \$
Parts			1,163.13
Body Labor	4.9 hrs @	\$ 72.00 /hr	352.80
Paint Labor	3.7 hrs @	\$ 72.00 /hr	266.40
Mechanical Labor	0.5 hrs @	\$ 125.00 /hr	62.50
Paint Supplies	3.7 hrs @	\$ 49.00 /hr	181.30
Miscellaneous			184.90
Subtotal			2,211.03
Sales Tax	\$ 2,026.13 @	5.0000 %	101.31
<b>Total Supplement Amount</b>			<b>2,312.34</b>
<b>NET COST OF SUPPLEMENT</b>			<b>2,312.34</b>

**Supplement of Record 1 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

**CUMULATIVE EFFECTS OF SUPPLEMENT(S)**

Estimate		3,253.18	Travis Franks
Supplement S01		2,312.34	Samuel Schouten
<b>Workfile Total:</b>	<b>\$</b>	<b>5,565.52</b>	
<b>TOTAL ADJUSTMENTS:</b>	<b>\$</b>	<b>500.00</b>	
<b>NET COST OF REPAIRS:</b>	<b>\$</b>	<b>5,065.52</b>	

ANY PERSON WHO KNOWINGLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT OR WHO KNOWINGLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE IS GUILTY OF A CRIME AND MAY BE SUBJECT TO RESTITUTION FINES OR CONFINEMENT IN PRISON, OR ANY COMBINATION THEREOF.

AVOID DELAYS BY GETTING CLAIM AND PAYMENT INFORMATION IN JUST A FEW CLICKS!

VISIT: <http://www.usaa.com/bodyshop>

MEMBER NUMBER: Use Policy Number

LOSS NUMBER: Use digits 16, 17, & 18 of the claim number (Ex. 012345670000000[003]001)

LOSS DATE: Use Date of Loss

If you choose to repair your vehicle at a STARS facility, please visit the following link for information regarding the USAA STARS Limited Lifetime Warranty:

[https://content.usaa.com/mcontent/static\\_assets/Media/usaa-stars-limited-lifetime-warranty.pdf](https://content.usaa.com/mcontent/static_assets/Media/usaa-stars-limited-lifetime-warranty.pdf)

If you do not choose to repair your vehicle at a STARS facility, please note that USAA STARS Limited Lifetime Warranty will not apply to repairs to your vehicle.

Please Present A Copy Of This Estimate To A Repair Facility Of Your Choice

\*USAA Subsidiaries include: United Services Automobile Association(USAA), USAA Casualty Insurance Company(CIC), USAA General Indemnity Company(GIC) USAA County Mutual Insurance(CMI) and Garrison Property Casualty Insurance Company. Garrison Property and Casualty Insurance Company, a subsidiary of USAA Casualty Insurance Company, is authorized to use the USAA logo, a registered trademark of United Services Automobile Association.

This is not an authorization to repair. Failing to present this estimate to the repairing garage before repair may result in additional expenses to you. A USAA appraiser must authorize any supplement to this estimate. Repairs to this vehicle may require specific welding equipment as recommended by the manufacturer.

**Supplement of Record 1 with Summary**

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**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE CRASH PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE PARTS MANUFACTURER OR DISTRIBUTOR RATHER THAN BY THE MANUFACTURER OF YOUR VEHICLE.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF AN AUTOMOBILE PART(S) NOT MADE BY THE ORIGINAL EQUIPMENT MANUFACTURER. PARTS USED IN THE REPAIR OF YOUR VEHICLE BY OTHER THAN THE ORIGINAL MANUFACTURER ARE REQUIRED TO BE AT LEAST EQUAL IN KIND AND QUALITY IN TERMS OF FIT, QUALITY, AND PERFORMANCE TO THE ORIGINAL MANUFACTURER PARTS THEY ARE REPLACING. ALL AFTERMARKET PARTS INSTALLED ON THE VEHICLE SHALL BE CLEARLY IDENTIFIED ON THE REPAIR ESTIMATE.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE RECEIPT AND APPROVAL OF THIS ESTIMATE.

\_\_\_\_\_ SIGNATURE

## Supplement of Record 1 with Summary

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARR1002, CCC Data Date 03/17/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (\*) or Double Asterisk (\*\*) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

### SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

### SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

### OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

USAAs Quality Replacement Parts Program

The following information summarizes USAAs Quality Replacement Parts program:

USAA utilizes a Quality Replacement Parts (QRP) program to help manage repair costs while maintaining a high standard of quality and safety for vehicle repairs. USAAs QRP program includes parts that are required to be equivalent in quality, safety, fit, and performance of the part(s) being replaced on your vehicle. The application of USAAs QRP program will comply with all state/federal laws where applicable and may be superseded by policy/endorsement language when applicable.

USAA provides a Limited Parts Warranty on Quality Replacement Parts that are authorized for use on USAA approved repair estimates and installed during vehicle repairs. USAAs warranty on sheet metal, and plastic QRP body parts is valid for the greater of the following time periods: (1) the remaining period of the Original Equipment Manufacturer (OEM) vehicle factory warranty; or (2) three years from the date of the repair completion. USAAs warranty on mechanical and electrical QRP parts is valid for the greater of the following time periods: (1) the remaining period of the Original Equipment Manufacturer (OEM) vehicle factory warranty; or (2) the same warranty period that would be provided by the Original Equipment Manufacturer (OEM) for an equivalent OEM replacement part.

Excluded from USAAs QRP warranty are the following conditions: (1) normal wear and tear; (2) damage caused by accident and/or acts of nature; (3) intentional acts; (4) improper use or modification; (5) improper installation; and/or (6) improper maintenance of the vehicle.

Any express warranty not provided herein is hereby excluded and disclaimed. Any implied warranties of merchantability and fitness for any particular purpose which may exist are expressly limited to the QRP warranty period(s) as cited above. The USAA QRP warranty period(s) will comply with and be superseded by state/federal law where applicable.

USAA shall not be liable to any person for any special, incidental, or consequential damages, whether arising out of breach of warranty, breach of contract or otherwise. Limitations or exclusions of liability may be superseded by state/federal law where applicable.

The following questions and answers may help you understand more about USAAs QRP program:

Q. What types of parts are utilized in the QRP Program?

A. In addition to the use of OEM parts in certain instances, the following types of parts may be utilized in the QRP Program:

- New aftermarket parts: Parts provided by manufacturers and distributors other than the Original Equipment Manufacturer.
- Recycled parts: Parts from a vehicle of the same make and model.
- Reconditioned, remanufactured, and rebuilt parts: Parts that are rebuilt or repaired to OEM specifications.
- Optional OEM parts: New OEM or OEM equivalent parts provided by distributors other than the Original Equipment Manufacturer.

Q. What assurances do I have that QRP parts are of high quality?

A. USAAs QRP program maintains high standards to utilize parts that are equivalent in quality, safety, fit, and performance of the part(s) being replaced on your vehicle. QRP parts carry an equal or better warranty when compared to OEM parts and are backed by USAAs Limited Parts Warranty.

Q. Do I have a choice of which parts are used to repair my vehicle?

A. As the owner of the vehicle, you have the right to choose the types of parts that are utilized in the repairs to your vehicle. If you choose to utilize parts that differ from USAAs approved estimate, you will be responsible for any

## Supplement of Record 1 with Summary

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**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

additional part costs and labor differences. As well, USAAs Limited Parts Warranty will not be applicable to parts that deviate from USAAs approved estimate.

Q. Will using a non-OEM part void the warranty on my vehicle?

A. QRP parts utilized in your vehicles repair carry an equal or better warranty when compared to OEM parts. Additionally, QRP parts are backed by USAAs Limited Parts Warranty, which includes the duration of the OEM warranty period.

Q. If an issue arises with a QRP part utilized in the repair to my vehicle, what is the resolution process?

A. If you experience a problem, contact your repair shop to discuss the concern. The shop will assess the situation and can work directly with the QRP supplier and/or USAA where necessary to resolve the issue.

Q. What should I do if my repair shop refuses to use QRP parts?

A. You have the right to choose where, how, and by whom your vehicle will be repaired. Repair shops have the right to conduct business in accordance with their own practices, including charging more than a competitive cost for repairs. Should you choose a repair shop that refuses to utilize the QRP parts listed on the USAA approved estimate, you will be responsible for any additional part costs and labor differences in the final repair bill. As well, the USAA Limited Parts Warranty will not apply.

If you have questions about the program or warranty, log on to <http://usaa.com> or call 1-800-531-USAA (8722).

**Supplement of Record 1 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

**PARTS SUPPLIER LIST**

<b>Line</b>	<b>Supplier</b>	<b>Description</b>	<b>Price</b>
3	New York Parts Dept. (KSI) 42-10 2ND AVE BROOKLYN NY 11232 (877) 696-0222 (631) 501-1233	#5787426Q A/M CAPA Bumper cover	\$ 285.00
8	New York Parts Dept. (KSI) 42-10 2ND AVE BROOKLYN NY 11232 (877) 696-0222 (631) 501-1233	#5787428Q A/M CAPA Lower cover w/skid plate	\$ 208.00
9	Keystone-USAA-H-Pennsauken 1005 SHERMAN AVENUE PENNSAUKEN NJ 08110 (800) 223-0171 (856) 661-0808	#HY1032111 A/M KEYSIQ LT Mount bracket	\$ 14.00
10	BQ Wide Auto Parts (KSI) 109-35 178TH ST JAMAICA NY 11433 (800) 420-3800 (631) 501-1233	#5787483Q A/M CAPA Absorber	\$ 56.16
11	Parts Cargo 2 3601 36TH AVE SUITE 1 ASTORIA NY 11106 (866) 710-9709	#HY1095113OE A/M Skid plate silver	\$ 131.00
12	Keystone-USAA-B-North Las Vegas 3370 E LONE MOUNTAIN RD STE D NORTH LAS VEGAS NV 89081 (800) 551-5331 (702) 789-4000	#HY1033111 A/M KEYSIQ RT Mount bracket	\$ 14.00
13	NAPNJ 1532 S WASHINGTON AVE PISCATAWAY NJ 08854 (833) 622-7278 (833) 622-7278	#HY1200234 A/M Upper grille chrome accent w/surround view	\$ 315.00
14	KSI - Astro Automotive 10 KENWOOD CIRCLE FRANKLIN MA 02038	#578731A A/M Lower grille w/o pedestrian protection	\$ 42.77

Supplement of Record 1 with Summary

Owner: Biagioli, SGT Michael

Job Number:

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

(508) 528-4027

(508) 528-6650

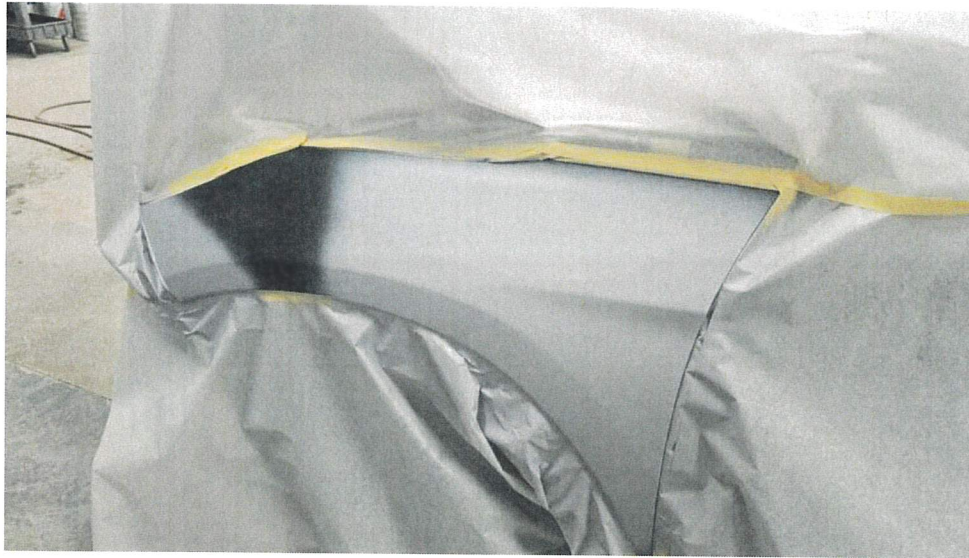
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15	Keystone-USAA-H-Pennsauken 1005 SHERMAN AVENUE PENNSAUKEN NJ 08110 (800) 223-0171 (856) 661-0808	#HY1038149 A/M KEYSIQ LT Trim molding w/fog lamps	\$ 28.00
24	Headlights Depot - SLC 2080 INDUSTRIAL RD STE C SALT LAKE CITY UT 84104 (855) 544-4875	#19-6242-00 A/M LT Fog lamp assy	\$ 285.55
40	NAPA 2999 CIRCLE 75 PARKWAY ATLANTA GA 30339 (833) 627-2265 (999) 999-9999	#NCD2696182 A/M LT Outer tie rod	\$ 37.31

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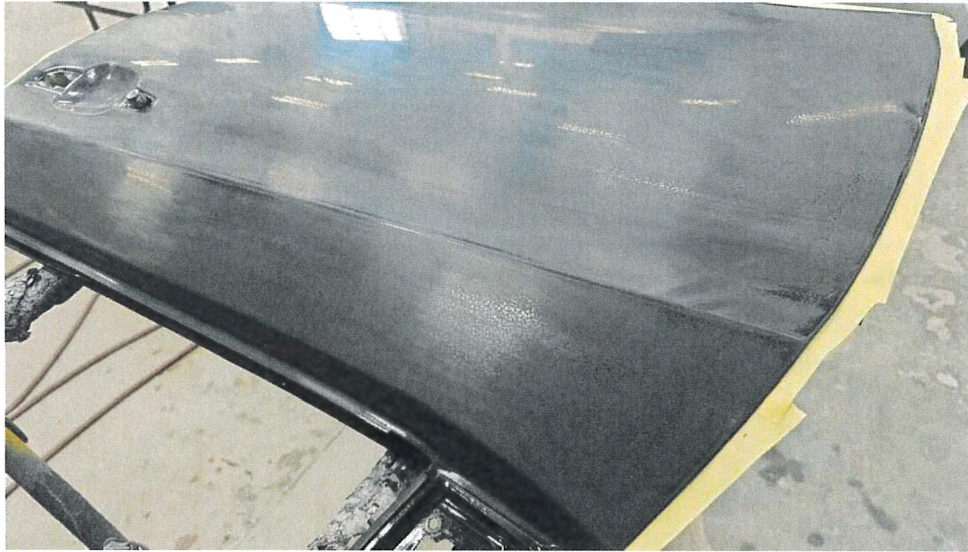
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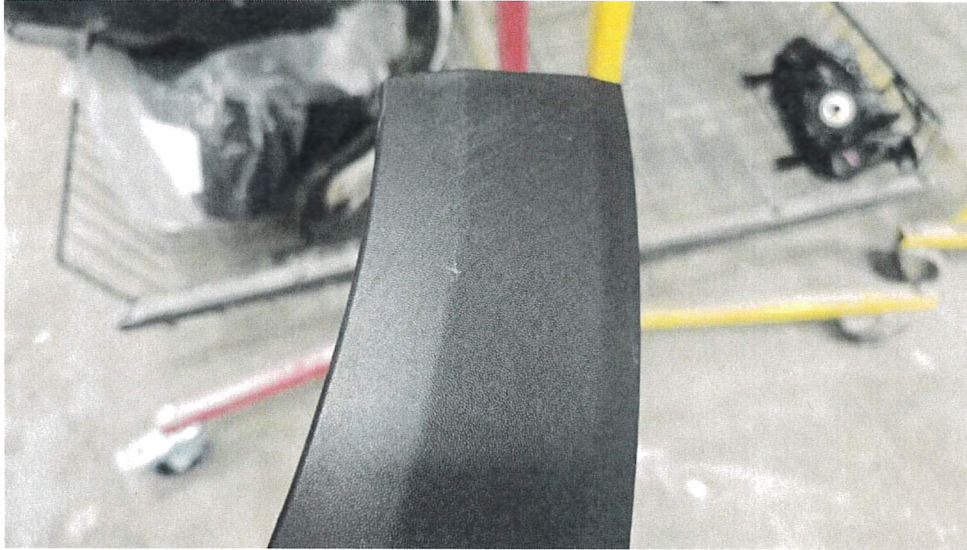
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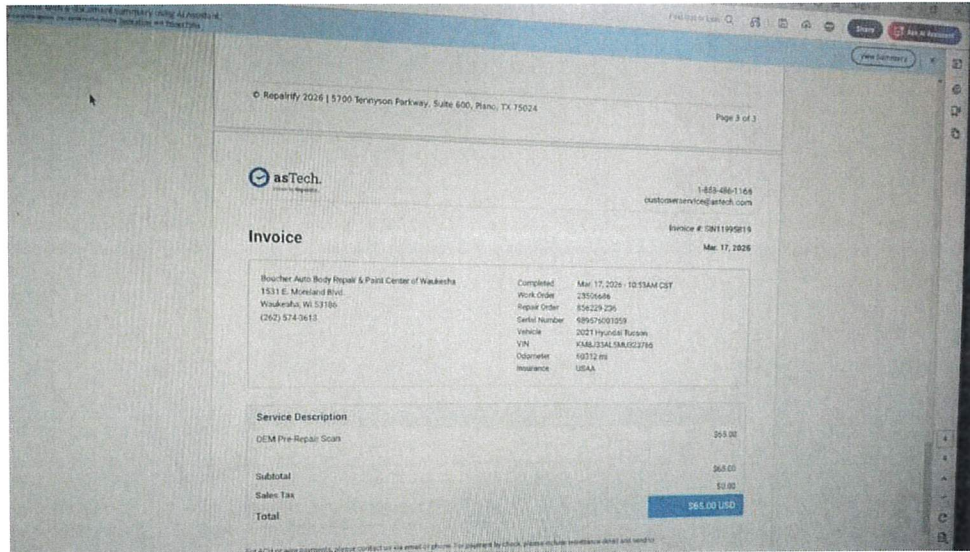
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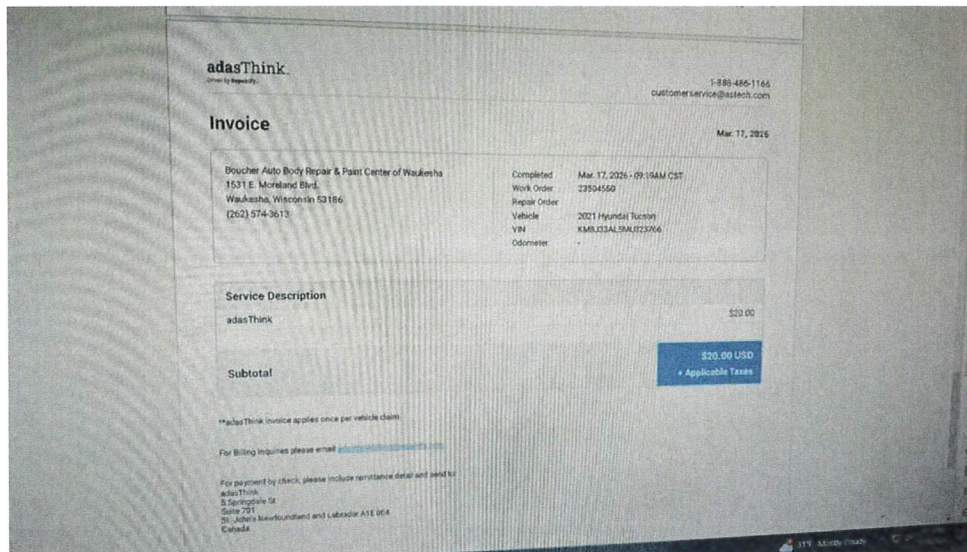
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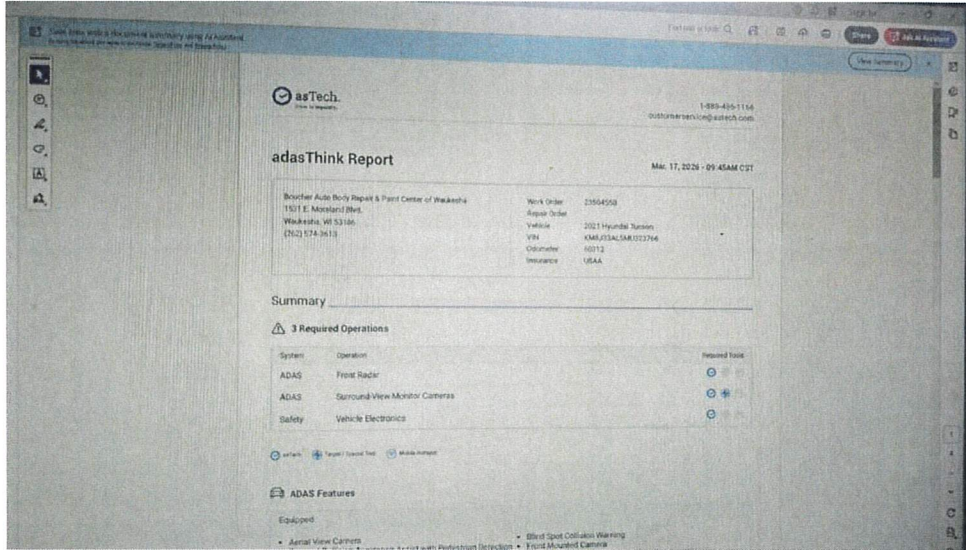
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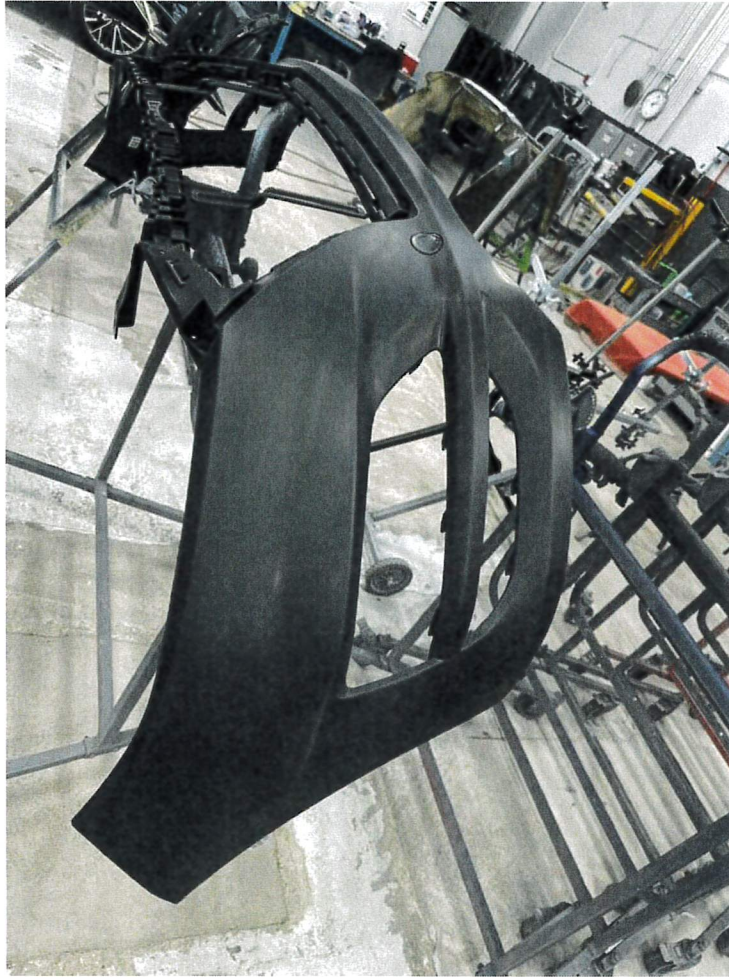
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UIRED  
Estimate Indicator : S01

# 2021 HYUNDAI TUCSON

Utility 4D Ultimate 2WD Values

Type: SUV [CHANGE VEHICLE](#)

[Values](#) [Specifications](#)

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## PRICING & VALUES

Prices shown for the used 2021 Hyundai Tucson Utility 4D Ultimate 2WD with 60312 miles are what people paid to buy this vehicle or what people received when trading in this vehicle at a dealer. [Edit options](#).

### BUY FROM DEALER

Prices shown are what people paid including dealer discounts. Taxes and fees (title, registration, license, document, and transportation fees) are not included.



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Estimate Indicator : S01

Preliminary Supplement 2 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

PARTS SUPPLIER LIST

Line	Supplier	Description	Price
3	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86520-D3510 Opt OEM Absorber Quote: 23351455280 Expires: 04/16/26	\$ 56.16
5	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86511-D3500 Opt OEM Bumper cover Quote: 23363652416 Expires: 04/16/26	\$ 285.00
8	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86513-D3000 Opt OEM LT Mount bracket Quote: 23360852445 Expires: 04/16/26	\$ 14.00
9	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86514-D3000 Opt OEM RT Mount bracket Quote: 23360852492 Expires: 04/16/26	\$ 14.00
14	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86350-D3660 Opt OEM Upper grille chrome accent w/surround view Quote: 23361052019 Expires: 04/16/26	\$ 315.00
15	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86551-D3500 Opt OEM Lower grille w/o pedestrian protection Quote: 23358553535 Expires: 04/16/26	\$ 42.77
16	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86512-D3520 Opt OEM Lower cover w/skid plate Quote: 23351757024 Expires: 04/16/26	\$ 208.00
17	Keystone, Inc 4410 N. 132ND STREET, SUITE A BUTLER WI 53007 (414) 463-1019	#HY1092106 A/M Lower molding Quote: 3385023725 Expires: 05/01/26	\$ 41.00
18	Keystone, Inc 4410 N. 132ND STREET, SUITE A BUTLER WI 53007 (414) 463-1019	#HY1038149 A/M LT Trim molding w/log lamps-didnt come painted Quote: 3385025038 Expires: 05/01/26	\$ 28.00

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Claim Reference Id : 05499175100000800001  
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 Estimate Indicator : S01

**Preliminary Supplement 2 with Summary**

**RO Number: 856229-236**

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

19	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86525D3530 LT Trim cover w/fog lamps-didnt come painted Quote: 23367851851 Expires: 04/16/26	\$ 18.94
24	1001 Best AutoItte Dist. Po Box 116 Spring Lake MI 49456 (866) 567-3500	#HY2592170C A/M CAPA LT Fog lamp assy Quote: 23345855641 Expires: 03/24/26	\$ 285.55
27	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86342-D3000 Opt OEM Sight shield Quote: 23358054156 Expires: 04/16/26	\$ 56.65
32	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86811-D3500 Opt OEM LT Fender liner all Quote: 23358253948 Expires: 04/16/26	\$ 128.28
34	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#87711-D3000-CA Opt DEM LT Wheel opng midg Quote: 23363351986 Expires: 04/16/26	\$ 149.33
39	LKQ Corp 2101 Beloit Avenue Janesville WI 53546 (800) 362-9451	#-432121347 LKQ LT/Front Wheel, alloy 18" +25% Wheel H-TRAC,4DR 1BX7 L.F. SLIGHT SCRATCHES ,5F\$N1080 Quote: 3387499666 Expires: 05/03/26	\$ 375.00

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Page 10

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 Uired  
 Estimate Indicator : S01

Preliminary Supplement 2 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARR1002, CCC Data Date 03/17/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (\*) or Double Asterisk (\*\*) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<->) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blend=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

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Page 8

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Estimate Indicator : S01

**Preliminary Supplement 2 with Summary**

**RO Number: 856229-236**

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

<b>TOTALS SUMMARY</b>			
Category	Basis	Rate	Cost \$
Parts			1,025.87
Body Labor	4.7 hrs @	\$ 72.00 /hr	338.40
Paint Labor	3.7 hrs @	\$ 72.00 /hr	266.40
Additional Supplement Labor			28.80
Paint Supplies	3.7 hrs @	\$ 49.00 /hr	181.30
Miscellaneous			184.90
Subtotal			2,025.67
Sales Tax	\$ 2,049.67 @	5.0000 %	102.03
<b>Total Supplement Amount</b>			<b>2,127.70</b>
<b>NET COST OF SUPPLEMENT</b>			<b>2,127.70</b>

**CUMULATIVE EFFECTS OF SUPPLEMENT(S)**

Estimate	5,632.96	Tim Patton
Supplement S01	-2,379.78	Tim Patton
Supplement S02	2,127.70	Tim Patton
<b>Job Total:</b>	<b>\$ 5,380.88</b>	
<b>CUSTOMER PAY:</b>	<b>\$ 3,253.18</b>	
<b>INSURANCE PAY:</b>	<b>\$ 2,127.70</b>	

This Estimate is Subject to Change once Vehicle has been Disassembled

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE CRASH PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE PARTS MANUFACTURER OR DISTRIBUTOR RATHER THAN BY THE MANUFACTURER OF YOUR VEHICLE.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF AN AUTOMOBILE PART(S) NOT MADE BY THE ORIGINAL EQUIPMENT MANUFACTURER. PARTS USED IN THE REPAIR OF YOUR VEHICLE BY OTHER THAN THE ORIGINAL MANUFACTURER ARE REQUIRED TO BE AT LEAST EQUAL IN KIND AND QUALITY IN TERMS OF FIT, QUALITY, AND PERFORMANCE TO THE ORIGINAL MANUFACTURER PARTS THEY ARE REPLACING. ALL AFTERMARKET PARTS INSTALLED ON THE VEHICLE SHALL BE CLEARLY IDENTIFIED ON THE REPAIR ESTIMATE.

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Page 7

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 Estimate Indicator : S01

Preliminary Supplement 2 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

ESTIMATE TOTALS			
Category	Basis	Rate	Cost \$
Parts			2,515.75
Body Labor	14.7 hrs @	\$ 72.00 /hr	1,058.40
Paint Labor	10.1 hrs @	\$ 72.00 /hr	727.20
Mechanical Labor	1.0 hrs @	\$ 125.00 /hr	125.00
Paint Supplies	10.1 hrs @	\$ 49.00 /hr	494.90
Miscellaneous			203.40
Subtotal			5,124.65
Sales Tax	\$ 5,124.65 @	5.0000 %	256.23
<b>Grand Total</b>			<b>5,380.88</b>
Deductible			500.00
Insurer Prepaid Amount			2,753.18
<b>CUSTOMER PAY</b>			<b>3,253.18</b>
<b>INSURANCE PAY</b>			<b>2,127.70</b>

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Page 4

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 Estimate Indicator : S01

Preliminary Supplement 2 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2-4L Gasoline Gasoline Direct Injection charcoal

attempted failed						
46	*	S01	R&I	LT Belt molding black	0.0	
47		S02	R&I	LT Belt molding black	0.3	
47	*	S01	R&I	LT Lower molding	0.0	
48		S02	R&I	LT Lower molding	0.4	
48	*	S01	R&I	LT Mirror assy w/o signal imp w/blind spot	0.0	
49		S02	R&I	LT Mirror assy w/o signal imp w/blind spot	0.4	
49	*	S01	R&I	LT Handle, outside w/smart key primed	0.0	
50		S02	R&I	LT Handle, outside w/smart key primed	0.4	
50	*	S01	R&I	LT R&I trim panel	0.0	
51		S02	R&I	LT R&I trim panel	0.5	
51	#	S01	Repl	Flex additive	1 T	
52	#	S02	Repl	Flex additive	1 5.00 T	
52	#		Subl	think report of required	1 X	
53	#	S02	Subl	think report of required	1 20.00 T	
53	#	S01		Corrosion protection primer	1 -10.00 X -0.2	
54	#	S02		Corrosion protection primer	1 10.00 T 0.2	
55	#	S01		Mask jamba/openings-cover car	1 -5.00 X -0.2	
56	#	S02		Mask jamba/openings-cover car	1 5.00 T 0.2	
56	#	S01		COLOR TINT	1	
57	#	S02		COLOR TINT	1 0.5	
57	#	S01	Subl	Two wheel alignment	1 T	
58	#	S02	Subl	Two wheel alignment	1 129.95 T	
58	#	S01	Subl	Tire mount & wheel balance	1 T	
59	#	S02	Subl	Tire mount & wheel balance	1 29.95 T	
59	#	S01	Refn	Feather edge prime and block		
60	#	S02	Refn	Feather edge prime and block	0.5	
61	#	S01		Pre Scan	1 -0.5 M	
62	#	S02		Pre Scan	1 65.00 0.5 M	
<b>Deleted Items</b>						
24	#	S01		air fog	1 0.4	
<b>WHEELS</b>						
40	*	S01	Repl	LKQ LT/Front Wheel, alloy 18"	5291003350 1 m	
<b>Added Items</b>						
<b>WHEELS</b>						
39	*	S02	Repl	LKQ LT/Front Wheel, alloy 18" +25%	5291003350 1 468.75 m 0.3	
44		S02		Overlap Major Adj. Panel	-0.4	
45		S02		Add for Clear Coat	0.3	
<b>SUBTOTALS</b>				<b>1,210.77</b>	<b>5.1</b>	<b>3.7</b>

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Page 6

Claim Reference Id : 05499175100000800001  
 File Name : 110126199-Screenshot\_2026-03-19\_070353.jpg  
 File Date : 03/23/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S01

Preliminary Supplement 2 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		<b>FRONT BUMPER &amp; GRILLE</b>					
2		O/H front bumper				3.6	
3	**	S01 Repl Opt OEM Absorber	86520D3510	1	56.16	Incl.	
4	*	S01 Repl Skid plate silver	86565D3500	1	131.00	Incl.	
5	** <->	S01 Repl Opt OEM Bumper cover	86511D3500	1	285.00	Incl.	3.0
		Note: universal is not a valid vender					
6		Add for Clear Coat					1.2
7		Add for fog lamps				0.4	
8	**	S01 Repl Opt OEM LT Mount bracket	86513D3000	1	14.00	0.1	
9	**	S01 Repl Opt OEM RT Mount bracket	86514D3000	1	14.00	0.1	
10		R&I License bracket				0.2	
11	*	S01 Repl Harness	9189003540	1	101.11	0.4	
12		S02 Repl Lower cover retainer	866992M000	1	3.35		
13		S02 Repl Lower cover screw	1244205207B	1	0.94		
14	**	S01 Repl Opt OEM Upper grille chrome accent w/surround view	86350D3660	1	315.00	Incl.	
15	**	S01 Repl Opt OEM Lower grille w/o pedestrian protection	86561D3500	1	42.77	Incl.	
16	**	S01 Repl Opt OEM Lower cover w/skid plate	86512D3520	1	208.00	Incl.	
		Note: universal is not a valid vender					
17	**	S02 Repl A/M Lower molding	86567D3500	1	41.00	Incl.	
18	**	S02 Repl A/M LT Trim molding w/fog lamps-didnt come painted	86527D3520	1	28.00	Incl.	0.4
19	*	S02 Repl LT Trim cover w/fog lamps-didnt come painted	86525D3530	1	18.94	Incl.	0.4
20	*	S01 Repl LT Side container	86577D3500	1	9.29	0.1	
21		S02 Repl Bumper cover rivet	1416003133	8	8.40		
22		<b>FRONT LAMPS</b>					
23		R&I LT Headlamp assy				0.3	
24	**	S01 Repl A/M CAPA LT Fog lamp assy	9320103600	1	265.55	Incl.	
25		Aim fog lamps				0.4	
26		<b>RADIATOR SUPPORT</b>					
27	**	S02 Repl Opt OEM Sight shield	86342D3000	1	56.65	Incl.	
28		<b>FENDER</b>					
29	*	S02 Rpr LT Fender				4.0	2.0
30		Overlap Major Non-Adj. Panel					-0.2
31		Add for Clear Coat					0.4
32	**	S02 Repl Opt OEM LT Fender liner all	86811D3500	1	128.28	0.4	
33		S02 Repl LT Fender liner clip	865952T500	3	3.63		
34	**	S02 Repl Opt OEM LT Wheel opng mldg	87711D3000CA	1	149.33	0.6	
35		S02 R&I Mud guard				0.4	
36		<b>ELECTRICAL</b>					
37		S02 Repl Valve stem	5293682100	1	67.02		

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Page 2

Claim Reference Id : 05499175100000800001  
 File Name : 110126203-Screenshot\_2026-03-19\_070327.jpg  
 File Date : 03/23/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S01

Preliminary Supplement 2 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2-4L Gasoline Gasoline Direct Injection charcoal

SUPPLEMENT SUMMARY

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
<b>Changed Items</b>							
12	*	S01 Repl Lower cover retainer	865992M000	1	0.00		
12	*	S02 Repl Lower cover retainer	865992M000	1	3.35		
13	*	S01 Repl Lower cover screw	1244205207B	1	0.00		
13	*	S02 Repl Lower cover screw	1244205207B	1	0.94		
17	**	S01 Repl A/H Lower molding	8656703500	1	0.00	Incl.	
17	**	S02 Repl A/H Lower molding	8656703500	1	41.00	Incl.	
18	**	S01 Repl A/H LT Trim molding w/fog lamps	8652703520	1	-28.00	Incl.	
18	**	S02 Repl A/H LT Trim molding w/fog lamps-didnt come painted	8652703520	1	28.00	Incl.	0.4
19	*	S01 Repl LT Trim cover w/fog lamps	8652503530	1	0.00	Incl.	
19	*	S02 Repl LT Trim cover w/fog lamps-didnt come painted	8652503530	1	18.94	Incl.	0.4
21	*	S01 Repl Bumper cover rivet	1416003133	8	0.00		
21	*	S02 Repl Bumper cover rivet	1416003133	8	6.40		
28	**	S01 Repl Opt OEM Sght shield	8634203000	1	0.00	Incl.	
		NOTE: Promotional Price: \$56.65					
27	**	S02 Repl Opt OEM Sght shield	8634203000	1	56.65	Incl.	
		NOTE: Promotional Price: \$56.65					
30	*	S01 Rpr LT Fender				-2.0	-2.0
29	*	S02 Rpr LT Fender				-4.0	2.0
33	**	S01 Repl Opt OEM LT Fender liner all	8681103500	1	0.00	-0.4	
		NOTE: Promotional Price: \$128.28					
32	**	S02 Repl Opt OEM LT Fender liner all	8681103500	1	128.28	0.4	
		NOTE: Promotional Price: \$128.28					
34	*	S01 Repl LT Fender liner clip	865952T500	3	0.00		
33	*	S02 Repl LT Fender liner clip	865952T500	3	3.63		
35	**	S01 Repl Opt OEM LT Wheel oppng mldg	8771103000CA	1	0.00	-0.6	
		NOTE: Promotional Price: \$149.33					
34	**	S02 Repl Opt OEM LT Wheel oppng mldg	8771103000CA	1	149.33	0.6	
		NOTE: Promotional Price: \$149.33					
36	*	S01 R&I Mud guard				0.0	
35	*	S02 R&I Mud guard				0.4	
38	*	S01 Repl Valve stem	52936B2100	1	0.00		
		NOTE: no; Auto zone will not work-may need tpms					
37	*	S02 Repl Valve stem	52936B2100	1	67.02		
		NOTE: no; Auto zone will not work-may need tpms					
42	*	S01 Repl LT Pillar molding clip	8581837000	2	0.00		
41	*	S02 Repl LT Pillar molding clip	8581837000	2	14.58		
44	*	S01 Rpr LT Outer panel buff				-1.0	0.0
43	*	S02 Rpr LT Outer panel buff was				1.0	2.0

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Page 5

Claim Reference Id : 05499175100000800001  
 File Name : 110126200-Screenshot\_2026-03-19\_070347.jpg  
 File Date : 03/23/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S01



1-888-426-1166  
customerservice@astech.com

Invoice #: SIN11999819

### Invoice

Mar. 17, 2026

Boucher Auto Body Repair & Paint Center of Waukesha  
1531 E. Milwaukee Blvd  
Waukesha, WI 53186  
(262) 574-3813

Completed Mar. 17, 2026 - 10:53AM CST  
Work Order 23506686  
Repair Order 856229-236  
Serial Number 999576201059  
Vehicle 2021 Hyundai Tucson  
VIN KM8J33AL1M112376A  
Odometer 60312 mi  
Insurance USAA

#### Service Description

OEM Pre-Repair Scan	\$65.00
<b>Subtotal</b>	\$65.00
<b>Sales Tax</b>	\$0.00
<b>Total</b>	<b>\$65.00 USD</b>

For ACH or wire payments, please contact us via email or phone. For payment by check, please include verification detail and send to:

Requif, Inc. DBA asTech  
PO BOX 674072  
Dallas, TX 75267-4072

If you have questions about this invoice, please contact customer support.

Claim Reference Id : 05499175100000800001  
File Name : 110126205-Screenshot\_2026-03-19\_070150.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
Estimate Indicator : S01

**Preliminary Supplement 2 with Summary**

**RO Number: 856229-236**

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

Note: no Auto zone will not work-may need tpms

38	<b>WHEELS</b>				
39	*	S02	Repl LKQ LT/Front Wheel, alloy 18" +25%	5291003350	1 468.75 m 0.1
40	<b>PILLARS, ROCKER &amp; FLOOR</b>				
41		S02	Repl LT Pillar molding clip	8581837060	2 14.58
42	<b>FRONT DOOR</b>				
43	*	S02	Rpr LT Door panel buff/wax alternated, flajed		1.0 2.0
44		S02	Overlap Major Adj. Panel		-0.4
45		S02	Add for Clear Coat		0.3
46	#	S01	bc reduction	1	
47		S02	R&I LT Belt molding black		0.3
48		S02	R&I LT Lower molding		0.4
49		S02	R&I LT Mirror assy w/o signal Imp w/brhd spot		0.4
50		S02	R&I LT Handle, outside w/smart key primed		0.4
51		S02	R&I LT R&I trim panel		0.5
52	#	S02	Repl Flex additive	1 5.00 T	
53	#	S02	Subl think report of required	1 20.00 T	
54	#	S02	Corrosion protection primer	1 10.00 T	0.2
55	#	S01	Subl Hazard Waste	1 3.50 T	
56	#	S02	Mask Jamb/operings-cover car	1 5.00 T	0.2
57	#	S02	COLOR TINT	1	0.5
58	#	S02	Subl Two wheel alignment	1 129.95 T	
59	#	S02	Subl Tire mount & wheel balance	1 29.95 T	
60	#	S02	Refn Feather edge prime and block		0.5
61	<b>VEHICLE DIAGNOSTICS</b>				
62	#	S02	Pre Scan	1 65.00	0.5 M
63	#	S01	Post Scan w/calibration-per invoice	1 T	0.5 M
64	#	S01	matched USAA prelim estimate \$3253.18	1	
<b>SUBTOTALS</b>				<b>2,719.15</b>	<b>15.7 10.1</b>

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Page 3

Claim Reference Id : 054991751000000800001  
 File Name : 110126202-Screenshot\_2026-03-19\_070333.jpg  
 File Date : 03/23/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S01



**Boucher Collision Center - Waukesha**  
 "WE RIDE WITH YOU EVERY MILE"  
 1531 E. Moreland Blvd, Waukesha, WI 53186  
 Phone: (262) 574-3613  
 FAX: (262) 548-8218

Workfile ID: 03438333  
 Federal ID: 39-1388406

**Preliminary Supplement 2 with Summary**

**RO Number: 856229-236**

Written By: Tim Patton

Insured: Biagioli, Michael Policy #: Claim #: 05499175100000800001  
 Type of Loss: Date of Loss: 3/16/2026 9:30 AM Days to Repair: 99  
 Point of Impact: 11 Left Front

**Owner:** Biagioli, Michael  
 13454 Bahamlyre Dr  
 Sappington, MO 63128  
 (262) 719-4710 Cell

**Inspection Location:** Boucher Collision Center - Waukesha  
 1531 E. Moreland Blvd  
 Waukesha, WI 53186  
 Repair Facility  
 (262) 574-3613 Business

**Insurance Company:** USAA

**VEHICLE**

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

VIN: KM8J33AL5MU323766 Interior Color: Mileage In: 60,312 Vehicle Out:  
 License: GF9LSA Exterior Color: charcoal Mileage Out:  
 State: MO Production Date: 7/2020 Condition: Good Job #:

<b>TRANSMISSION</b>	Intermittent Wipers	FM Radio	Blind Spot Detection
Automatic Transmission	Tilt Wheel	Stereo	Lane Departure Warning
<b>POWER</b>	Cruise Control	Search/Seek	<b>SEATS</b>
Power Steering	Rear Defogger	Auxiliary Audio Connection	Bucket Seats
Power Brakes	Keyless Entry	Premium Radio	Leather Seats
Power Windows	Alarm	Satellite Radio	Heated Seats
Power Locks	Message Center	<b>SAFETY</b>	<b>WHEELS</b>
Power Mirrors	Steering Wheel Touch Controls	Drivers Side Air Bag	Aluminum/Alloy Wheels
Heated Mirrors	Rear Window Wiper	Passenger Air Bag	<b>PAINT</b>
Power Driver Seat	Telescopic Wheel	Anti-Lock Brakes (4)	Clear Coat Paint
Power Passenger Seat	Heated Steering Wheel	4 Wheel Disc Brakes	Metallic Paint
<b>DECOR</b>	Climate Control	Traction Control	<b>OTHER</b>
Dual Mirrors	Backup Camera	Stability Control	Fog Lamps
Privacy Glass	Surround View Camera	Front Side Impact Air Bags	Rear Spoiler
Console/Storage	Remote Starter	Head/Curtain Air Bags	Signal Integrated Mirrors
Overhead Console	Home Link	Communications System	<b>TRUCK</b>
<b>CONVENIENCE</b>	<b>RADIO</b>	Hands Free Device	Power Trunk/Liftgate
Air Conditioning	AM Radio	Xenon or L.E.D. Headlamps	

3/18/2026 1:14:11 PM

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Page 1

Claim Reference Id : 05499175100000800001  
 File Name : 110126204-Screenshot\_2026-03-19\_070321.jpg  
 File Date : 03/23/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
 UIRED  
 Estimate Indicator : S01

be cleared and the self-test repeated to verify no further issues in the system exist  
This code is setting the check engine light on

After repairs have been completed, contact asTech for a Post-Repair scan to perform the weight classification sensor reset (if applicable) and to also clear all historic fault codes and any fault codes that may have been set in the repair process. With all repairs, the vehicle will require a road test, to verify operation of any repaired or replaced components including ADAS systems. The road test should include driving at least 5 miles, making both left and right-hand turns and lane changes in each direction, reaching speeds above 45 miles per hour, operating the vehicle in reverse and executing at least one parking maneuver to ensure all ADAS systems are working as the manufacturer intended. Please refer to the vehicle service information to understand the description and operation of any systems repaired or replaced. This procedure intends to activate all ADAS systems and components to ensure proper functionality or to induct faults that will assist with the accuracy of the information received on the Post-Repair Scan. Inspect battery for proper state of charge, recharge or replace as required. After repairs have been completed, contact asTech for a Post-Repair scan to perform any calibrations that can be performed remotely and/or to clear all historic fault codes and any fault codes that may have been set during the repair process. Please contact Victor Abrego at my direct extension for any technical questions regarding this scan at +14692188720. asTech recommends repairers follow all manufacturers safety guidelines and inspections related to level of repair.

Scan Readings

Powertrain Control Module:  
P045600 - Evaporative Emission System Leak detected (very small leak) - Pending  
Around View Monitor:  
B16B700 - Front Camera Input Error - History

Snapshot Data

No snapshot data available.

Claim Reference Id	: 05499175100000800001
File Name	: 110126207-Screenshot_2026-03-19_070137.jpg
File Date	: 03/23/2026
Label	:
Note	:
Photo Location	:
Photo Taken By	: PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED
Estimate Indicator	: S01

The 2021 Hyundai Tucson repair manual states that a calibration or operation is required for the Vehicle Electronics when the following occurs:

- Vehicle is involved in a collision

**OEM Requirements**  
[Open](#)



Claim Reference Id : 05499175100000800001  
File Name : 110126210-Screenshot\_2026-03-19\_070112.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



1-888-485-1166  
customerservice@astech.com

OEM  
**Pre-Repair Scan**

Invoice: SIN11995919  
Mar. 17, 2026 - 10:54AM CST

Boulder Auto Body Repair & Paint Center of Waukesha  
1331 E. Monland Blvd.  
Waukesha, WI 53198  
(262) 574-3613

Work Order 2256686  
Repair Order 856229-236  
Serial Number 989576001069  
Vehicle 2021 Hyundai Tucson  
VIN KM8J33AL5MU223766  
Odometer 60312 mi  
Insurance USAA

**Additional Details**

Drivable Yes  
SRS Deployment No  
Warning Lights Yes  
Type of Loss  
Point of Impact Front (Light), Driver Side (Light)  
(Damage Level)

**Shop Notes**

Preferred Language = English

**Service Details**

Performed a full pre-repair scan Health Check with the GDS-SMART scan tool.  
2 fault codes were reported in 2 modules at this time.  
Recommendations and fault codes listed below.

According to the National Highway Traffic Safety Administration, 0 safety recalls are available at this time.

Advanced Driver Assist System (ADAS) Calibrations that may be required. (See Recommendations for manufacturer requirements)  
Front Radar

**Recommendations**

This vehicle is equipped with a Forward Collision Warning Sensor at the lower right chassis. Hyundai Service Information states the unit requires radar alignment when the sensor is reinstalled, replaced, if the sensor or nearby parts are impacted in a collision, if the steering angle sensor is replaced or adjusted, or if the sensor cannot recognize a vehicle ahead. The procedure requires checking sensor level then putting the vehicle into Alignment Driving Mode and test driving until the calibration completes. We can complete the procedure at the post-repair scan after the sensor is leveled.

**Powertrain Control Module:**

P045600 - Evaporative Emission System Leak detected (very small leak) - Pending

Fault P0456 indicates the Evaporative Emission system has detected a vapor leak during its self-test of the fuel system. Ensure fuel tank cap, tank, valves, and emission hoses are correctly installed and not damaged/malfunctioning. Once the leak is corrected, the fault can

Claim Reference Id : 054991751000000800001  
File Name : 110126208-Screenshot\_2026-03-19\_070125.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
Estimate Indicator : S01

adasThink  
Virtual Repair

1-888-450-1166  
customerservice@astech.com

**Invoice**

Mar. 17, 2026

Boucher Auto Body Repair & Paint Center of Waukesha  
1531 E. Monland Blvd.  
Waukesha, Wisconsin 53196  
(202) 574-3613

Completed Mar. 17, 2025 - 09:19 AM CST  
Work Order 23504950  
Repair Order  
Vehicle 2021 Hyundai Tucson  
VIN KM8J33AL5M6322766  
Odometer

**Service Description**

adasThink

\$20.00

**Subtotal**

\$20.00 USD

+ Applicable Taxes

\*\*adasThink invoice applies once per vehicle claim.

For billing inquiries please email [customerservice@astech.com](mailto:customerservice@astech.com).

For payment by check, please include remittance detail and send to:  
adasThink  
5 Springdale St  
Suite 701  
St. Johns New-Brandford and Lubador A/E 064  
Carroll

If you have any questions about this invoice, please contact [customerservice@astech.com](mailto:customerservice@astech.com).

Claim Reference Id : 054991751000000800001  
File Name : 110126209-Screenshot\_2026-03-19\_070117.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
Estimate Indicator : S01

Disclaimers

asTech® makes every effort to provide the most reliable information available through the use of the asTech® device. However,

- Owners of damaged vehicles have feedback that can include the owner of the vehicle and the Technician employed by asTech. Information gathered through the asTech device is done so internally and kept for asTech only. asTech cannot be responsible for concerns or errors caused by the information provided, or not provided, by the customer.
- All work performed by asTech will be in accordance with OEM specifications and/or customer field set with a Parts program Rule Group. This includes, but is not limited to, any repairs, adjustments, integrations, programming, and test points as indicated by the OEM by any of their Approved sources or such information as asTech is not responsible for any damage that results from modifications to OEM factory specified electrical systems.
- While every attempt is made to provide accurate information on the Scan Report, the asTech device may not always communicate, return the work information that would result from a scan performed with a directly connected OBD, some that asTech Technicians will advise the asTech device to return the vehicle to factory default settings.

- asTech Technicians will indicate on the scan report their name and the OEM level for each of applicable, to scan the vehicle.
- Despite the best efforts of the Technicians employed by asTech, and the functions of the asTech device, some vehicles will require dealer service to be required, vehicles where a vehicle may need additional work from a dealership, could include Warranty work or recalls, Customer Assistance or other programming where repairs are needed. Programming where necessary to complete the diagnosis, and/or Programming keys.
- Variance between vehicle according to the make, model and trim level may vary the information provided by the asTech device.
- Depending on the condition of the vehicle and the nature of the damage, weather factors outside the control of asTech, the asTech device may not communicate with some vehicles or the repair is being underway.
- asTech and its employees are not responsible for any alteration of information or misuse of the asTech device or data provided in the Scan Report by the end user. Steps are recommended for complying with all local and state regulations.

- At times the Technician working for asTech will require that a vehicle be "repaired" before a "read" of a vehicle, when the Technician has requested it, you need to incorporate or incorporate your results after the asTech device is disconnected.
- asTech is not responsible for any changes made to the vehicle after the asTech device is disconnected.
- Customer may choose to allow for OEM Diagnostic scans with the asTech protocol (this might occur under certain conditions, action does not affect any other OEM Diagnostic scans performed).
- In vehicle scan scenarios, we will advise to the client an early pay procedure for paying that issue after the scan before

Warranty

- asTech warrants that when a pre and post scan is completed on a vehicle using the asTech device, and/or the asTech device has followed service and repair recommendations provided on the scan report from asTech the vehicle will run free of OTC codes, with the exception of any manufacturer dependent codes which can be corrected from "Active" to "History" but require a programmed function of the system and/or code others to be cleared where it is determined that a DTC requires to be diagnosed and/or after repairs have been completed and the vehicle is returned to the customer, asTech will be scan the vehicle at an original cost within a set of time (minimum of up to 25,000 mile for a maximum of three days.

- In addition, if a vehicle is more than 15 miles from the original repair facility and requires being towed a towing benefit up to \$200 (not to exceed) will be provided. The warranty is effective for 25,000 miles or 24 months, whichever comes first, and is limited to DTC's that were resolved (i.e. the original DTC).
- asTech expressly disclaims the parts in favor of the shop.
- This warranty is not for use on the vehicle or used in any other way. asTech will not be responsible for any consequential, incidental or indirect damage under this warranty. asTech will not be responsible for any consequential, incidental or indirect damage under this warranty. This warranty gives you specific legal rights and you may have other rights which vary from state to state.

- Some states do not allow the exclusion or limitation of consequential damages, or a limitation on the amount or type of remedy available, or the application of such limitations or exclusions to any other portion of this warranty.
- asTech disclaims all other warranties and disclaims warranty of conformity when a scan recommendation will follow.

Claim Reference Id : 054991751000000800001  
 File Name : 110126206-Screenshot\_2026-03-19\_070144.jpg  
 File Date : 03/23/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S01



1-888-486-1166  
customerservice@astech.com

### adasThink Report

Mar 17, 2026 - 09:45AM CST

Boucher Auto Body Repair & Paint Center of Waukesha  
1531 E. Milwaukee Blvd  
Waukesha, WI 53186  
(262) 574-3618

Work Order: ZJ3G4580  
Repair Order  
Vehicle: 2021 Hyundai Tucson  
VIN: KMJLJ3A13MA022766  
Odometer: 80312  
Insurance: USAA

#### Summary

##### 3 Required Operations

System	Operation	Required Tools
ADAS	Front Radar	🔧
ADAS	Surround-View Monitor Cameras	🔧 📷
Safety	Vehicle Electronics	🔧

🔧 asTech 📷 Target / Special Tool 📷 360Photo

##### ADAS Features

###### Equipped

- Aerial View Camera
- Forward Collision Avoidance Assist with Pedestrian Detection
- Lane Departure Prevention
- Rear Camera
- Right Side Camera
- Blind Spot Collision Warning
- Front Mounted Camera
- Left Side Camera
- Rear Cross-Traffic Collision Warning
- Smart Cruise Control with Stop & Go

#### ADAS Operations

##### 1. Front Radar

- Dynamic Calibration (Horizontal Calibration)
- Wheel Alignment (Pre Calibration Wheel Alignment Check)
- Check Installation Angle (Vertical Calibration (Bumper Off))

🔧 asTech Required

Claim Reference Id : 05499175100000800001  
 File Name : 110126212-Screenshot\_2026-03-19\_070058.jpg  
 File Date : 03/23/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S01

The Front Radar is responsible for Smart Cruise Control with Stop & Go on this vehicle.

The 2021 Hyundai Tucson repair manual states that a calibration or operation is required for the Front Radar when the following occurs:

- Front Bumper is Repair (Line 2, 3, 6)
- Grille is Replace (Line 14, 15)

**OEM Requirements**

Open

## 2. Surround-View Monitor Cameras

Static Calibration (Manual Tolerance Compensation)

- Tech Required
- Target / Special Tool Required

The Surround-View Monitor Cameras is responsible for Aerial View Camera, Front Mounted Camera, Left Side Camera and Right Side Camera on this vehicle.

The 2021 Hyundai Tucson repair manual states that a calibration or operation is required for the Surround-View Monitor Cameras when the following occurs:

- Front Bumper is Repair (Line 2, 3, 6)
- Grille is install (Line 14, 15)
- Front Door is Repair (Line 27)
- Side Mirror is Install (Line 33)

**OEM Requirements**

Open

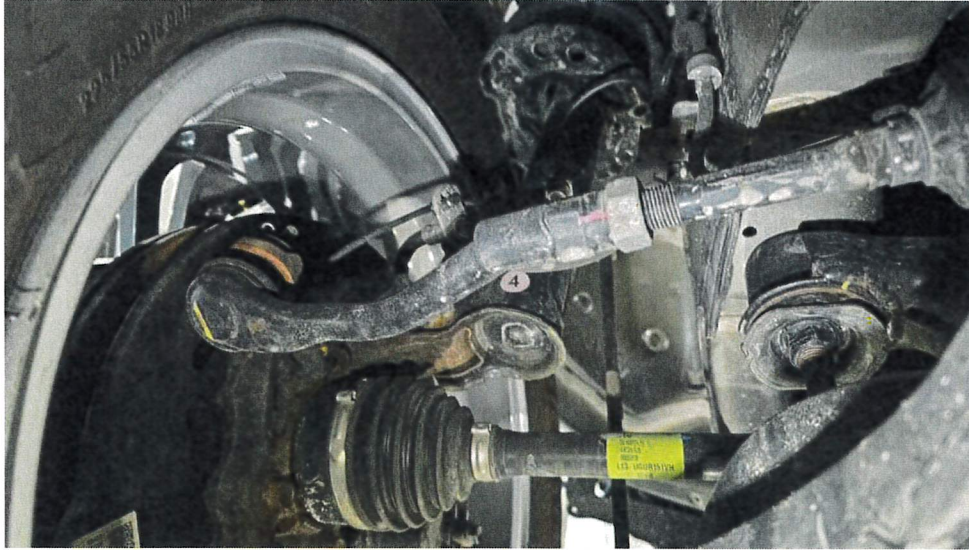
## Safety Operations

### 1. Vehicle Electronics

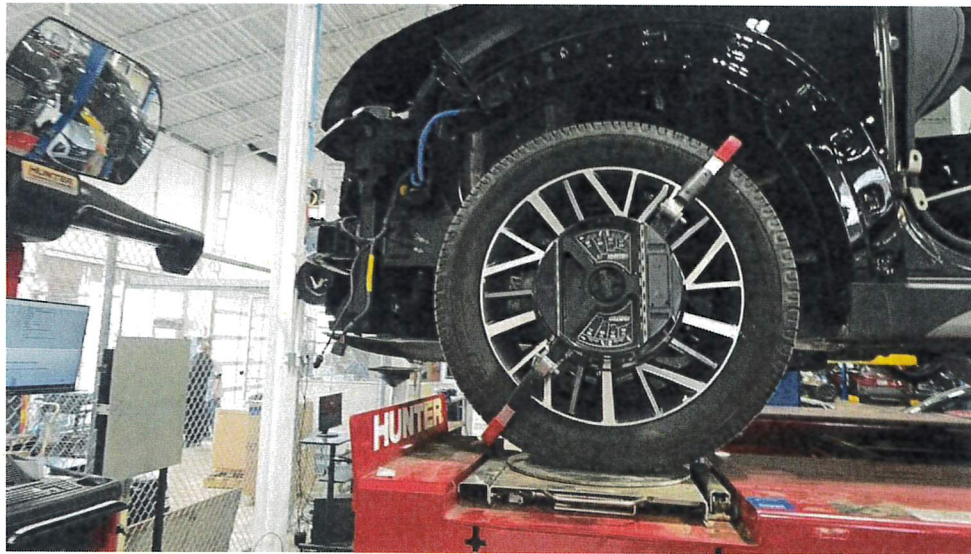
Pre- and Post-Scan Required (Diagnostic Scan Position Statement)

- Tech Required

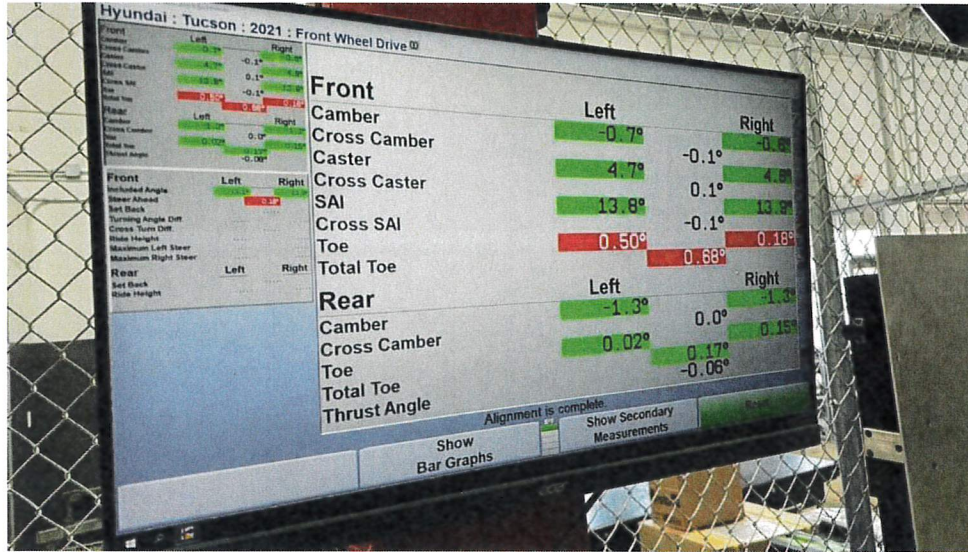
Claim Reference Id : 054991751000000800001  
 File Name : 110126211-Screenshot\_2026-03-19\_070104.jpg  
 File Date : 03/23/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S01



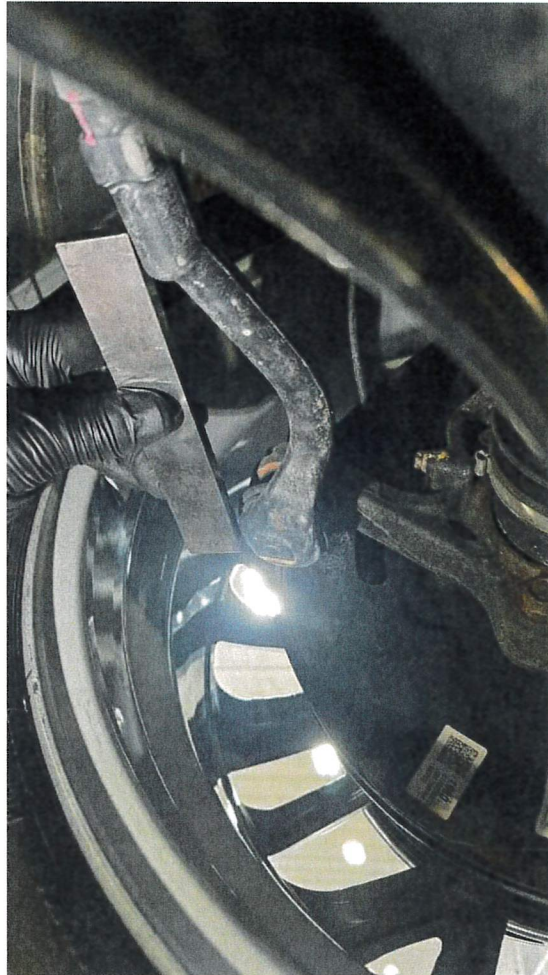
Claim Reference Id : 054991751000000800001  
File Name : 110200800-Photo\_84.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



Claim Reference Id : 05499175100000800001  
File Name : 110200798-Photo\_82.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



Claim Reference Id : 05499175100000800001  
 File Name : 110200801-Photo\_85.jpg  
 File Date : 03/23/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
 UIRED  
 Estimate Indicator : S01



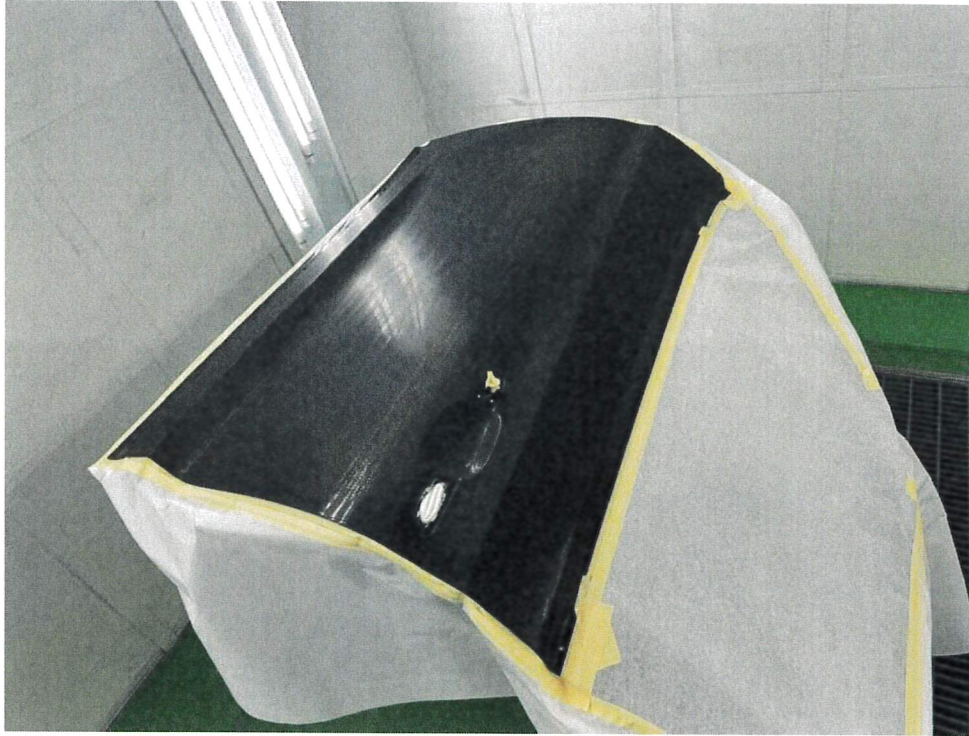
Claim Reference Id : 05499175100000800001  
File Name : 110200803-Photo\_86.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



Claim Reference Id : 054991751000000800001  
File Name : 110200805-Photo\_87.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



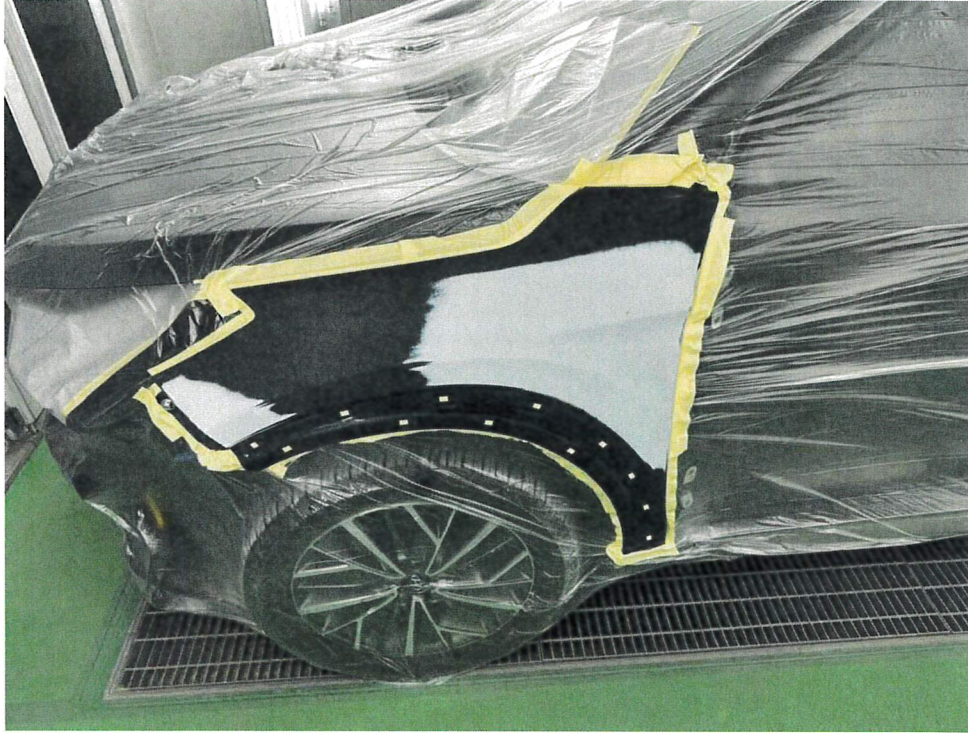
Claim Reference Id : 054991751000000800001  
File Name : 110200813-Tech\_Photo\_73.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



Claim Reference Id : 054991751000000800001  
File Name : 110200818-Tech\_Photo\_76.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



Claim Reference Id : 054991751000000800001  
File Name : 110200816-Tech\_Photo\_74.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



Claim Reference Id : 054991751000000800001  
File Name : 110200821-Tech\_Photo\_77.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



Claim Reference Id : 054991751000000800001  
File Name : 110200817-Tech\_Photo\_75.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



Claim Reference Id : 054991751000000800001  
File Name : 110200823-Tech\_Photo\_78.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



Claim Reference Id : 05499175100000800001  
File Name : 110200824-Tech\_Photo\_79.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01



Claim Reference Id : 054991751000000800001  
File Name : 110200826-Tech\_Photo\_80.jpg  
File Date : 03/23/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S01

**ALL SUPPLEMENTS REQUIRE PRIOR APPROVAL**

Workfile ID: 1a4ff525

TO FILE A SUPPLEMENT PLEASE VISIT THE FOLLOWING WEBSITE: WWW.SUPPLEMENTS.SNAPSHEET.ME  
For questions or assistance please call (312) 548-6940  
CHICAGO, IL 60654

For:

**USAA GENERAL INDEMNITY COMPANY**  
UNIT 1560 NF

**Supplement of Record 2 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

Written By: Samuel Schouten  
Adjuster: Tice, Robert, (800) 531-8722 Business

Insured: Biagioli, SGT Michael Policy #: 054991751 Claim #: 054991751000000800001  
Type of Loss: Collision Date of Loss: 3/16/2026 3:30 PM Days to Repair: 5  
Point of Impact: 10 Left Front Pillar (Left Side)

**Owner:**

Biagioli, SGT Michael  
13454 BAHNFYRE DR  
SAINT LOUIS, MO 63128-3380  
(262) 719-4710 Cell

**Inspection Location:**

Boucher Collision Center  
1531 E MORELAND BLVD  
WAUKESHA, WI 53186  
Repair Facility  
(262) 574-3613 Business

**Repair Facility:**

Boucher Auto Body Repair & Paint Ce  
1531 E Moreland Blvd # 100  
WAUKESHA, WI 53186  
(262) 549-1000 Business

**VEHICLE**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

VIN: KM8J33AL5MU323766 Production Date: Interior Color: unk  
License: GF9L5A Odometer: 60,312 Exterior Color: NKA black  
State: MO Condition: Good

**TRANSMISSION**

Automatic Transmission

**POWER**

Power Steering  
Power Brakes  
Power Windows  
Power Locks  
Power Mirrors  
Heated Mirrors  
Power Driver Seat  
Power Passenger Seat

**DECOR**

Dual Mirrors

Cruise Control  
Rear Defogger  
Keyless Entry  
Alarm  
Message Center  
Steering Wheel Touch Controls  
Rear Window Wiper  
Telescopic Wheel  
Heated Steering Wheel  
Climate Control  
Navigation System  
Backup Camera  
Surround View Camera

Search/Seek  
Auxiliary Audio Connection  
Premium Radio  
Satellite Radio  
**SAFETY**  
Drivers Side Air Bag  
Passenger Air Bag  
Anti-Lock Brakes (4)  
4 Wheel Disc Brakes  
Traction Control  
Stability Control  
Front Side Impact Air Bags  
Head/Curtain Air Bags

Skyview Roof

**SEATS**

Bucket Seats  
Leather Seats  
Heated Seats  
Rear Heated Seats  
Ventilated Seats

**WHEELS**

Aluminum/Alloy Wheels

**PAINT**

Clear Coat Paint

**OTHER**

Fog Lamps

Supplement of Record 2 with Summary

Owner: Biagioli, SGT Michael

Job Number:

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Privacy Glass

Console/Storage

Overhead Console

**CONVENIENCE**

Air Conditioning

Intermittent Wipers

Tilt Wheel

Remote Starter

Intelligent Cruise

Home Link

**RADIO**

AM Radio

FM Radio

Stereo

Communications System

Hands Free Device

Xenon or L.E.D. Headlamps

Blind Spot Detection

Lane Departure Warning

**ROOF**

Electric Glass Sunroof

Rear Spoiler

Signal Integrated Mirrors

**TRUCK**

Power Trunk/Liftgate

**Supplement of Record 2 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		<b>FRONT BUMPER &amp; GRILLE</b>					
2		O/H front bumper				3.6	
3	** <>	Repl A/M CAPA Bumper cover	86511D3500	1	285.00	Incl.	3.0
4		Add for Clear Coat					1.2
5		Repl Add for fog lamps		1		0.4	
6		Repl Harness	91890D3540	1	101.11	0.4	
7		R&I License bracket				0.2	
8	**	Repl A/M CAPA Lower cover w/skid plate	86512D3520	1	208.00	Incl.	
9	**	Repl A/M KEYSIQ LT Mount bracket	86513D3000	1	14.00	0.1	
10	**	Repl A/M CAPA Absorber	86520D3510	1	56.16	Incl.	
11	**	Repl A/M Skid plate silver	86565D3500	1	131.00	Incl.	
12	**	Repl A/M KEYSIQ RT Mount bracket	86514D3000	1	14.00	0.1	
13	**	Repl A/M Upper grille chrome accent w/surround view	86350D3660	1	315.00	Incl.	
14	**	Repl A/M Lower grille w/o pedestrian protection	86561D3500	1	42.77	Incl.	
15	** S01	Repl A/M KEYSIQ LT Trim molding w/fog lamps	86527D3520	1	28.00	Incl.	<u>0.4</u>
16		Repl LT Side retainer	86577D3500	1	9.29	0.1	
17	S01	Repl Lower cover retainer	866992M000	1	3.35		
18	S01	Repl Lower cover screw	1244205207B	1	0.94		
19	** S01	Repl A/M Lower molding	86567D3500	1	<u>41.00</u>	Incl.	
20	** S01	Repl A/M LT Trim cover w/fog lamps	86525D3530	1	<u>18.94</u>	Incl.	<u>0.4</u>
21	S01	Repl Bumper cover rivet	1416003133	8	8.40		
22		<b>FRONT LAMPS</b>					
23		R&I LT Headlamp assy				0.3	
24	**	Repl A/M LT Fog lamp assy	92201D3600	1	285.55	Incl.	
25		<b>RADIATOR SUPPORT</b>					
26	** S01	Repl Opt OEM Sight shield	86342D3000	1	<u>56.65</u>	Incl.	
27		<b>FENDER</b>					
28	* S01	Rpr LT Fender				<u>4.0</u>	2.0
29		Overlap Major Non-Adj. Panel					-0.2
30		Add for Clear Coat					0.4
31	** S01	Repl Opt OEM LT Fender liner all	86811D3500	1	<u>128.28</u>	0.4	
32	S01	Repl LT Fender liner clip	865952T500	3	3.63		
33	** S01	Repl Opt OEM LT Wheel opng mldg	87711D3000CA	1	<u>149.33</u>	0.6	
34	S01	R&I Mud guard				0.4	
35		<b>ELECTRICAL</b>					
36	S01	Repl Valve stem	52936B2100	1	67.02		
37		<b>WHEELS</b>					
38	* S01	Repl LKQ LT/Front Wheel, alloy 18" +25%	52910D3350	1	<u>468.75</u> m	0.3	
39		<b>STEERING GEAR &amp; LINKAGE</b>					

**Supplement of Record 2 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

40	**	S01	Repl	A/M LT Outer tie rod	56820D3600	1	37.31	m	0.5	M
41	<b>PILLARS, ROCKER &amp; FLOOR</b>									
42		S01	Repl	LT Pillar molding clip	8581837000	2	14.58			
43	<b>FRONT DOOR</b>									
44	*	S01	Rpr	LT Outer panel					1.0	2.0
45		S01		Overlap Major Adj. Panel						-0.4
46		S01		Add for Clear Coat						0.3
47		S01	R&I	LT Belt molding black					0.3	
48		S01	R&I	LT Lower molding					0.4	
49		S01	R&I	LT Mirror assy w/o signal Imp w/blnd spot					0.4	
50		S01	R&I	LT Handle, outside w/smart key primed					0.4	
51		S01	R&I	LT R&I trim panel					0.5	
52	<b>MISCELLANEOUS OPERATIONS</b>									
53	#	S01		Pre Scan		1	65.00		0.5	M
54	#	S02		Post Scan w/calibration-per invoice		1	1,845.00	T	0.5	M
				Note: max \$250 mark up						
55	#			Corrosion Protection		1	10.00	T	0.2	
56	#			Cover Car		1	5.00	T	0.2	
57	#	S01	Subl	Think report of required		1	20.00	T		
58	#	S01		Mask jambs/openings-cover car		1	5.00	T	0.2	
59	#	S01		Tint Time		1				0.5
60	#	S01	Subl	Two wheel alignment		1	129.95	T		
61	#	S01	Subl	Tire mount & wheel balance		1	29.95	T		
62	#	S01	Refn	Feather edge prime and block						0.5
63	#	S01		diagnostic alignment		1	99.95			
64				OTHER CHARGES						
65	#			E.P.C.		1	3.50			
<b>SUBTOTALS</b>							<b>4,701.41</b>		<b>16.0</b>	<b>10.1</b>

**NOTES**

Estimate Notes:

Shop: Avoid delays! Get claim and payment info at [www.usaa.com/bodyshop](http://www.usaa.com/bodyshop)

Original Assigned Date: 03/16/2026

E01 Completed on Site: N

Date E01 Inspected: 03/17/2026

QRP Brochure provided to SGT Michael Biagioli on 03/17/2026

E01 and explanation of repairs provided to SGT Michael Biagioli and Boucher Collision Center on 03/17/2026

Authorization / Direction to Pay on File: N

Prior Damage Notes:

all over

**Supplement of Record 2 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

**ESTIMATE TOTALS**

<b>Category</b>	<b>Basis</b>	<b>Rate</b>	<b>Cost \$</b>
Parts			2,653.01
Body Labor	14.5 hrs @	\$ 72.00 /hr	1,044.00
Paint Labor	10.1 hrs @	\$ 72.00 /hr	727.20
Mechanical Labor	1.5 hrs @	\$ 125.00 /hr	187.50
Paint Supplies	10.1 hrs @	\$ 49.00 /hr	494.90
Miscellaneous			2,044.90
Other Charges			3.50
Subtotal			7,155.01
Sales Tax	\$ 5,110.11 @	5.0000 %	255.51
<b>Total Cost of Repairs</b>			<b>7,410.52</b>
Deductible			500.00
<b>Total Adjustments</b>			<b>500.00</b>
<b>Net Cost of Repairs</b>			<b>6,910.52</b>

**Supplement of Record 2 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

**SUPPLEMENT SUMMARY**

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
<b>Changed Items</b>							
54	#	S01	Post Scan w/calibration-per invoice	1	T	-0.5	M
54	#	S02	Post Scan w/calibration-per invoice	1	1,845.00 T	0.5	M
			NOTE: max \$250 mark up				
<b>SUBTOTALS</b>					<b>1,845.00</b>	<b>0.0</b>	<b>0.0</b>

**CHANGES TO ADJUSTMENTS**

**TOTALS SUMMARY**

Category	Basis	Rate	Cost \$
Parts			0.00
Miscellaneous			1,845.00
Subtotal			1,845.00
<b>Total Supplement Amount</b>			<b>1,845.00</b>
<b>NET COST OF SUPPLEMENT</b>			<b>1,845.00</b>

**CUMULATIVE EFFECTS OF SUPPLEMENT(S)**

Estimate	3,253.18	Travis Franks
Supplement S01	2,312.34	Samuel Schouten
Supplement S02	1,845.00	Samuel Schouten
<b>Workfile Total:</b>	<b>\$ 7,410.52</b>	
<b>TOTAL ADJUSTMENTS:</b>	<b>\$ 500.00</b>	
<b>NET COST OF REPAIRS:</b>	<b>\$ 6,910.52</b>	

ANY PERSON WHO KNOWINGLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT OR WHO KNOWINGLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE IS GUILTY OF A CRIME AND MAY BE SUBJECT TO RESTITUTION FINES OR CONFINEMENT IN PRISON, OR ANY COMBINATION THEREOF.

**Supplement of Record 2 with Summary**

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**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

AVOID DELAYS BY GETTING CLAIM AND PAYMENT INFORMATION IN JUST A FEW CLICKS!

VISIT: <http://www.usaa.com/bodyshop>

MEMBER NUMBER: Use Policy Number

LOSS NUMBER: Use digits 16, 17, & 18 of the claim number (Ex. 012345670000000[003]001)

LOSS DATE: Use Date of Loss

If you choose to repair your vehicle at a STARS facility, please visit the following link for information regarding the USAA STARS Limited Lifetime Warranty:

[https://content.usaa.com/mcontent/static\\_assets/Media/usaa-stars-limited-lifetime-warranty.pdf](https://content.usaa.com/mcontent/static_assets/Media/usaa-stars-limited-lifetime-warranty.pdf)

If you do not choose to repair your vehicle at a STARS facility, please note that USAA STARS Limited Lifetime Warranty will not apply to repairs to your vehicle.

Please Present A Copy Of This Estimate To A Repair Facility Of Your Choice

\*USAA Subsidiaries include: United Services Automobile Association(USAA), USAA Casualty Insurance Company(CIC), USAA General Indemnity Company(GIC) USAA County Mutual Insurance(CMI) and Garrison Property Casualty Insurance Company. Garrison Property and Casualty Insurance Company, a subsidiary of USAA Casualty Insurance Company, is authorized to use the USAA logo, a registered trademark of United Services Automobile Association.

This is not an authorization to repair. Failing to present this estimate to the repairing garage before repair may result in additional expenses to you. A USAA appraiser must authorize any supplement to this estimate. Repairs to this vehicle may require specific welding equipment as recommended by the manufacturer.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE CRASH PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE PARTS MANUFACTURER OR DISTRIBUTOR RATHER THAN BY THE MANUFACTURER OF YOUR VEHICLE.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF AN AUTOMOBILE PART(S) NOT MADE BY THE ORIGINAL EQUIPMENT MANUFACTURER. PARTS USED IN THE REPAIR OF YOUR VEHICLE BY OTHER THAN THE ORIGINAL MANUFACTURER ARE REQUIRED TO BE AT LEAST EQUAL IN KIND AND QUALITY IN TERMS OF FIT, QUALITY, AND PERFORMANCE TO THE ORIGINAL MANUFACTURER PARTS THEY ARE REPLACING. ALL AFTERMARKET PARTS INSTALLED ON THE VEHICLE SHALL BE CLEARLY IDENTIFIED ON THE REPAIR ESTIMATE.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE RECEIPT AND APPROVAL OF THIS ESTIMATE.

\_\_\_\_\_ SIGNATURE

**Supplement of Record 2 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARR1002, CCC Data Date 03/17/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (\*) or Double Asterisk (\*\*) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

**SYMBOLS FOLLOWING PART PRICE:**

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

**SYMBOLS FOLLOWING LABOR:**

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

**OTHER SYMBOLS AND ABBREVIATIONS:**

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Owner: Biagioli, SGT Michael

Job Number:

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

USAAs Quality Replacement Parts Program

The following information summarizes USAAs Quality Replacement Parts program:

USAA utilizes a Quality Replacement Parts (QRP) program to help manage repair costs while maintaining a high standard of quality and safety for vehicle repairs. USAAs QRP program includes parts that are required to be equivalent in quality, safety, fit, and performance of the part(s) being replaced on your vehicle. The application of USAAs QRP program will comply with all state/federal laws where applicable and may be superseded by policy/endorsement language when applicable.

USAA provides a Limited Parts Warranty on Quality Replacement Parts that are authorized for use on USAA approved repair estimates and installed during vehicle repairs. USAAs warranty on sheet metal, and plastic QRP body parts is valid for the greater of the following time periods: (1) the remaining period of the Original Equipment Manufacturer (OEM) vehicle factory warranty; or (2) three years from the date of the repair completion. USAAs warranty on mechanical and electrical QRP parts is valid for the greater of the following time periods: (1) the remaining period of the Original Equipment Manufacturer (OEM) vehicle factory warranty; or (2) the same warranty period that would be provided by the Original Equipment Manufacturer (OEM) for an equivalent OEM replacement part.

Excluded from USAAs QRP warranty are the following conditions: (1) normal wear and tear; (2) damage caused by accident and/or acts of nature; (3) intentional acts; (4) improper use or modification; (5) improper installation; and/or (6) improper maintenance of the vehicle.

Any express warranty not provided herein is hereby excluded and disclaimed. Any implied warranties of merchantability and fitness for any particular purpose which may exist are expressly limited to the QRP warranty period(s) as cited above. The USAA QRP warranty period(s) will comply with and be superseded by state/federal law where applicable.

USAA shall not be liable to any person for any special, incidental, or consequential damages, whether arising out of breach of warranty, breach of contract or otherwise. Limitations or exclusions of liability may be superseded by state/federal law where applicable.

The following questions and answers may help you understand more about USAAs QRP program:

Q. What types of parts are utilized in the QRP Program?

A. In addition to the use of OEM parts in certain instances, the following types of parts may be utilized in the QRP Program:

- New aftermarket parts: Parts provided by manufacturers and distributors other than the Original Equipment Manufacturer.
- Recycled parts: Parts from a vehicle of the same make and model.
- Reconditioned, remanufactured, and rebuilt parts: Parts that are rebuilt or repaired to OEM specifications.
- Optional OEM parts: New OEM or OEM equivalent parts provided by distributors other than the Original Equipment Manufacturer.

Q. What assurances do I have that QRP parts are of high quality?

A. USAAs QRP program maintains high standards to utilize parts that are equivalent in quality, safety, fit, and performance of the part(s) being replaced on your vehicle. QRP parts carry an equal or better warranty when compared to OEM parts and are backed by USAAs Limited Parts Warranty.

Q. Do I have a choice of which parts are used to repair my vehicle?

A. As the owner of the vehicle, you have the right to choose the types of parts that are utilized in the repairs to your vehicle. If you choose to utilize parts that differ from USAAs approved estimate, you will be responsible for any

## Supplement of Record 2 with Summary

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**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

additional part costs and labor differences. As well, USAAs Limited Parts Warranty will not be applicable to parts that deviate from USAAs approved estimate.

Q. Will using a non-OEM part void the warranty on my vehicle?

A. QRP parts utilized in your vehicles repair carry an equal or better warranty when compared to OEM parts. Additionally, QRP parts are backed by USAAs Limited Parts Warranty, which includes the duration of the OEM warranty period.

Q. If an issue arises with a QRP part utilized in the repair to my vehicle, what is the resolution process?

A. If you experience a problem, contact your repair shop to discuss the concern. The shop will assess the situation and can work directly with the QRP supplier and/or USAA where necessary to resolve the issue.

Q. What should I do if my repair shop refuses to use QRP parts?

A. You have the right to choose where, how, and by whom your vehicle will be repaired. Repair shops have the right to conduct business in accordance with their own practices, including charging more than a competitive cost for repairs. Should you choose a repair shop that refuses to utilize the QRP parts listed on the USAA approved estimate, you will be responsible for any additional part costs and labor differences in the final repair bill. As well, the USAA Limited Parts Warranty will not apply.

If you have questions about the program or warranty, log on to <http://usaa.com> or call 1-800-531-USAA (8722).

**Supplement of Record 2 with Summary**

**Owner: Biagioli, SGT Michael**

**Job Number:**

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

**PARTS SUPPLIER LIST**

<b>Line</b>	<b>Supplier</b>	<b>Description</b>	<b>Price</b>
3	New York Parts Dept. (KSI) 42-10 2ND AVE BROOKLYN NY 11232 (877) 696-0222 (631) 501-1233	#5787426Q A/M CAPA Bumper cover	\$ 285.00
8	New York Parts Dept. (KSI) 42-10 2ND AVE BROOKLYN NY 11232 (877) 696-0222 (631) 501-1233	#5787428Q A/M CAPA Lower cover w/skid plate	\$ 208.00
9	Keystone-USAA-H-Pennsauken 1005 SHERMAN AVENUE PENNSAUKEN NJ 08110 (800) 223-0171 (856) 661-0808	#HY1032111 A/M KEYSIQ LT Mount bracket	\$ 14.00
10	BQ Wide Auto Parts (KSI) 109-35 178TH ST JAMAICA NY 11433 (800) 420-3800 (631) 501-1233	#5787483Q A/M CAPA Absorber	\$ 56.16
11	Parts Cargo 2 3601 36TH AVE SUITE 1 ASTORIA NY 11106 (866) 710-9709	#HY1095113OE A/M Skid plate silver	\$ 131.00
12	Keystone-USAA-B-North Las Vegas 3370 E LONE MOUNTAIN RD STE D NORTH LAS VEGAS NV 89081 (800) 551-5331 (702) 789-4000	#HY1033111 A/M KEYSIQ RT Mount bracket	\$ 14.00
13	NAPNJ 1532 S WASHINGTON AVE PISCATAWAY NJ 08854 (833) 622-7278 (833) 622-7278	#HY1200234 A/M Upper grille chrome accent w/surround view	\$ 315.00
14	KSI - Astro Automotive 10 KENWOOD CIRCLE FRANKLIN MA 02038	#578731A A/M Lower grille w/o pedestrian protection	\$ 42.77

Supplement of Record 2 with Summary

Owner: Biagioli, SGT Michael

Job Number:

2021 HYUN Tucson Ultimate FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection NKA black

(508) 528-4027

(508) 528-6650

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15	Keystone-USAA-H-Pennsauken 1005 SHERMAN AVENUE PENNSAUKEN NJ 08110 (800) 223-0171 (856) 661-0808	#HY1038149 A/M KEYSIQ LT Trim molding w/fog lamps	\$ 28.00
24	Headlights Depot - SLC 2080 INDUSTRIAL RD STE C SALT LAKE CITY UT 84104 (855) 544-4875	#19-6242-00 A/M LT Fog lamp assy	\$ 285.55
40	NAPA 2999 CIRCLE 75 PARKWAY ATLANTA GA 30339 (833) 627-2265 (999) 999-9999	#NCD2696182 A/M LT Outer tie rod	\$ 37.31

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Preliminary Supplement 3 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

Note: no; Auto zone will not work-may need tpms

38	<b>WHEELS</b>						
39	*	S02	Repl	LKQ LT/Front Wheel, alloy 18" +25%	52910D3350	1	468.75 m 0.3
40	<b>STEERING GEAR &amp; LINKAGE</b>						
41	**	S02	Repl	A/M LT Outer tie rod	56820D3600	1	37.71 m 0.5 M
42	<b>PILLARS, ROCKER &amp; FLOOR</b>						
43		S02	Repl	LT Pillar molding clip	8581837000	2	14.58
44	<b>FRONT DOOR</b>						
45	*	S02	Rpr	LT Outer panel-buff was attempted, failed			1.0 2.0
46		S02		Overlap Major Adj. Panel			-0.4
47		S02		Add for Clear Coat			0.3
48	#	S01		bc reduction		1	
49		S02	R&I	LT Belt molding black			0.3
50		S02	R&I	LT Lower molding			0.4
51		S02	R&I	LT Mirror assy w/o signal imp w/blind spot			0.4
52		S02	R&I	LT Handle, outside w/smart key primed			0.4
53		S02	R&I	LT R&I trim panel			0.5
54	#	S02	Repl	Flex additive		1	5.00 T
55	#	S02		Corrosion protection primer		1	10.00 T 0.2
56	#	S02	Subl	Hazard Waste		1	4.19 T
57	#	S02		Mask jamba/openings-cover car		1	5.00 T 0.2
58	#	S02		COLOR TINT		1	
59	#	S02	Subl	Two wheel alignment		1	124.95 T
60	#	S02	Subl	Tire mount & wheel balance		1	29.95 T
61	#	S02	Refr	Feather edge prime and block			0.5
62	<b>VEHICLE DIAGNOSTICS</b>						
63	#	S02		Pre Scan		1	65.00 0.5 M
64	#	S03		Post Scan w/calibration-per invoice +25%		1	1,993.75 T 0.5 M
65	#	S02		diagnost alignment		1	99.95
<b>SUBTOTALS</b>							<b>4,826.25 16.2 10.1</b>

3/26/2026 9:13:44 AM

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Page 3

Claim Reference Id : 05499175100000800001  
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 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S02

**Preliminary Supplement 3 with Summary**

**RO Number: 856229-236**

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

**PARTS SUPPLIER LIST**

Line	Supplier	Description	Price
3	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86520-D3510 Opt OEM Absorber Quote: 23351455280 Expires: 04/16/26	\$ 56.16
5	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86511-D3500 Opt OEM Bumper cover Quote: 23362652416 Expires: 04/16/26	\$ 285.00
8	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86513-D3000 Opt OEM LT Mount bracket Quote: 23360852445 Expires: 04/16/26	\$ 14.00
9	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86514-D3000 Opt OEM RT Mount bracket Quote: 23360852492 Expires: 04/16/26	\$ 14.00
14	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86350-D3660 Opt OEM Upper grille chrome accent w/surround view Quote: 23261052019 Expires: 04/16/26	\$ 315.00
15	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86561-D3500 Opt OEM Lower grille w/o pedestrian protection Quote: 23358553535 Expires: 04/16/26	\$ 42.77
16	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86512-D3520 Opt OEM Lower cover w/skid plate Quote: 23351757024 Expires: 04/16/26	\$ 208.00
17	Keystone, Inc 4410 N. 132ND STREET, SUITE A BUTLER WI 53007 (414) 463-1019	#HY1092106 A/M Lower molding Quote: 3385023725 Expires: 05/01/26	\$ 41.00
18	Keystone, Inc 4410 N. 132ND STREET, SUITE A BUTLER WI 53007 (414) 463-1019	#HY1038149 A/M LT Trim molding w/fog lamps. didnt come painted Quote: 3385025038 Expires: 05/01/26	\$ 28.00

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**Claim Reference Id** : 05499175100000800001  
**File Name** : 110448007-Screenshot\_2026-03-26\_1  
 15549.jpg  
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 UIRED  
**Estimate Indicator** : S02

**Preliminary Supplement 3 with Summary**

**RO Number: 856229-236**

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

19	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86525D3530 LT Trim cover w/fog lamps-didnt come painted Quote: 23367851851 Expires: 04/16/26	\$ 18.94
24	1001 Best Autolite Dist. Po Box 116 Spring Lake MI 49456 (866) 567-3500	#HY2592170C A/M CAPA LT Fog lamp assy Quote: 23345855641 Expires: 03/24/26	\$ 285.55
27	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86342-D3000 Opt OEM Sight shield Quote: 23358054156 Expires: 04/16/26	\$ 56.65
32	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#86811-D3500 Opt OEM LT Fender liner all Quote: 23358253948 Expires: 04/16/26	\$ 128.28
34	Boucher Hyundai 1583 East Moreland Boulevard Waukesha WI 53186 (262) 547-0031	#87711-D3000-CA Opt OEM LT Wheel spng midg Quote: 23363351986 Expires: 04/16/26	\$ 149.33
39	LKQ Corp 2101 Beloit Avenue Janesville WI 53546 (800) 362-9451	#-432121347 LKQ LT/Front Wheel, alloy 18" +25% Wheel H-TRAC_4DR_1BK7_L.F. SLIGHT SCRATCHES ,S#N1080 Quote: 3387499666 Expires: 05/02/26	\$ 375.00
41	AutoZone 200 E Sunset Dr Waukesha WI 53189 (262) 544-9652	#KSM E5801229 A/M LT Outer tie rod Quote: 21626943KPIA6BW Expires: 04/19/26	\$ 37.71

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Claim Reference Id : 05499175100000800001  
 File Name : 110448006-Screenshot\_2026-03-26\_1  
 15554.jpg  
 File Date : 03/28/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
 UIRED  
 Estimate Indicator : S02

# 2021 HYUNDAI TUCSON

Utility 4D Ultimate 2WD Values

Type: SUV [CHANGE VEHICLE](#)

[Values](#) [Specifications](#)

[Print](#)



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## PRICING & VALUES

Prices shown for the used 2021 Hyundai Tucson Utility 4D Ultimate 2WD with typical miles are what people paid to buy this vehicle or what people received when trading in this vehicle at a dealer. [Edit options](#).

### BUY FROM DEALER

Prices shown are what people paid including dealer discounts. Taxes and fees (title, registration, license, document, and transportation fees) are not included.

[Buy from Dealer](#) [Buy Certified from Dealer](#) ⓘ

Average Price Paid  
**\$23,525**



80% of People Paid  
**\$22,504 - \$25,016**

Claim Reference Id : 05499175100000800001  
File Name : 110448005-Screenshot\_2026-03-26\_1  
20148.jpg  
File Date : 03/28/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S02

INVOICE



Remit To  
Precision Diagnostics, Inc.  
2702 Agriculture Drive  
Madison WI 53718  
United States  
[screenshots@precision.com](mailto:screenshots@precision.com)  
1-888-348-3227

DATE:  
3/25/2026  
INVOICE #:  
INV135252

2021 Hyundai Tucson  
AMEE5AL2M112795  
RO B56229

SUBTOTAL \$1,595.00  
TAX TOTAL \$0.00  
TOTAL \$1,595.00  
AMOUNT PAID \$0.00  
AMOUNT DUE \$1,595.00

2 of 2

Claim Reference Id : 054991751000000800001  
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15437.jpg  
File Date : 03/28/2026  
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Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S02

Preliminary Supplement 3 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			2,653.41
Body Labor	14.7 hrs @	\$ 72.00 /hr	1,058.40
Paint Labor	10.1 hrs @	\$ 72.00 /hr	727.20
Mechanical Labor	1.5 hrs @	\$ 125.00 /hr	187.50
Paint Supplies	10.1 hrs @	\$ 49.00 /hr	494.90
Miscellaneous			2,172.84
Subtotal			7,294.25
Sales Tax	\$ 7,294.25 @	5.0000 %	364.71
<b>Grand Total</b>			<b>7,658.96</b>
Deductible			0.00
Insurer Prepaid Amount			2,753.18
<b>CUSTOMER PAY</b>			<b>2,753.18</b>
<b>INSURANCE PAY</b>			<b>4,905.78</b>

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Claim Reference Id : 05499175100000800001  
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 15523.jpg  
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 Photo Location :  
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 UIRED  
 Estimate Indicator : S02

Preliminary Supplement 3 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

SUPPLEMENT SUMMARY

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint	
<b>Changed Items</b>								
3	**	S01 Repl	Opt OEM Absorber	86520D3510	1	-56.16	Incl.	
3	**	S03 Repl	Opt OEM Absorber	86520D3510	1	56.16	Incl.	
			NOTE: Promotional Price: \$64.80					
5	** <>	S01 Repl	Opt OEM Bumper cover	86511D3500	1	-285.00	Incl. -3.0	
			NOTE: universal is not a valid vender					
5	** <>	S03 Repl	Opt OEM Bumper cover	86511D3500	1	285.00	Incl. 3.0	
			NOTE: Promotional Price: \$318.40;universal is not a valid vender					
8	**	S01 Repl	Opt OEM LT Mount bracket	86513D3000	1	-14.00	-0.1	
8	**	S03 Repl	Opt OEM LT Mount bracket	86513D3000	1	14.00	0.1	
			NOTE: Promotional Price: \$12.84					
9	**	S01 Repl	Opt OEM RT Mount bracket	86514D3000	1	-14.00	-0.1	
9	**	S03 Repl	Opt OEM RT Mount bracket	86514D3000	1	14.00	0.1	
			NOTE: Promotional Price: \$12.44					
14	**	S01 Repl	Opt OEM Upper grille chrome accent w/surround view	86350D3660	1	-315.00	Incl.	
14	**	S03 Repl	Opt OEM Upper grille chrome accent w/surround view	86350D3660	1	315.00	Incl.	
			NOTE: Promotional Price: \$386.64					
15	**	S01 Repl	Opt OEM Lower grille w/o pedestrian protection	86561D3500	1	-42.77	Incl.	
15	**	S03 Repl	Opt OEM Lower grille w/o pedestrian protection	86561D3500	1	42.77	Incl.	
			NOTE: Promotional Price: \$56.44					
16	**	S01 Repl	Opt OEM Lower cover w/skid plate	86512D3520	1	-208.00	Incl.	
			NOTE: universal is not a valid vender					
16	**	S03 Repl	Opt OEM Lower cover w/skid plate	86512D3520	1	208.00	Incl.	
			NOTE: Promotional Price: \$252.18;universal is not a valid vender					
27	**	S02 Repl	Opt OEM Sight shield	86342D3000	1	-56.65	Incl.	
27	**	S03 Repl	Opt OEM Sight shield	86342D3000	1	56.65	Incl.	
			NOTE: Promotional Price: \$56.65					
32	**	S02 Repl	Opt OEM LT Fender liner all	86811D3500	1	-128.28	-0.4	
32	**	S03 Repl	Opt OEM LT Fender liner all	86811D3500	1	128.28	0.4	
			NOTE: Promotional Price: \$128.28					
34	**	S02 Repl	Opt OEM LT Wheel opng mldg	87711D3000CA	1	-149.33	-0.6	
34	**	S03 Repl	Opt OEM LT Wheel opng mldg	87711D3000CA	1	149.33	0.6	
			NOTE: Promotional Price: \$149.33					
64	#	S01	Post Scan w/calibration-per invoice		1		T -0.5 M	
64	#	S03	Post Scan w/calibration-per invoice +25%		1	1,993.75	T 0.5 M	

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Claim Reference Id : 05499175100000800001  
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 File Date : 03/28/2026  
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 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S02

**Preliminary Supplement 3 with Summary**

**RO Number: 856229-236**

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

Deleted Items				
65	#	S01	matched USAA prelim estimate \$3253.18	1
67	#	S02	Matched s1 usaa \$5565.52	1
			<b>SUBTOTALS</b>	<b>1,993.75</b>
				<b>0.0</b>
				<b>0.0</b>

**CHANGES TO ADJUSTMENTS**

Deductible \$ 500.00 to \$ 0.00

**TOTALS SUMMARY**

Category	Basis	Rate	Cost \$
Parts			0.00
Miscellaneous			1,993.75
Subtotal			1,993.75
Sales Tax	\$ 1,993.75 @	5.0000 %	99.69
Additional Supplement Taxes			-0.01
<b>Total Supplement Amount</b>			<b>2,093.43</b>
Additional Deductible Amount			-500.00
Supplement Adjustments			-500.00
<b>NET COST OF SUPPLEMENT</b>			<b>2,593.43</b>

**CUMULATIVE EFFECTS OF SUPPLEMENT(S)**

Estimate	5,632.96	Tim Palton
Supplement S01	-2,379.78	Tim Palton
Supplement S02	2,312.35	Tim Palton
Supplement S03	2,093.43	Tim Palton
<b>Job Total:</b>	<b>\$ 7,658.96</b>	
<b>CUSTOMER PAY:</b>	<b>\$ 2,753.18</b>	
<b>INSURANCE PAY:</b>	<b>\$ 4,905.78</b>	

This Estimate is Subject to Change once Vehicle has been Disassembled

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Claim Reference Id : 05499175100000800001  
 File Name : 110448010-Screenshot\_2026-03-26\_1  
 15534.jpg  
 File Date : 03/28/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
 UIRED  
 Estimate Indicator : S02



**Boucher Collision Center - Waukesha**  
 "WE RIDE WITH YOU EVERY MILE"  
 1531 E. Moreland Blvd, Waukesha, WI 53186  
 Phone: (262) 574-3613  
 FAX: (262) 548-8218

Workfile ID: 0343b333  
 Federal ID: 39-1388406

**Preliminary Supplement 3 with Summary**

**RO Number: 856229-236**

Written By: Tim Patton

Insured: Blagjoli, Michael Policy #: Claim #: 054991751000000800001  
 Type of Loss: Date of Loss: 3/16/2026 9:30 AM Days to Repair: 99  
 Point of Impact: 11 Left Front

**Owner:** Blagjoli, Michael  
 13454 Bahnfyre Dr  
 Sappington, MO 63128  
 (262) 719-4710 Cell

**Inspection Location:** Boucher Collision Center - Waukesha  
 1531 E. Moreland Blvd  
 Waukesha, WI 53186  
 Repair Facility  
 (262) 574-3613 Business

**Insurance Company:** USAA

**VEHICLE**

2021 HYUN Tucson Limited FWD 4D UTV 4-2-4L Gasoline Gasoline Direct Injection charcoal

VIN: KMSJ33JAL5MU323766 Interior Color: Mileage In: 60,312 Vehicle Out:  
 License: GF9LSA Exterior Color: charcoal Mileage Out:  
 State: MO Production Date: 7/2020 Condition: Good Job #:

<b>TRANSMISSION</b>	Intermittent Wipers	FM Radio	Blind Spot Detection
Automatic Transmission	Tilt Wheel	Stereo	Lane Departure Warning
<b>POWER</b>	Cruise Control	Search/Seek	<b>SEATS</b>
Power Steering	Rear Defogger	Auxiliary Audio Connection	Bucket Seats
Power Brakes	Keyless Entry	Premium Radio	Leather Seats
Power Windows	Alarm	Satellite Radio	Heated Seats
Power Locks	Message Center	<b>SAFETY</b>	<b>WHEELS</b>
Power Mirrors	Steering Wheel Touch Controls	Drivers Side Air Bag	Aluminum/Alloy Wheels
Heated Mirrors	Rear Window Wiper	Passenger Air Bag	<b>PAINT</b>
Power Driver Seat	Telescopic Wheel	Anti-Lock Brakes (4)	Clear Coat Paint
Power Passenger Seat	Heated Steering Wheel	4 Wheel Disc Brakes	Metallic Paint
<b>DECOR</b>	Climate Control	Traction Control	<b>OTHER</b>
Dual Mirrors	Backup Camera	Stability Control	Fog Lamps
Privacy Glass	Surround View Camera	Front Side Impact Air Bags	Rear Spoiler
Console/Storage	Remote Starter	Head/Curtain Air Bags	Signal Integrated Mirrors
Overhead Console	Home Link	Communications System	<b>TRUCK</b>
<b>CONVENIENCE</b>	<b>RADIO</b>	Hands Free Device	Power Trunk/Liftgate
Air Conditioning	AM Radio	Xenon or L.E.D. Headlamps	

3/26/2026 9:13:44 AM

400502

Page 1

Claim Reference Id : 054991751000000800001  
 File Name : 110448015-Screenshot\_2026-03-26\_1  
 15507.jpg  
 File Date : 03/28/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
 UIRED  
 Estimate Indicator : S02

Preliminary Supplement 3 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2-4L Gasoline Gasoline Direct Injection charcoal

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARR1002, CCC Data Date 03/17/2026, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (\*) or Double Asterisk (\*\*) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<-) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Bind=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

3/26/2026 9:13:44 AM

400502

Page 8

Claim Reference Id : 05499175100000800001  
File Name : 110448008-Screenshot\_2026-03-26\_1  
15544.jpg  
File Date : 03/28/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S02

INVOICE



**Remit To**  
 Precision Diagnostics, Inc  
 2702 Agriculture Drive  
 Madison WI 53718  
 United States  
[precision@precision.net](mailto:precision@precision.net)  
 1.888.349.2327

**DATE:**  
 3/25/2026  
**INVOICE #:**  
 INV133252

**BILL TO**  
 Southern Auto Body Waukesha  
 1421 E. Milwaukee Blvd #102  
 Waukesha WI 53186  
 United States

ROW	DATE	TERMS
036226	4/28/2026	Net 30

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
19-2	Retrieved history of faults stemming from calibration to repair activities and verified the integrity of the vehicle network.	1	\$0.00	\$0.00
114 - Mobile ADAS Essentials	Performed Mobile ADAS Essentials service, including an ADAS calibration report to confirm system accuracy, verification of DTC-related service information to ensure compliance with manufacturer guidelines, and history maintenance/repair update/lookup as required by OEMs during vehicle diagnostic procedures.	1	\$95.00	\$95.00
10-Front Radar Vertical Alignment - Verification & Adjustment	Inspected and verify vertical alignment of the front radar sensor using OEM procedures and digital measuring equipment. Perform necessary adjustments to ensure accurate radar operation, proper ADAS functionality, and compliance with manufacturer specifications.  Technician performed Hyundai's pitch/roll check of the radar sensor prior to calibration. Technician adjusted the sensor within Hyundai's specifications.	1	\$100.00	\$100.00
16-Hyundai ACC Calibration	Hyundai ACC Calibration  Technician successfully optically calibrated the front Radar sensor on the vehicle. Calibration was required per Hyundai's service information as the vehicle sustained collision damage within the periphery of the sensor.	1	\$550.00	\$550.00
16-Hyundai 360 Camera Calibration	Hyundai 360 Camera Calibration  Technician successfully optically calibrated the 360 camera system on the vehicle. Calibration is required per Hyundai's service information whenever any of the cameras or their mounting points are removed and reinstalled to the vehicle. The 360 camera image stitching noticeably improved after calibration.	1	\$760.00	\$760.00
15-3	Executed system checks to confirm module communications for implementing reset of ADAS and safety system operations.	1	\$0.00	\$0.00
15-4	Verified ADAS systems operate as intended by the vehicle manufacturer at test-site environments.	1	\$0.00	\$0.00

1 of 2

Claim Reference Id : 05499175100000800001  
 File Name : 110448017-Screenshot\_2026-03-26\_115432.jpg  
 File Date : 03/28/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S02

**Preliminary Supplement 3 with Summary**

**RO Number: 856229-236**

2021 HYUN Tucson Limited FWD 4D UTV 4-2-4L Gasoline Gasoline Direct Injection charcoal

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint	
<b>FRONT BUMPER &amp; GRILLE</b>								
1		Q/H front bumper				3.6		
2								
3	**	S01 Repl Opt OEM Absorber	86520D3510	1	56.16		Incl.	
4	*	S01 Repl Skid plate silver	86565D3500	1	131.00		Incl.	
5	** <->	S01 Repl Opt OEM Bumper cover	86511D3500	1	285.00		Incl. 3.0	
6		Note: universal is not a valid vender						
7		Add for Clear Coat					1.2	
8	**	S01 Repl Opt OEM LT Mount bracket	86513D3000	1	14.00		0.4	
9	**	S01 Repl Opt OEM RT Mount bracket	86514D3000	1	14.00		0.1	
10		R&I License bracket					0.2	
11	*	S01 Repl harness	91890D3540	1	101.11		0.4	
12		S02 Repl Lower cover retainer	86699ZM000	1	3.35			
13		S02 Repl Lower cover screw	124420S207B	1	0.94			
14	**	S01 Repl Opt OEM Upper grille chrome accent w/surround view	86350D3660	1	315.00		Incl.	
15	**	S01 Repl Opt OEM Lower grille w/o pedestrian protection	86561D3500	1	42.77		Incl.	
16	**	S01 Repl Opt OEM Lower cover w/skid plate	86512D3520	1	208.00		Incl.	
17	**	S02 Repl A/M Lower molding	86567D3500	1	41.00		Incl.	
18	**	S02 Repl <u>A/M LT Trim molding w/fog lamps, did not come painted</u>	86527D3520	1	28.00		Incl. 0.4	
19	*	S02 Repl <u>LT Trim cover w/fog lamps, did not come painted</u>	86525D3530	1	18.94		Incl. 0.4	
20	*	S01 Repl LT Side retainer	86577D3500	1	9.29		0.1	
21		S02 Repl Bumper cover rivet	1416003133	8	8.40			
<b>FRONT LAMPS</b>								
22		R&I LT Headlamp assy					0.3	
24	**	S01 Repl A/M CAPA LT Fog lamp assy	92201D3600	1	285.55		Incl.	
25		Aim fog lamps					0.4	
<b>RADIATOR SUPPORT</b>								
26	**	S02 Repl Opt OEM Sight shield	86342D3000	1	56.65		Incl.	
<b>FENDER</b>								
29	*	S02 Rpr LT Fender				5.0	2.0	
30		Overlap Major Non-Adj. Panel						-0.2
31		Add for Clear Coat						0.4
32	**	S02 Repl Opt OEM LT Fender liner all	86811D3500	1	128.28		0.4	
33		S02 Repl LT Fender liner clip	86595Z7500	3	3.63			
34	**	S02 Repl Opt OEM LT Wheel opng midg	87711D3000CA	1	149.33		0.6	
35		S02 R&I Mud guard					0.4	
<b>ELECTRICAL</b>								
37		S02 Repl Valve stem	52936B2100	1	67.02			

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Page 2

Claim Reference Id : 05499175100000800001  
 File Name : 110448014-Screenshot\_2026-03-26\_15512.jpg  
 File Date : 03/28/2026  
 Label :  
 Note :  
 Photo Location :  
 Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ UIRED  
 Estimate Indicator : S02

Preliminary Supplement 3 with Summary

RO Number: 856229-236

2021 HYUN Tucson Limited FWD 4D UTV 4-2.4L Gasoline Gasoline Direct Injection charcoal

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE CRASH PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE PARTS MANUFACTURER OR DISTRIBUTOR RATHER THAN BY THE MANUFACTURER OF YOUR VEHICLE.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF AN AUTOMOBILE PART(S) NOT MADE BY THE ORIGINAL EQUIPMENT MANUFACTURER. PARTS USED IN THE REPAIR OF YOUR VEHICLE BY OTHER THAN THE ORIGINAL MANUFACTURER ARE REQUIRED TO BE AT LEAST EQUAL IN KIND AND QUALITY IN TERMS OF FIT, QUALITY, AND PERFORMANCE TO THE ORIGINAL MANUFACTURER PARTS THEY ARE REPLACING. ALL AFTERMARKET PARTS INSTALLED ON THE VEHICLE SHALL BE CLEARLY IDENTIFIED ON THE REPAIR ESTIMATE.

3/26/2026 9:13:44 AM

400502

Page 7

Claim Reference Id : 05499175100000800001  
File Name : 110448009-Screenshot\_2026-03-26\_1  
15539.jpg  
File Date : 03/28/2026  
Label :  
Note :  
Photo Location :  
Photo Taken By : PHOTO ESTIMATING BY SNAPSHEET ACQ  
UIRED  
Estimate Indicator : S02



### CLAIMANT CONTACT INFORMATION

Name: Nicolas duran ronco  
Address: 1725 s 58th street

Phone: 262 389 0715  
Email: Nronco26@gmail.com

### INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

### NOTICE OF CLAIM

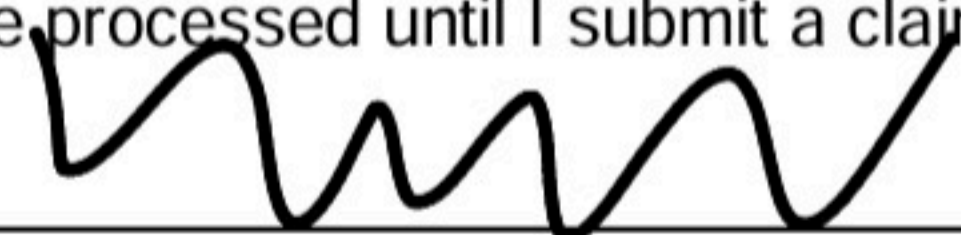
Date of incident: 04/15/2026 Time of day: 07:00  
Location: Back of house

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

Video evidence and police report number attached and officer who responded as well as a estimate of the materials I need to be delivered to my house i can do the work myself so its not a big company coming to do it all im asking is for the materials to be paid for and extra 500 for my time and labor im gonna have to put into it to rip down the old gutter and put in a new gutter and downspout

Check one:

- ..... I am seeking damages at this time (complete Claim Amount section below)
- ..... I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: 

Date: 04/15/2026

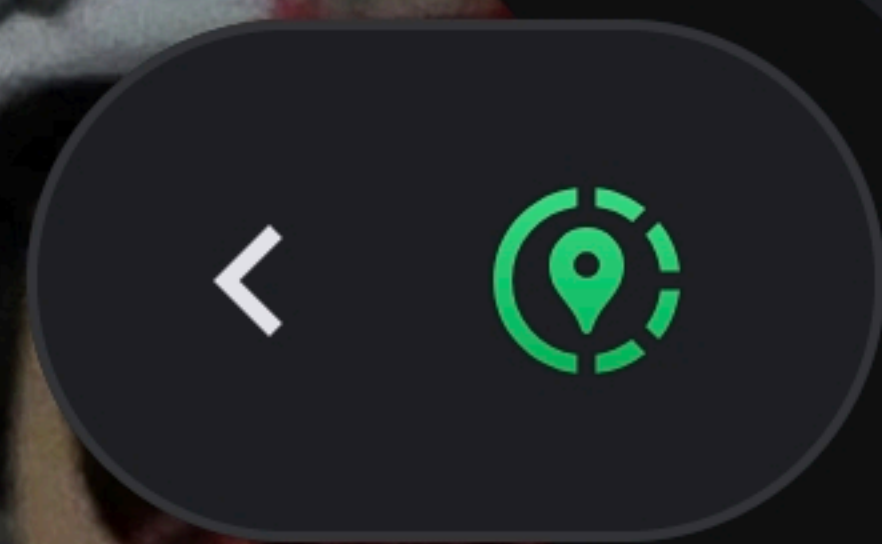
### CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: \$ 995.44

**SAVE**

**PRINT**



Harley  
26-014443

Here's the case number

9:23 AM

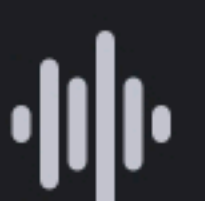
Thanks

Okay

Got it 👍

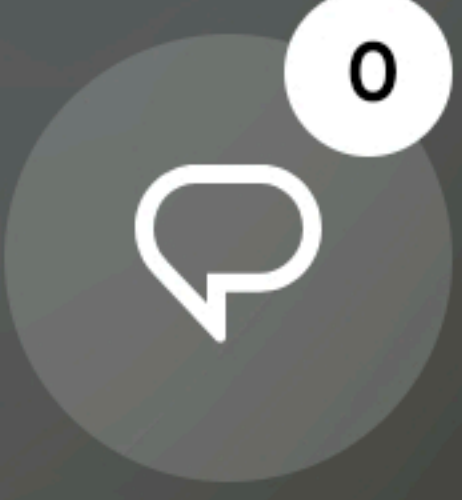
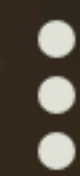
Awesome

+ RCS message



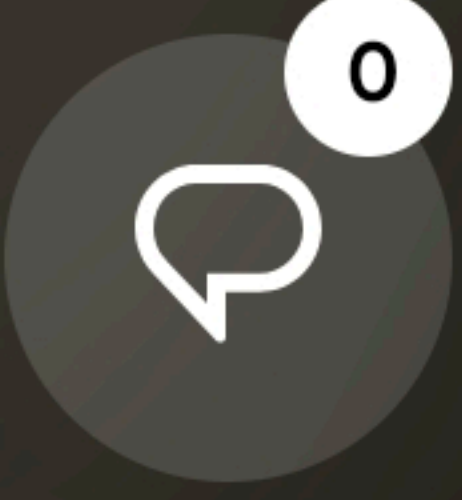


Harley  
56 min



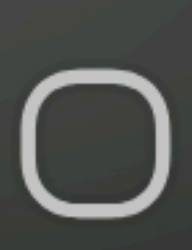
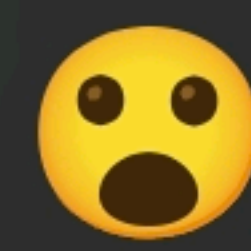
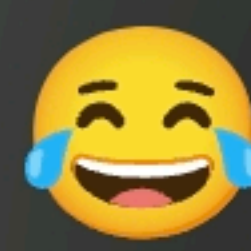
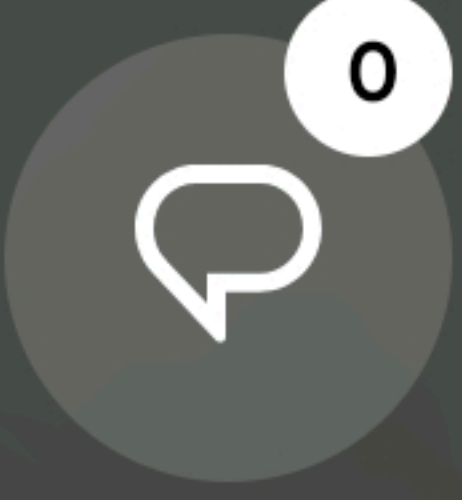


Harley  
56 min





Harley  
56 min



Video



LIVE

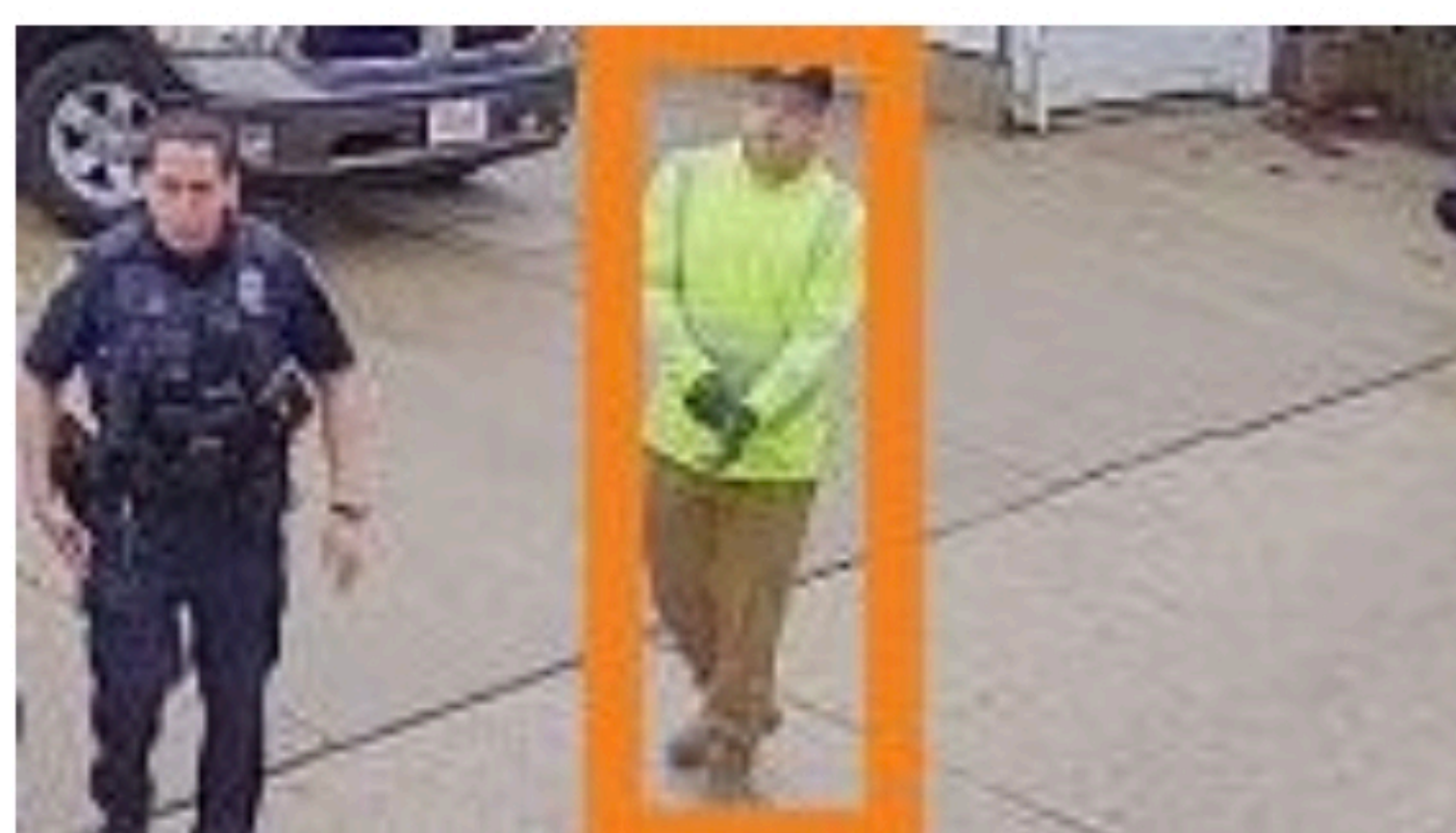
SAVED

8:15 AM



Back Camera

Camera-triggered (Person)

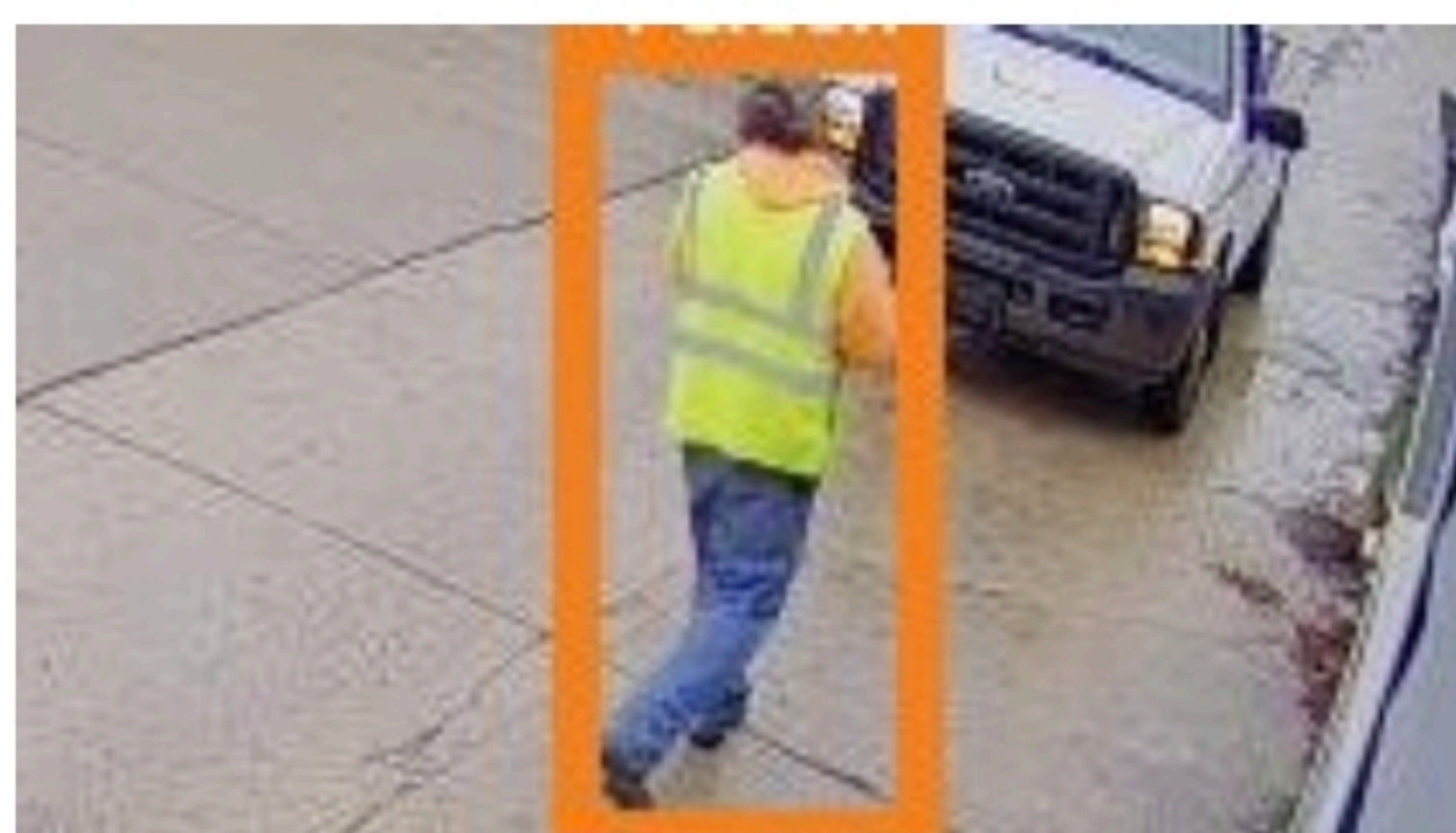


8:12 AM



Back Camera

Camera-triggered (Person)

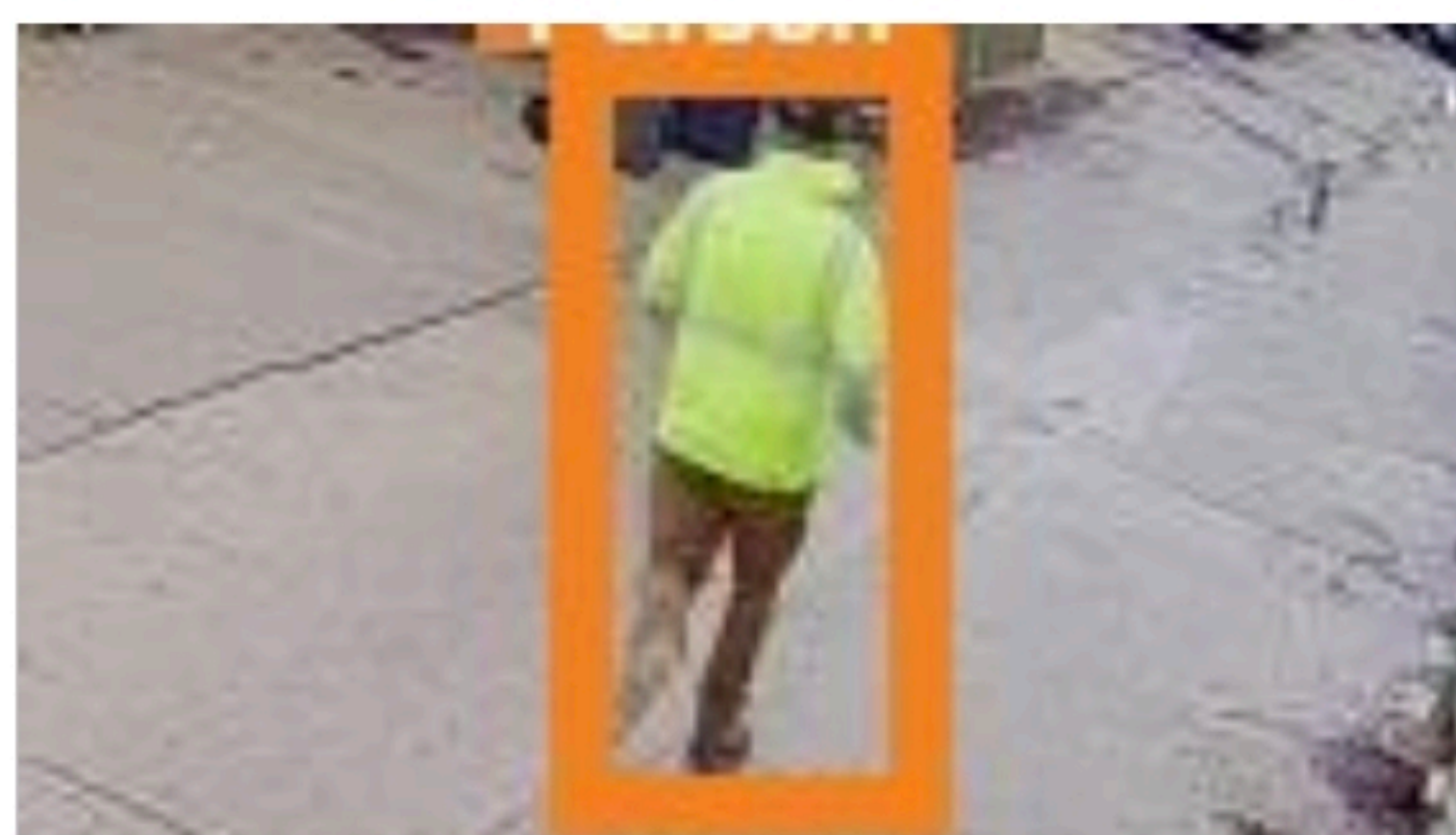


8:03 AM



Back Camera

Camera-triggered (Person)

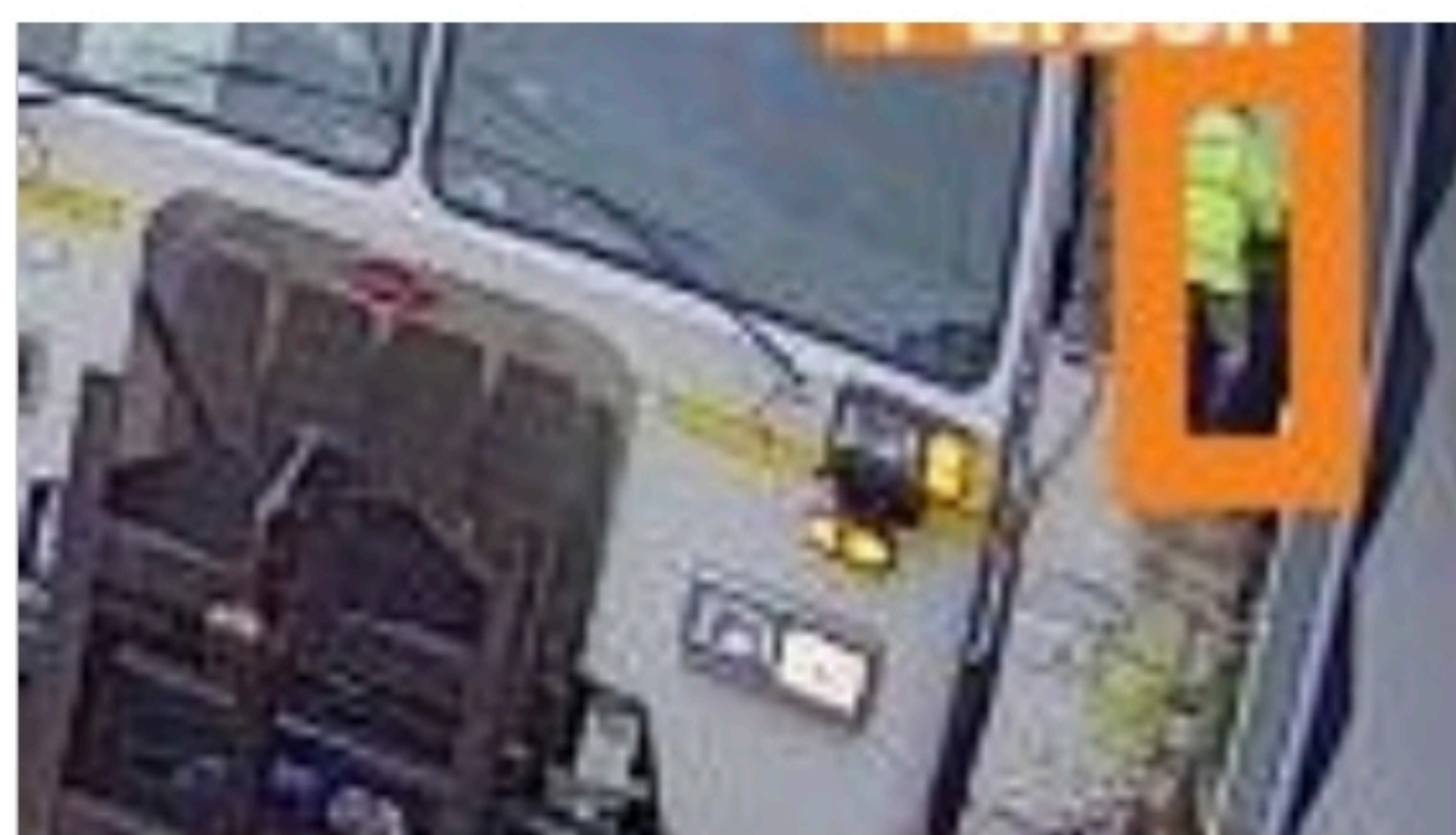


7:58 AM



Back Camera

Camera-triggered (Person)



7:48 AM



Back Camera

Camera-triggered (Vehicle)



7:45 AM



Home



Video



Activity



More

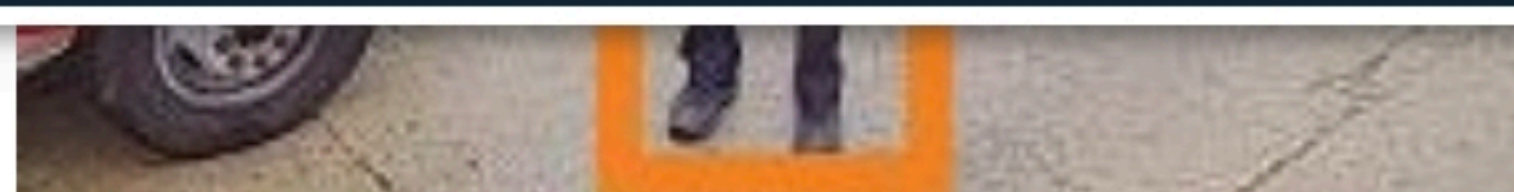


Video



LIVE

SAVED

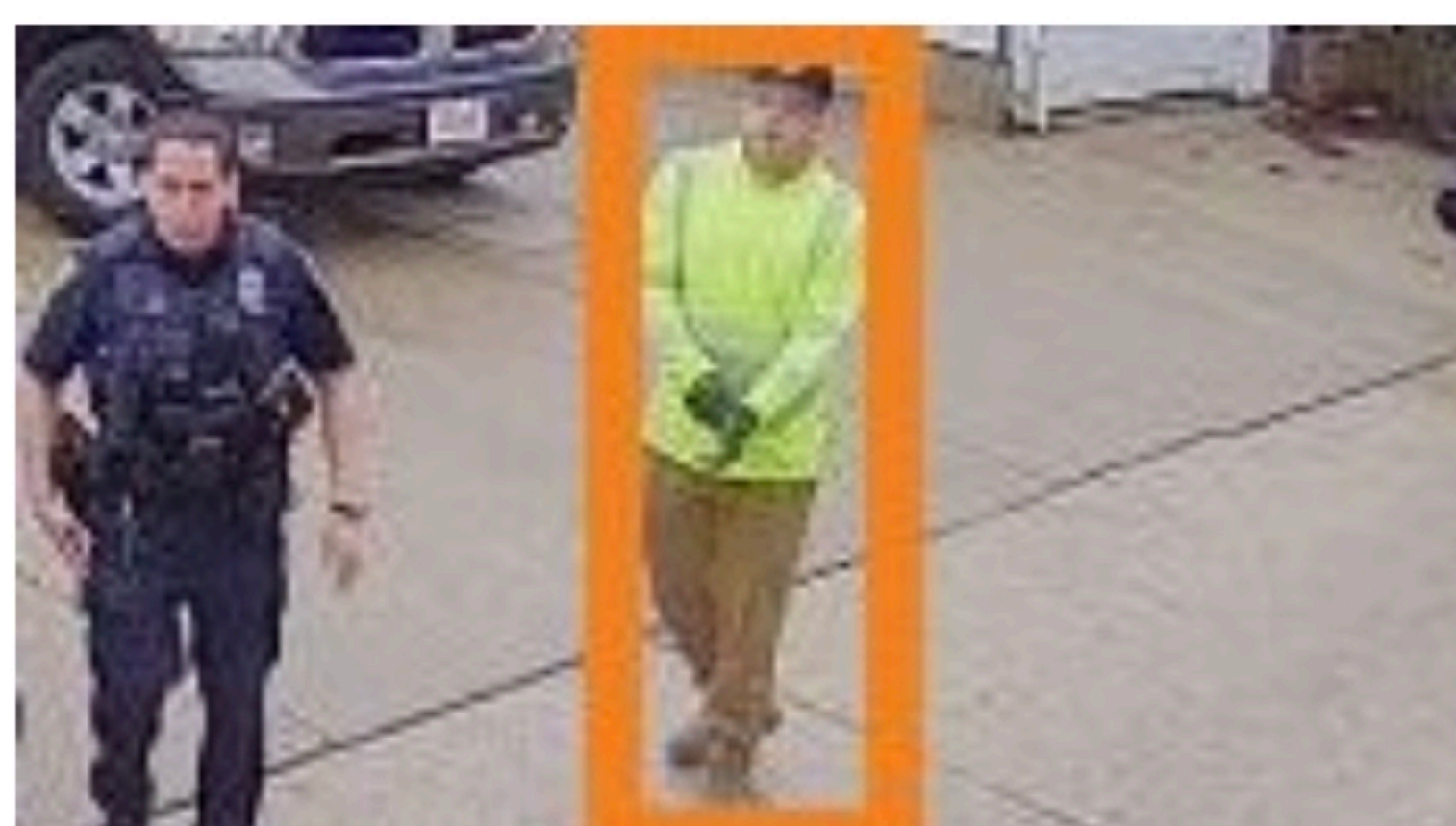


8:15 AM



Back Camera

Camera-triggered (Person)

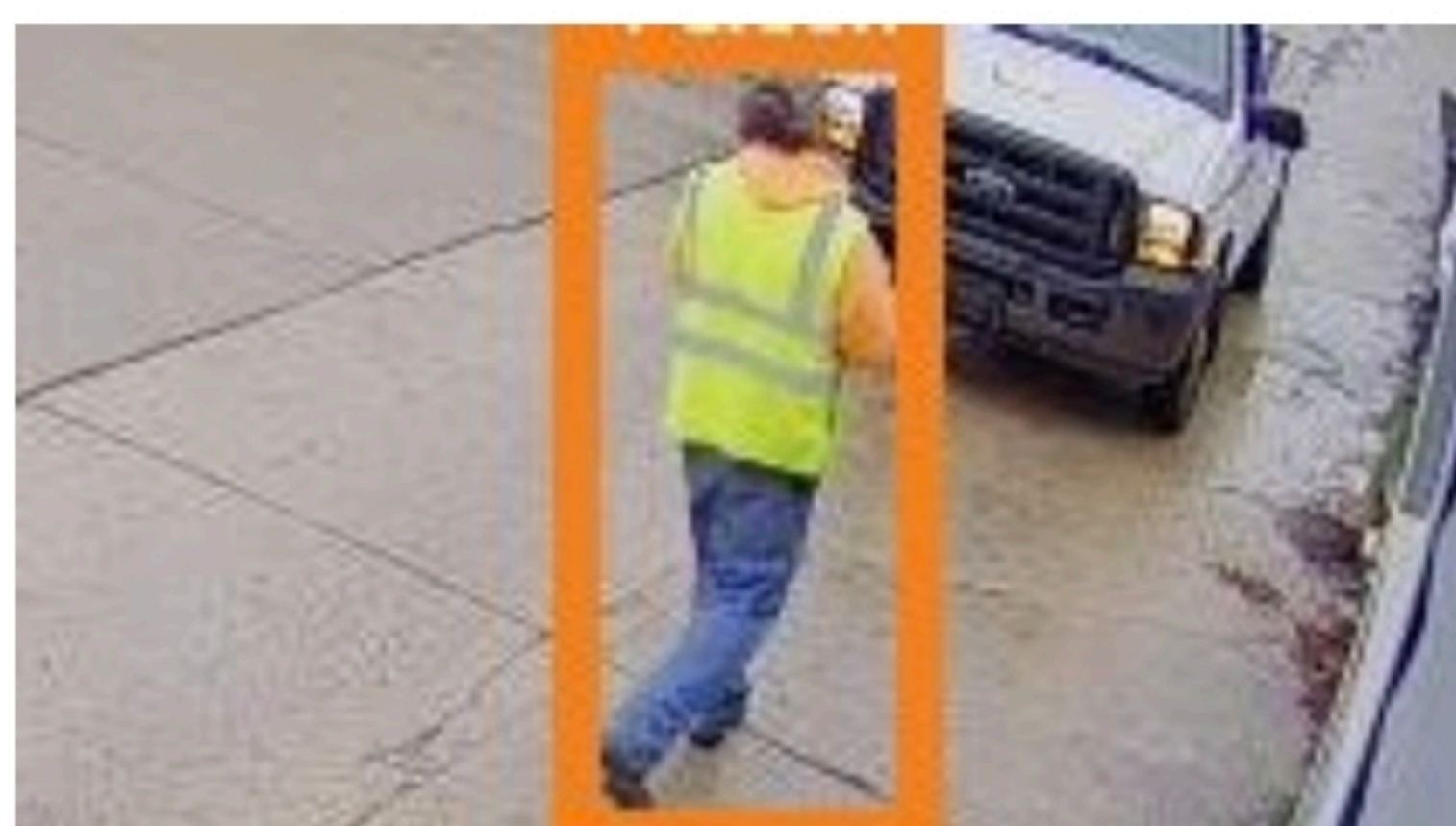


8:12 AM



Back Camera

Camera-triggered (Person)

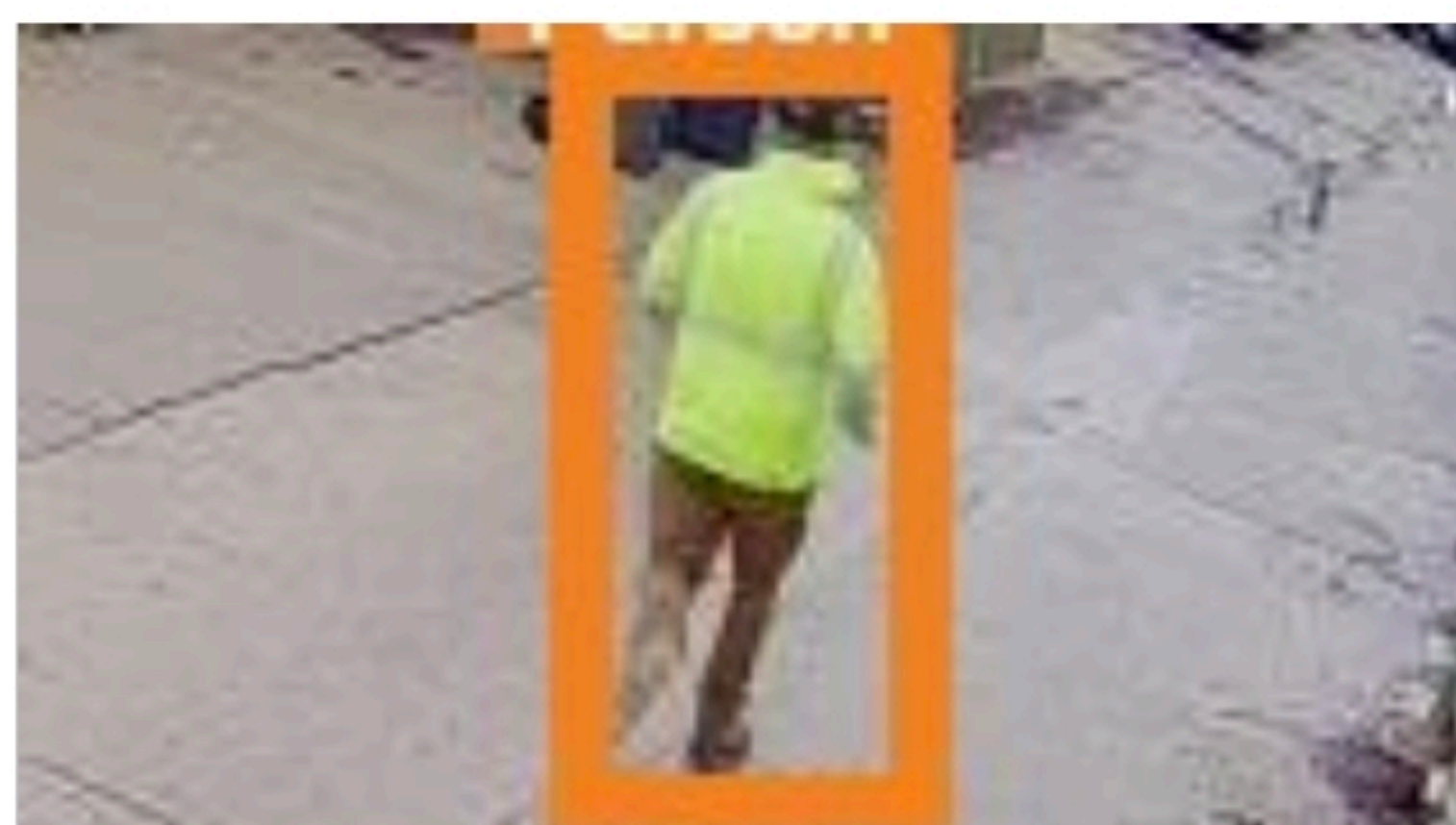


8:03 AM



Back Camera

Camera-triggered (Person)

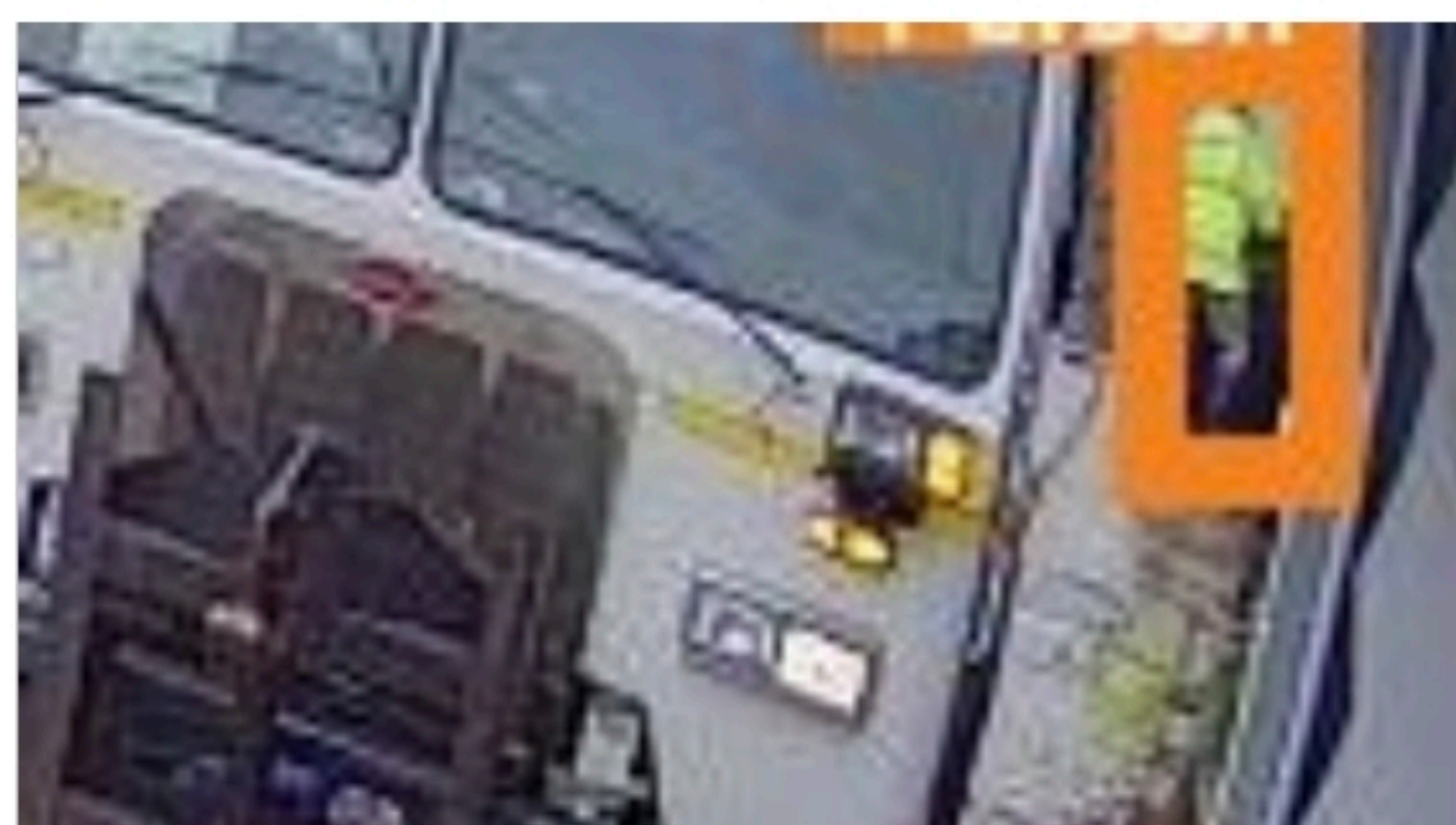


7:58 AM



Back Camera

Camera-triggered (Person)



7:48 AM



Back Camera

Camera-triggered (Vehicle)



7:45 AM



Home



Video



Activity



More



Video



LIVE

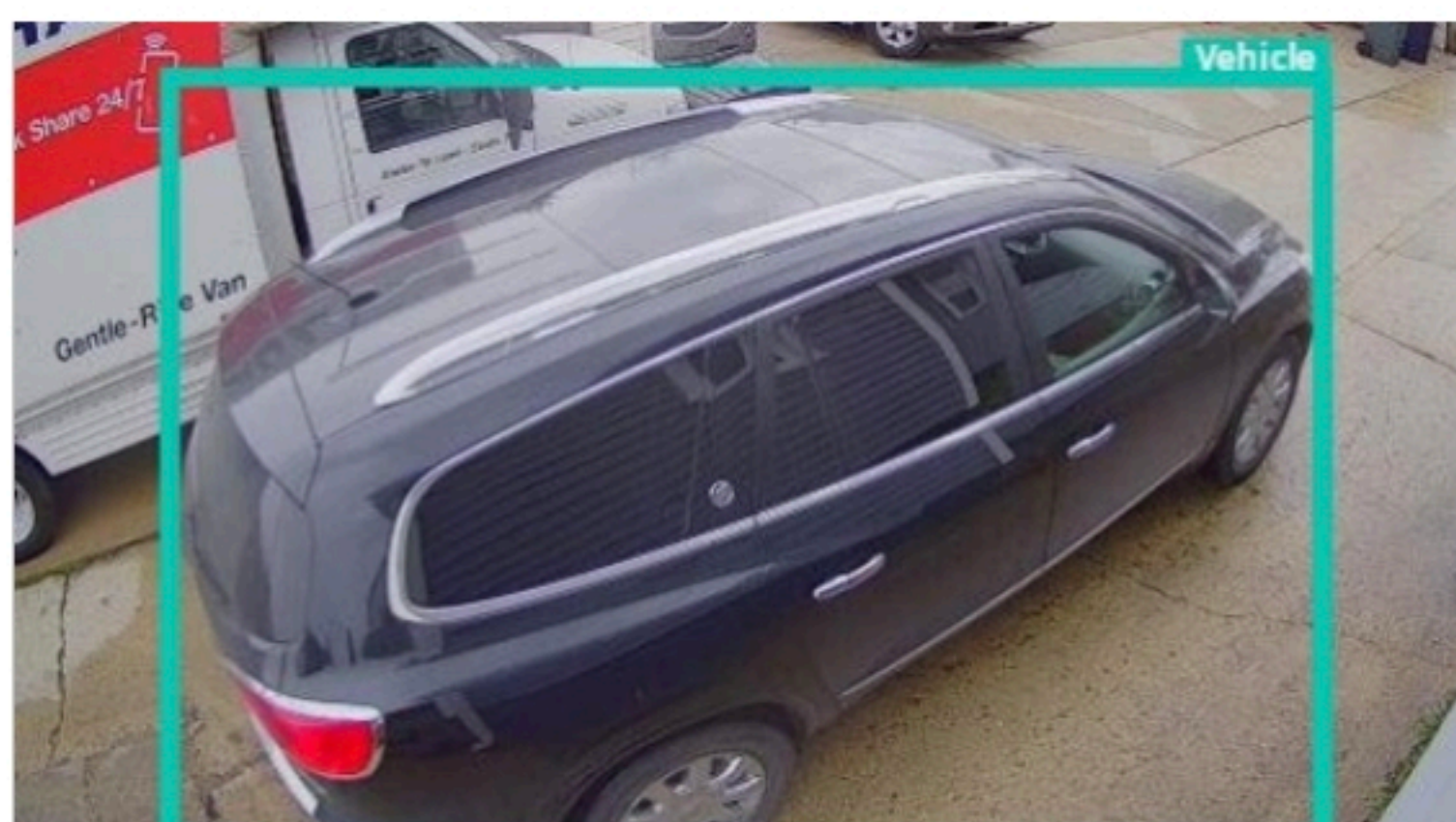
SAVED

9:30 AM



Back Camera

Camera-triggered (Vehicle)

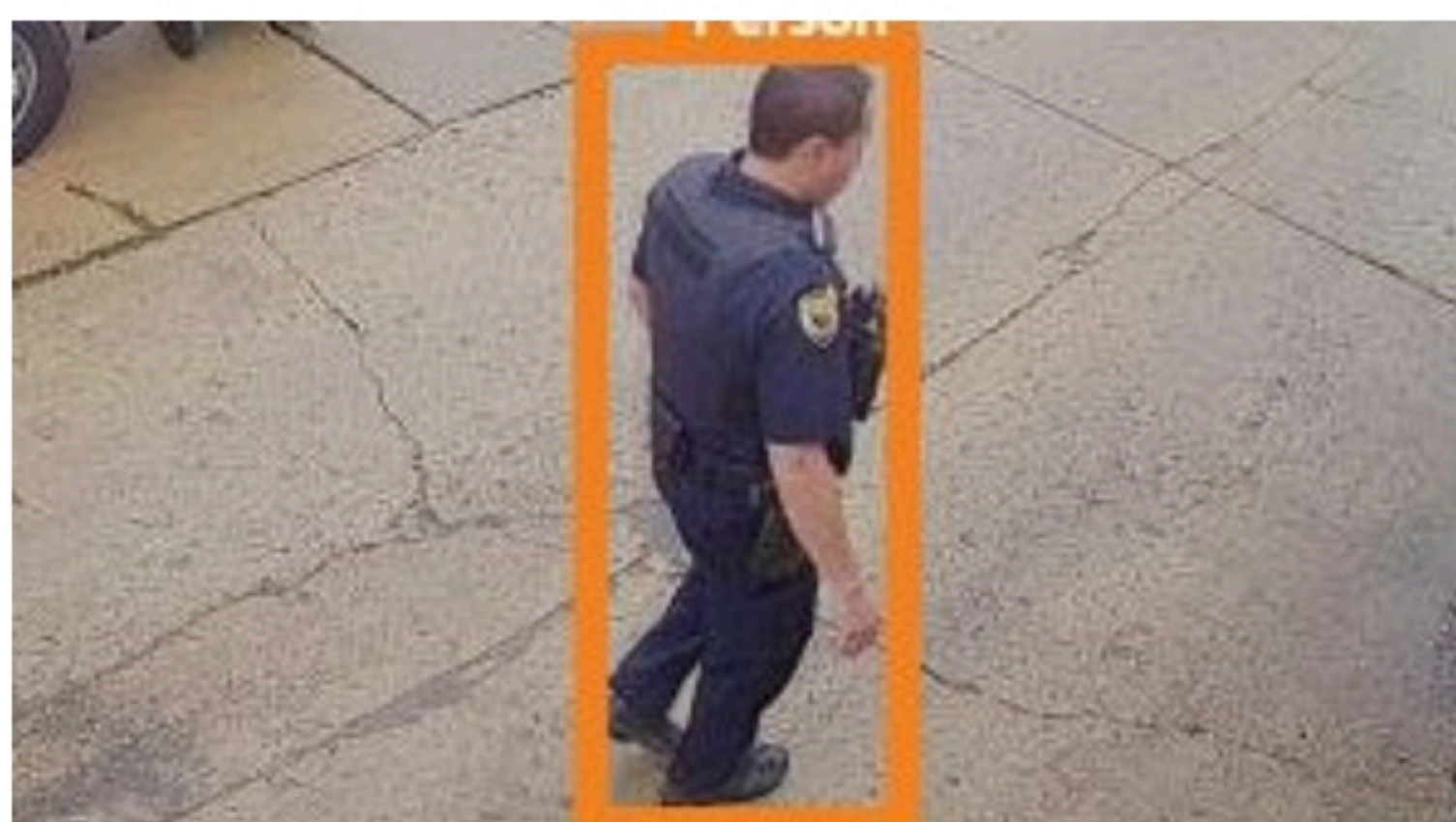


8:47 AM



Back Camera

Camera-triggered (Person)



8:39 AM



Back Camera

Camera-triggered (Vehicle)

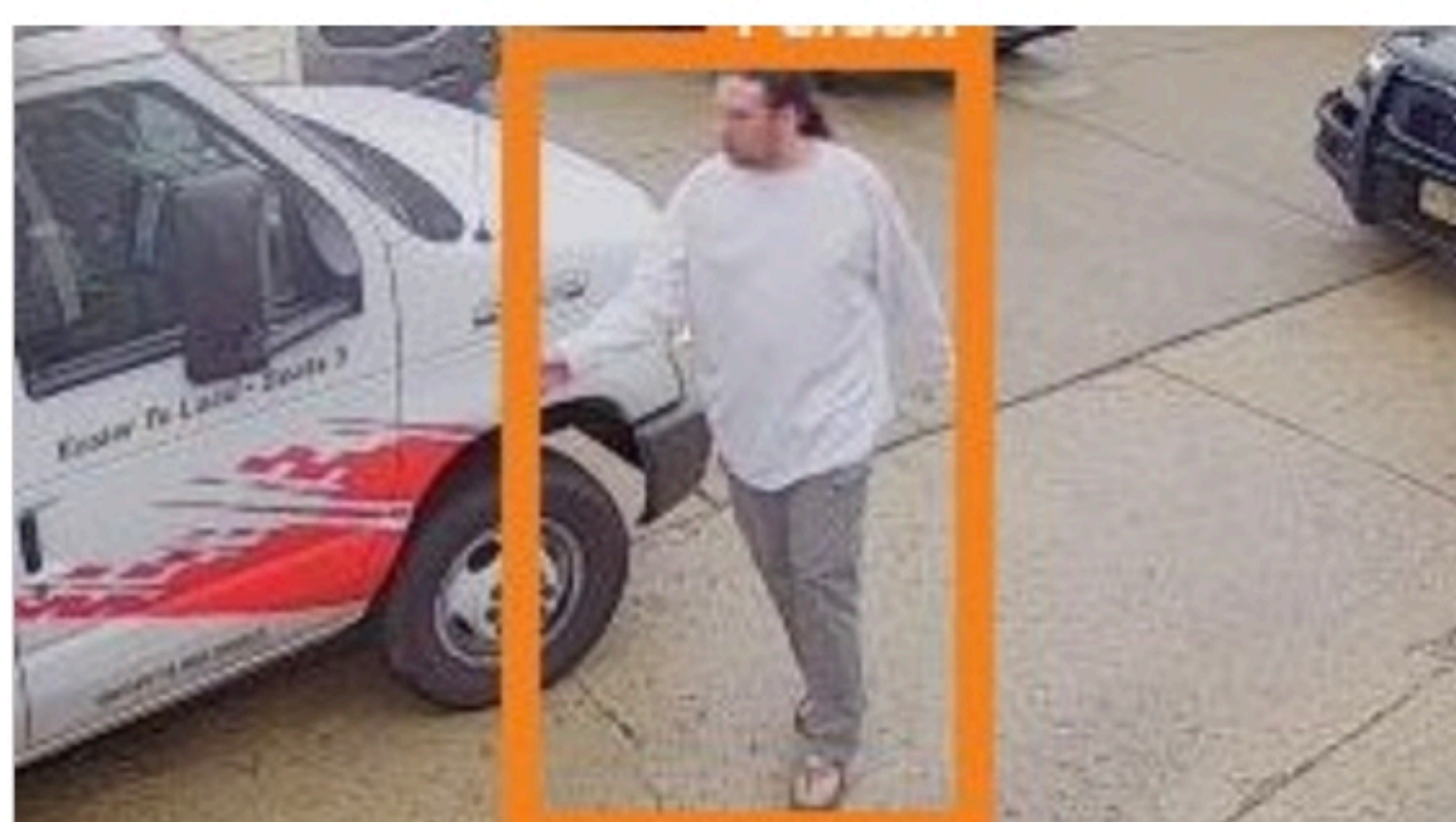


8:36 AM



Back Camera

Camera-triggered (Person)



8:33 AM



Back Camera

Camera-triggered (Person)



8:30 AM



Back Camera



Home



Video



Activity



More





## Pickup

Today

195 in stock

**FREE**

## Delivery

Tomorrow

465 available

**Included**

[Check Nearby Stores](#)



**Get it delivered as soon as tomorrow.** Schedule your delivery in checkout.

[Save for Later](#)

[Save to List](#)

[Remove](#)

## Your Order

<b>Subtotal</b>	<b>\$388.84</b>
Delivery	\$79.00
Estimated Sales Tax*	\$27.60

**Total** **\$495.44**

Have a Promo Code? 

Check Out Quickly With

**PayPal**

 Pay Later

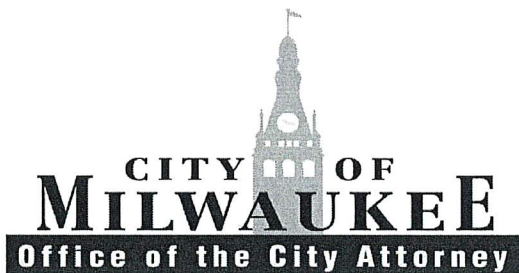
Cart Total: **\$495.44**

**Checkout**



**EVAN C. GOYKE**  
City Attorney

**MARY L. SCHANNING**  
**ROBIN A. PEDERSON**  
**NAOMI E. SANDERS**  
**JULIE P. WILSON**  
Deputy City Attorneys



Milwaukee City Hall Suite 800 • 200 East Wells Street • Milwaukee, Wisconsin 53202-3551  
Telephone: 414.286.2601 • TDD: 414.286.2025 • Fax: 414.286.8550

RECEIVED  
APR 06 2026  
WEST ALLIS  
CITY ATTORNEY

April 1, 2026

Certified Mail No. 9589 0710 5270 2527 4445 7  
CITY OF WEST ALLIS  
7525 W GREENFIELD AVE  
WEST ALLIS WI 53214

RE: Milwaukee County Case No. 2026CV2716  
In Rem File 2026 No. 1

Taxkey Number: 2290629100  
Property Address: 3825 W HAMPTON AV  
Parcel: 72

Dear Taxpayer:

The City of Milwaukee has filed a foreclosure action in Milwaukee County Circuit Court under Wisconsin Statute § 75.521 due to delinquent City and County real estate taxes for the property or properties listed above and in this mailing.

If you wish to retain any rights you may have in the property, you must pay the delinquent taxes for levy year **2024** and prior as shown in the attachment, **plus** interest and penalty charges and costs to the City Treasurer's Office at 200 East Wells Street, Room 103 by **May 27, 2026**. **Payment must be made by certified check, cash, or money order.**

The interest, charges, and costs are not shown because they accrue monthly. Please contact the **City Treasurer's Office at (414) 286-2260** for the total amount due and payment instructions. Failure to pay may ultimately result in the City taking title to your property in a tax foreclosure judgment.

The court will appoint a guardian ad litem to represent the interests of any person with an interest in the property who is a minor or has been adjudicated incompetent.

Very truly yours,

Theresa Montag  
Assistant City Attorney

Enclosures  
1060-2024-371:



STATE OF WISCONSIN  
CIRCUIT COURT  
MILWAUKEE COUNTY

In the Matter of the Foreclosure of Tax Liens under Section 75.521, Wisconsin Statutes by the City of Milwaukee, a municipal corporation, List of Tax Liens for 2026 No.1.

The following is a parcel of property affected by delinquent tax liens as shown on the delinquent tax rolls in the Office of the City Treasurer of the City of Milwaukee and the Milwaukee County Treasurer, said list is made and filed pursuant to the provisions of Section 75.521 of the Wisconsin Statutes.

E X H I B I T A

Parcel: 72 Taxkey: 2290629100

Address: 3825 W HAMPTON AV

Legal: NORTH MILWAUKEE LAWNDALE NO 1 IN NW 1/4 SEC 1-7-21 BLOCK 2 (LOT 7 & W 15' LOT 6) EXC N 12' FOR ST

**\*Interest, Penalty, and Costs must be added to Principal - Call (414) 286-2260 for the Total Due RE 2026-01**

Year	*Principal Amount Due
2023	\$6,796.76
2024	\$7,762.94

Owners:  
ESTATE OF JERALEAN JOHNSON

Mortgages and Other Parties in Interest:  
USA, Milwaukee County, State of WI  
CITY OF WEST ALLIS  
WILLIE JOHNSON

STATE OF WISCONSIN                      CIRCUIT COURT  
IN THE MATTER OF THE FORECLOSURE  
OF TAX LIENS PURSUANT TO SEC. 75.521,  
WISCONSIN STATUTES, BY THE CITY OF  
MILWAUKEE, A MUNICIPAL CORPORATION

MILWAUKEE COUNTY  
NOTICE OF COMMENCEMENT  
OF PROCEEDING IN REM TO  
FORECLOSE TAX LIENS  
BY CITY OF MILWAUKEE  
CODE NO. 30405

List of Tax Liens for 2026 No.1

---

PLEASE TAKE NOTICE that all persons having or claiming to have any right, title or interest in or lien upon the real property described in the List of Tax Liens 2026 No. 1, on file in the office of the Clerk of Circuit Court of Milwaukee County, on the 25th day of March 2026, and hereinabove set forth, are hereby notified that the filing of such list of tax liens in the Office of the Clerk of the Circuit Court of Milwaukee County, constitutes the commencement by said City of Milwaukee, a municipal corporation, of special proceeding in the Circuit Court for said city to foreclose the tax liens therein described by foreclosure proceeding in rem and of tax liens assigned to the city and that a notice of the pendency of such proceeding against each piece or parcel of land therein described was filed in the Office of the Clerk of the Circuit Court on the 25th day of March 2026. Such proceeding is brought against the real property therein described only and is to foreclose the tax liens described in such list. No personal judgment will be entered herein for such taxes, assessments or other legal charges or any part thereof.

TAKE FURTHER NOTICE that all persons having or claiming to have any right, title or interest in or lien upon real property described in the said list of tax liens are hereby notified that such list of tax liens has been posted in the office of the City Treasurer of the City of Milwaukee

IN THE MATTER OF THE FORECLOSURE  
OF TAX LIENS PURSUANT TO SEC. 75.521,  
WISCONSIN STATUTES, BY THE CITY OF  
MILWAUKEE, A MUNICIPAL CORPORATION

Case No. 26-CV-2716  
Case Code: 30405

List of Tax Liens for 2026 No.1

**PETITION FOR FORECLOSURE OF TAX LIENS**

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NOW COMES the City of Milwaukee, a municipal corporation, a city of the first class, by its attorneys, Evan C. Goyke, City Attorney, by Theresa A Montag, Assistant City Attorney, and files a list of tax liens of the City of Milwaukee attached hereto, incorporated herein, and designated Exhibit "A" and alleges and shows to the court as follows:

1. That the City of Milwaukee (hereinafter referred to as the City) is a city of the first class operating under special charter and is authorized by law to collect and sell its own taxes.
2. That said taxes, if not paid by January 31 following the tax year become delinquent January 31 following the tax year and the City by law has obtained a tax sales certificate for each and every parcel listed in Exhibit A.
3. That one (1) year has elapsed since the acquisition by the City of the tax sale certificates.
4. That the City has by Charter Ordinance attached hereto, incorporated herein and designated Exhibit "B", adopted by the Common Council of said City on the 13<sup>th</sup> day of September, 1948, elected, whenever it deems it proper to proceed under Sec. 75.521 of the Wisconsin Statutes, in relation to the enforcement of the collection of tax liens by In Rem Procedure.

WHEREFORE, the City of Milwaukee, petitioner herein, prays for final judgment ordering and adjudging that petitioner is vested with an estate in fee simple, absolute, subject to costs and to all unpaid taxes and charges which are subsequent to the latest dated valid tax lien appearing on Exhibit "A" and subject to all recorded restrictions as provided by Sec. 75.14(4), Wis. Stats., and further, that all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees and nonresidents who may have had any right, title, interest, claim, lien or equity of redemption in such lands, are forever barred and foreclosed of such right, title, interest, claim, lien or equity of redemption in each of the said-described parcels of land in the City of Milwaukee, County of Milwaukee, which remain unredeemed or for which no answer pursuant to Sec. 75.521(10), Wis. Stats., is filed.

Dated at Milwaukee, Wisconsin, this 25th day of March 2026.

EVAN C. GOYKE  
City Attorney

*Electronically signed by Theresa A. Montag*

ADDRESS:  
200 E. Wells St. Rm 800  
Milwaukee, WI 53202  
Tel: (414) 286-2603  
Fax: (414) 286-8550  
Email: [tmonta@milwaukee.gov](mailto:tmonta@milwaukee.gov)

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Theresa A. Montag  
Assistant City Attorney  
State Bar No. 1119511  
*Attorneys for the City of Milwaukee*

**City of Milwaukee**  
**General Certification**

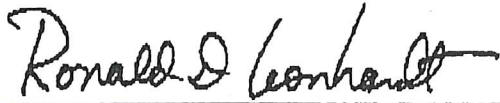
200 E. Wells Street  
Milwaukee, Wisconsin 53202

State of Wisconsin

I hereby certify that the following is a true and exact copy of Common Council File Number 48-868 which was adopted by the Milwaukee Common Council on September 13, 1948, page 958 of the 1948-1949 Journal of Proceedings.

**CERTIFIED COPY OF CHARTER ORDINANCE 48-868**

Dated: June 3, 2003



Ronald D. Leonhardt  
City Clerk



**EXHIBIT B**

*FILE NUMBER 48-868*

**A CHARTER ORDINANCE**

Electing to proceed under Section 75.521, Wisconsin Statutes, in relation to the enforcement of collection of tax liens.

*The Mayor and Common Council of the City of Milwaukee do ordain as follows:*

Section 1. The City of Milwaukee, a municipal corporation, elects to adopt the provisions of Section 75.521, Wisconsin Statutes of 1947, for the purpose of enforcing tax liens in such city in the cases where the procedure provided by such section is applicable.

Sec. 2. This is a charter ordinance and shall take effect sixty days after its passage and publication, unless within such sixty days a referendum petition shall be filed as provided by subsection (5) of Section 66.01 of the Wisconsin Statutes, in which event this ordinance shall not take effect until submitted to a referendum and approved by a majority of the electors voting thereon.

ZIP 53202 \$010.73<sup>0</sup>  
02 7W  
0008045302 MAR 31 2026

U.S. POSTAGE PITNEY BOWES  
0382



REDATE APR. 01. 2026

**OFFICE OF THE CITY TREASURER**  
200 East Wells Street - Room 103  
Milwaukee, Wisconsin 53202



**TO**

**CITY OF WEST ALLIS**  
**7525 W GREENFIELD AVE**  
**WEST ALLIS WI 53214**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Certified Mail No. 9589 0710 5270 2527 4445 7 File 2026 No.1

P:72 Taxkey: 2290629100

CITY OF WEST ALLIS  
7525 W GREENFIELD AVE  
WEST ALLIS WI 53214

2. Article

9589 0710 5270 2527 4445 79

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- Addressee
- B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  
If YES, enter delivery address below:  Yes  No

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3849, OCT 2007 EDITION 3849-100-00000000



FILED  
04-06-2026  
Anna Maria Hodges  
Clerk of Circuit Court  
MILWAUKEE COUNTY  
Honorable J. D. Watts-15  
Branch 15

STATE OF WISCONSIN

CIRCUIT COURT

MILWAUKEE COUNTY

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS TRUSTEE OF MFA  
2022-INV1 TRUST

SUMMONS

C/O Lima One Capital  
201 East McBee Avenue, Suite 300  
Greenville, SC 29601

Plaintiff,

CASE NO.

vs.

CASE CODE: 30404  
(Foreclosure of Mortgage)  
The Amount claimed exceeds \$10,000.00

EAST TOWN MANAGEMENT, LLC  
C/O CHRISTOPHER KNIGHT, R.A.  
13500 WATERTOWN PLAN RD STE 101  
ELM GROVE WI 53122

KERKMAN AND DUNN  
839 N. JEFFERSON ST., STE 400  
ELM GROVE, WI 53122

THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.  
C/O GERALD J. MAYHEW, R.A.  
12750 WEST NORTH AVENUE  
MILWAUKEE WI 53092

CITY OF MILWAUKEE  
200 EAST WELLS STREET  
MILWAUKEE, WI 53202

CITY OF WEST ALLIS  
7525 WEST GREENFIELD AVENUE  
WEST ALLIS, WI 53214

Defendants.

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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 20 days of receiving this summons (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance agency), 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:

Milwaukee County Clerk of Circuit Court  
901 N 9th St., Room 104  
Milwaukee, WI 53233

And to the plaintiff's attorney, whose address is:

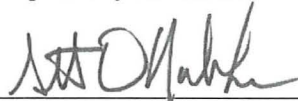
Diaz Anselmo & Associates, P.A.  
P.O. BOX 19519  
Fort Lauderdale, FL 33318

You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days of receiving this summons (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance agency), 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 4th day of April, 2026

Respectfully submitted,



\_\_\_\_\_  
Scott D. Nabke  
Bar No.: 1037979  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
P.O. BOX 19519  
Fort Lauderdale, FL 33318  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answersms@dallegal.com

**Pursuant to the Fair Debt Collection Practices Act, you are advised that Diaz Anselmo & Associates, P.A. is deemed to be a debt collector and any information obtained may be used for that purpose.**



Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFA 2022-INV1 TRUST, by and through its counsel, for its complaint against the named Defendants pleads as follows:

**COUNT I – FORECLOSURE**

1. Plaintiff is the holder of a Note executed by EAST TOWN MANAGEMENT, LLC, dated November 18, 2021, in the original sum of \$390,980.00, in favor of LIMA ONE CAPITAL, LLC. A true copy of said Note is attached hereto and incorporated herein as Exhibit "A."
2. To secure said Note, EAST TOWN MANAGEMENT, LLC executed a Mortgage to LIMA ONE CAPITAL, LLC dated November 18, 2021, and recorded on November 19, 2021, as Document No. 11188656. A true copy of said Mortgage is attached hereto and incorporated herein as Exhibit "B".
3. To further secure said Note, EAST TOWN MANAGEMENT, LLC also executed a Collateral Assignment of Leases and Rents to LIMA ONE CAPITAL, LLC, dated November 18, 2021, and recorded on November 19, 2021 as Document No. 11188657. A true copy of said Mortgage is attached hereto and incorporated herein as Exhibit "C".
3. The mortgage was assigned to Plaintiff. A true copy of said Assignment(s) of Mortgage is(are) attached hereto and incorporated herein as Exhibit "D".
4. The Note and Mortgage were modified pursuant to the terms of a confirmed Chapter 11 bankruptcy plan in case number 24-20856 in the Eastern District of Wisconsin. A true copy of the Chapter 11 bankruptcy plan is attached here and incorporated herein as Exhibit "E".

5. That this foreclosure action brought pursuant to Chapter 846 of the Wisconsin Statutes involves mortgaged real estate located in Milwaukee County, Wisconsin, and legally described as follows:

**PROPERTY 1: (3881023000)**

**LOT 27 EXCEPT THE WEST 10 FEET THEREOF, ALSO THE WEST 15 FEET OF LOT 28, IN BLOCK 3, IN FLYNN'S SUBDIVISION OF BLOCKS 3 AND 4 IN THE SUBDIVISION OF LOTS 10 TO 19 IN DOUSMANS SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.**

**PROPERTY 2: (3661085000)**

**LOT FIVE (5), BLOCK FOUR (4), IN PARK SIDE, BEING A SUBDIVISION IN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-ONE (21) EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.**

**PROPERTY 3: (4611118000)**

**LOT THIRTY (30), IN BLOCK ONE HUNDRED THIRTY-FOUR (134), IN L.W. WEEK'S SUBDIVISION IN THE 8TH WARD IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.**

Commonly known as: 3339-3341 W. JUNEAU AVENUE, MILWAUKEE, WI 53204,  
AND 3919-3921 W. CHERRY STREET, MILWAUKEE, WI 53208, AND 1548 S. 9TH  
STREET, MILWAUKEE, WI 53204

TAX ID No.: 3881023000, 3661085000 AND 4611118000

6. EAST TOWN MANAGEMENT, LLC is currently the owner of record of the mortgaged real estate.
7. EAST TOWN MANAGEMENT, LLC defaulted under the terms of the modified Note and Mortgage by failing to pay the payment due June 10, 2025 and all subsequent payments. As of June 10, 2025, there was due and owing to Plaintiff under the terms of the Note of the modified Note and Mortgage, the principal sum of \$244,451.21, plus interest at the rate of 5.85000% per annum, late charges, and other charges, and therefore, the total amount due to the Plaintiff is not calculated herein.
8. Plaintiff has declared the Note and Mortgage immediately due and payable by reason of the default in payments required by the Note and has directed foreclosure proceedings be instituted.
9. All conditions precedent to the commencement of this action are satisfied.
10. The subject properties consists of lots of 20 acres or less; with one to four family residences thereon. Upon information and belief, the subject properties are not owner occupied and have not been abandoned by the defendants.
11. Plaintiff hereby elects to proceed with foreclosure with a six month period of redemption, pursuant to Wis. Stat. Sec. 846.10, waiving judgment for any deficiency against every party who is personally liable for the debt, and to consent that the owner, unless he or she

abandons the property, may remain in possession and be entitled to all rents and profits therefrom to the date of confirmation of the sale by the court. Plaintiff reserves the right to proceed with a foreclosure pursuant to Section 846.102 in the event that the property is determined to be abandoned

12. Defendant(s), EAST TOWN MANAGEMENT, LLC, may claim an ownership interest in or lien upon the subject property arising from a QUIT CLAIM DEEDS recorded as Instrument numbers 11188655, 11188654, and 11087585 of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.
13. Defendant(s), KERKMAN AND DUNN, may claim some interest in or lien upon the subject property arising from the mortgage recorded as Document No. 11492993, and from a mortgage, recorded as Document No. 11492994, and from a mortgage, recorded as Document No. 11492990 of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.
14. Defendant(s), THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., may claim some interest in or lien upon the subject property arising from the claim of lien docketed on February 27, 2023 in Case No. 2023CO000083 against EAST TOWN MANAGEMENT LLC of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.
15. Defendant(s), CITY OF MILWAUKEE, may claim some interest in or lien upon the subject property arising from the claim of lien docketed on April 22, 2025 in Case No. 2025TJ000288 against EAST TOWN MANAGEMENT LLC, and from a claim of lien, docketed on May 13, 2025 in Case No. 2025TJ000344 against EAST TOWN MANAGEMENT LLC, and from a claim of lien, docketed on July 22, 2025 in Case No.

2025TJ000527 against EAST TOWN MANAGEMENT LLC, and from a claim of lien, docketed on August 18, 2025 in Case No. 2025TJ000646 against EAST TOWN MANAGEMENT LLC, and from a claim of lien, docketed on September 9, 2025 in Case No. 2025TJ000687 against EAST TOWN MANAGEMENT LLC, and from a claim of lien, docketed on September 22, 2025 in Case No. 2025TJ000722 against EAST TOWN MANAGEMENT LLC of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

16. Defendant(s), CITY OF WEST ALLIS, may claim some interest in or lien upon the subject property arising from the claim of lien docketed on August 18, 2025 in Case No. 2025TJ000646 against EAST TOWN MANAGEMENT LLC of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

### **REQUEST FOR RELIEF**

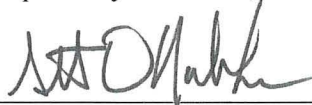
WHEREFORE, Plaintiff requests the following relief:

- A. For the foreclosure and sale of the premises in accordance with the provisions of Chapter 846 of the Wisconsin Statutes, with the foreclosure sale to be held after the expiration of six months from the date the Judgment is entered. The Plaintiff expressly waives its right to obtain a deficiency judgment against any defendant in this action;
- B. That the amounts due to Plaintiff for principal, interest, taxes, insurance, and costs of suit and attorney's fees be determined;
- C. That the Judgment provide the Defendants and all persons claiming under them be barred and foreclosed from all rights, title, and interests in said premises, except that right to redeem as provided by law;

- D. That the premises be sold for payment of the amount due to the Plaintiff, together with interest, reasonable attorney fees and costs, costs of sale and any advances made for the benefit and preservation of the premises until confirmation of sale;
- E. That Defendants, Occupants, and all persons claiming under them, be enjoined from committing waste or doing any act that may impair the value of the mortgaged premises during the pendency of this action;
- F. That the Plaintiff may take all necessary steps to secure and winterize the subject property in the event it is abandoned by the Defendants and becomes unoccupied during the redemption period or until such time as this matter is concluded;
- and
- G. That Plaintiff have such other and further judgment order or relief as may be just and equitable.

Dated this 4th day of April, 2026

Respectfully submitted,



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Scott D. Nabke  
Bar No.: 1037979  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
P.O. BOX 19519  
Fort Lauderdale, FL 33318  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answersms@dallegal.com

**Pursuant to the Fair Debt Collection Practices Act, you are advised that Diaz Anselmo & Associates, P.A. is deemed to be a debt collector and any information obtained may be used for that purpose.**

**EXHIBIT "A"**

East Town Management, LLC  
\$390,980.00  
November 18, 2021

**COMMERCIAL PROMISSORY NOTE**

FOR VALUE RECEIVED, the undersigned, **East Town Management, LLC**, a Wisconsin Limited Liability Company having an address at 1600 Longwood Avenue, Elm Grove, WI 53122 ("Maker"), promises to pay to the order of **Lima One Capital, LLC**, a Georgia Limited Liability Company at its principal place of business at 201 East McBee Avenue Suite 300, Greenville, SC 29601 ("Lender"), or at such other place as the holder hereof may designate, the principal sum of up to **\$390,980.00** ("Principal Amount"), together with all taxes assessed upon this Note and together with any costs, expenses, and reasonable attorneys' fees incurred in the collection of this Note or in protecting, maintaining, or enforcing its security interest or any mortgage securing this Note or upon any litigation or controversy affecting this Note or the security given therefor, including, without limitation, proceedings under the Federal Bankruptcy Code and all other Expenses (as defined in the Mortgage) (all capitalized terms used herein but not defined herein shall have the meaning set forth in the Loan Agreement of even date hereof).

1. **Payments.** Principal and interest hereunder shall be payable as follows:

- A. From the date hereof, interest on the Principal Amount of this Note shall accrue at the rate of **5.850%** per annum, for the period from the date hereof (the "Closing Date") to and including **November 30, 2021** and shall be payable at the closing of the Loan.
- B. Maker shall pay interest on the Principal Amount for the period commencing on the Closing Date to and including **November 30, 2021**. Commencing on **01/10/2022**, and on the 10th day of each month thereafter, until loan maturity, Maker shall make monthly payment of principal and interest on the Principal Amount, with said payments being in an amount amortized so that the Principal Amount is repaid by **December 1, 2051** (the "Maturity Date"). The amount of each monthly installment of principal and interest shall be **\$2,306.55**. Maker acknowledges that it must repay the entire Principal Amount, together with all accrued and unpaid interest thereon, on the Maturity Date.
- C. Interest on the Principal Amount, which shall continue to be paid until an Event of Default (as defined below) or full repayment of the Loan, whichever is earlier, shall be fixed as of the Closing Date at **5.850%**
- D. If not sooner paid, the Principal Amount of this Note, together accrued interest and with all other sums due hereunder, shall be due and payable in full on the Maturity Date. It is understood and agreed by Maker that if sufficient payments of principal have not been made, a balloon payment will be due on the Maturity Date.
- E. All payments received will be credited first to late charges and costs hereunder, then to interest accrued at the applicable interest rate hereinafter set forth, with the balance on account of principal.
- F. At no time shall the interest rate exceed the maximum rate permitted by the usury statutes governing this Note, if any. If, by application of the above interest rate formula, the interest rate would exceed and violate such usury statutes, interest shall accrue at the maximum rate as contemplated in Section 16 below.

Promissory Note

Loan # [REDACTED]

**2. Closing and Loan Disbursement.** The closing of the Loan and disbursement of the Loan proceeds will be made in accordance with the terms of the Loan Agreement of even date.

**3. Security.** This Note is secured by a first priority Commercial Mortgage(s) (the "Mortgage(s)") on those certain parcel(s) of real property known as 3339-3341 W Juneau Avenue, Milwaukee, WI 53208, 420-422 N 29th Street, Milwaukee, WI 53208, 3919-3921 W Cherry Street, Milwaukee, WI 53208, 1537-1539 N 37th Street, Milwaukee, WI 53208, and 1548 S 9th Street, Milwaukee, WI 53204 being more specifically described in the Loan Agreement and Mortgage(s).

**4. Default.** If any of the following events occur (which is an "Event of Default"), Lender may declare the entire outstanding principal balance hereof, together with any other amounts that Maker owes to Lender, to be immediately due and payable:

a. Maker fails to pay any installment of principal and/or interest or any other charges due under this Note within ten (10) days after the same becomes due and payable;

b. Maker defaults in any other obligations, liabilities, or indebtedness with Lender (whether now existing or hereafter arising); set forth in the Loan Agreement, Mortgage(s), Assignment(s) of Leases and Rents or other Loan Documents;

c. Maker sells, leases, or otherwise disposes of all or substantially all of its property, assets, or business in violation of the Mortgage and Loan Documents, or if Maker ceases any of its business operations, dissolves, or commences reorganization;

d. Maker makes or takes any action to make a general assignment for the benefit of its creditors or becomes insolvent or has a receiver, custodian, trustee in Bankruptcy, or conservator appointed for it or for substantially all or any of its assets;

e. Maker files or becomes the subject of a petition in Bankruptcy or upon the commencement of any proceeding or action under any Bankruptcy laws, insolvency laws, relief of debtors laws, or any other similar law affecting Maker, provided, however, that Maker shall have sixty (60) days from the filing of any involuntary petition in Bankruptcy to have the same discharged and dismissed;

f. Upon the failure by Maker to observe or perform, or upon default in, any covenants, agreements, or provisions in the Mortgage, Loan Agreement or in any other instrument, document, or agreement, executed and/or delivered in connection herewith or therewith;

g. Any representation or statement made herein or any other representation or statement made or furnished to Lender by Maker was materially incorrect or misleading at the time it was made or furnished;

h. In the event of any material adverse change in the financial condition of Maker or any guarantor of the loan; or

i. The death of any individual obligated for all or any portion of Borrower's obligations under the Loan unless Lender has been provided with a replacement obligor satisfactory to Lender in Lender's sole, non-reviewable judgment within ninety (90) days of the individual's death.

**5. Default Rate.** After the occurrence of an Event of Default (whether or not the Loan has been accelerated), interest will accrue at the lesser of (i) 18% per annum or (ii) the Maximum Rate (as defined in Section 16 below) allowed by applicable law. Interest will continue to accrue at the default rate after judgment until the Note is paid in full.

Promissory Note

Loan # [REDACTED]

**6. Leasing Covenant.** As of the Closing Date, each Mortgaged Property shall be either (a) leased by Borrower to and occupied by an Eligible Tenant pursuant to an Eligible Lease that is in full force and effect and is not in default in any material respect or (b) in lease ready condition, meaning that the Mortgaged Properties have been cleaned, no renovations or repairs to the Mortgaged Properties are needed and the Mortgaged Properties is immediately available to be leased to an Eligible Tenant (as further set forth and defined in Section 2.12 of the Loan Agreement).

**7. Prepayment.** If the prepayment is made on or prior to the sixtieth (60th) Payment Date, other than with respect to a prepayment required by Complete Condemnation, Partial Condemnation and Casualty as defined in the Mortgage, a prepayment premium (the Prepayment Premium) shall be paid in an amount equal to (i) five percent (5%) of the principal amount prepaid if the date of prepayment is after the Closing Date through and including the twelfth (12th) Payment Date, (ii) four percent (4%) of the principal amount prepaid if the date of prepayment is after the twelfth (12th) Payment Date through and including the twenty-fourth (24th) Payment Date, (iii) three percent (3%) of the principal amount prepaid if the date of prepayment is after the twenty-fourth (24th) Payment Date through and including the thirty-sixth (36th) Payment Date, (iv) two percent (2%) of the principal amount prepaid if the date of prepayment is after the thirty-sixth (36th) Payment Date through and including the forty-eighth (48th) Payment Date, and (v) one percent (1%) of the principal amount prepaid if the date of prepayment is after the forty-eighth (48th) Payment Date through and including the sixtieth (60th) Payment Date.

**8. Late Charge.** It is further agreed that the holder hereof may collect a late charge equal to five percent (5%) of any payment required hereunder including without limitation the final payment, or any other payment required under any security agreement, mortgage, or any other instrument, document, or agreement executed and/or delivered in connection herewith which is not paid within ten (10) days of the due date thereof. This late charge is to cover the extra expenses involved in handling delinquent payments and is not to be construed to cover other costs and attorneys' fees incurred in any action to collect this Note or to foreclose the mortgage securing the same. This provision shall not affect or limit the holder's rights or remedies with respect to any Event of Default.

**9. Lien/Set Off.** Maker hereby gives the holder hereof a lien and right of set off for all of Maker's liabilities to the holder hereof or Lender upon and against all deposits, credits, and other property of Maker now or hereafter in the possession or control of the holder hereof, or in transit to it, excepting however, funds held in trust by Maker. All payments shall be made in lawful currency of the United States of America in immediately available funds, without abatement, counterclaim, or set-off, and free and clear of, and without any deduction or withholding for, any taxes or other matters.

**10. Purpose of Loan.** Maker represents and warrants that the proceeds of this Note are to be used solely for business and commercial purposes and not at all for any personal, family, household, or other noncommercial or farming or agricultural purposes. Maker acknowledges that Lender is making this loan to Maker in reliance upon the above representation by Maker. The above representation by Maker will survive the closing of this loan and repayment of amounts due to Lender hereunder.

**11. Other Obligations.** To the extent that the outstanding balance of this Note is reduced or paid in full by reason of any payment to Lender by an accommodation maker, endorser, or guarantor, and all or any part of such payment is rescinded, avoided, or recovered from Lender for any reason whatsoever, including, without limitation, any proceedings in connection with the insolvency, bankruptcy, or reorganization of the accommodation maker, endorser, or guarantor, the amount of such rescinded, avoided, or returned payment shall be added to or, in the event this Note has been previously paid in full, shall revive the principal balance of this Note upon which interest may be charged at the applicable rate set forth in this Note and shall be considered part of the outstanding balance of this Note and all terms and provisions herein shall thereafter apply to the same.

**12. WAIVER. MAKER (AND EACH AND EVERY ENDORSER, GUARANTOR, AND SURETY OF THIS NOTE) ACKNOWLEDGES THAT THE LOAN EVIDENCED BY THIS NOTE IS A COMMERCIAL TRANSACTION, AND HEREBY VOLUNTARILY AND KNOWINGLY WAIVES THE RIGHT TO NOTICE AND HEARING UNDER APPLICABLE South Carolina GENERAL STATUTES, OR ANY SUCCESSOR STATUTE OF SIMILAR IMPORT, WITH RESPECT TO ANY PREJUDGMENT REMEDY AS DEFINED THEREIN, AND FURTHER WAIVES DILIGENCE, DEMAND, PRESENTMENT FOR PAYMENT, NOTICE OF NONPAYMENT, PROTEST AND NOTICE OF PROTEST AND NOTICE OF ANY RENEWALS OR EXTENSIONS OF THIS NOTE, AND ALL RIGHTS UNDER ANY STATUTE OF LIMITATIONS, AND AGREES THAT THE TIME FOR PAYMENT OF THIS NOTE MAY BE CHANGED AND**

Promissory Note

Loan # [REDACTED]

**EXTENDED AS PROVIDED IN SAID MORTGAGE OR ANY SECURITY AGREEMENT, WITHOUT IMPAIRING MAKER'S LIABILITY THEREON, AND FURTHER CONSENTS TO THE RELEASE OF ALL OR ANY PART OF THE SECURITY FOR THE PAYMENT HEREOF, OR THE RELEASE OF ANY PARTY LIABLE FOR THIS OBLIGATION WITHOUT AFFECTING THE LIABILITY OF THE OTHER PARTIES HERETO. ANY DELAY ON THE PART OF THE HOLDER HEREOF IN EXERCISING ANY RIGHT HEREUNDER SHALL NOT OPERATE AS A WAIVER OF ANY SUCH RIGHT, AND ANY WAIVER GRANTED FOR ONE OCCASION SHALL NOT OPERATE AS A WAIVER IN THE EVENT OF ANY SUBSEQUENT DEFAULT. MAKER FURTHER WAIVES TRIAL BY JURY AND ACKNOWLEDGES THAT IT MAKES THIS WAIVER KNOWINGLY, VOLUNTARILY, AND ONLY AFTER CONSIDERATION OF THE RAMIFICATIONS OF THE WAIVER BY ITS ATTORNEY.**

**13. Binding Effect.** This Note shall be binding on Maker, its successors and assigns and shall inure to the benefit of Lender, any holder hereof, its successors and assigns.

**14. Governing Law.** This Note shall be governed by, and construed in accordance with, the laws of the State of South Carolina. The Maker acknowledges and agrees that the transaction evidenced by this Note was negotiated and accepted in the State of South Carolina and the performance of the obligations hereunder shall be deemed to be performed in the State of South Carolina.

**15. Joint and Several.** Should this Note be signed by more than one Maker, references in this Note to Maker in the singular shall include the plural and all obligations herein contained shall be joint and several of each signer hereof.

**16. Maximum Rate.** Notwithstanding anything to the contrary contained herein, under no circumstances shall the aggregate amount paid or agreed to be paid hereunder exceed the highest lawful rate permitted under applicable usury law (the "Maximum Rate") and the payment obligations of Maker under this Note are hereby limited accordingly. If under any circumstances, whether by reason of advancement or acceleration of the maturity of the unpaid principal balance hereof or otherwise, the aggregate amounts paid on this Note shall include amounts which by law are deemed interest and which would exceed the Maximum Rate, Maker stipulates that payment and collection of such excess amounts shall have been and will be deemed to have been the result of a mistake on the part of both Maker and the holder of this Note, and the party receiving such excess payments shall promptly credit such excess (to the extent only of such payments in excess of the Maximum Rate) against the unpaid principal balance hereof and any portion of such excess payments not capable of being so credited shall be refunded to Maker.

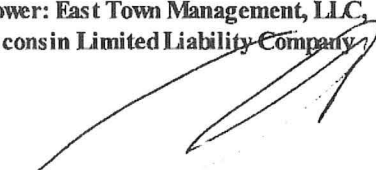
**17. Rights Cumulative.** The rights and remedies of Lender shall be cumulative and not in the alternative, and shall include all rights and remedies granted herein, in any document referred to herein or executed and/or delivered in connection herewith, and under all applicable laws, and the exercise of any one or more of them will not be a waiver of any other.

**18. Severability.** If any term, clause, or provision hereof shall be adjudged to be invalid or unenforceable by a court of appropriate jurisdiction, the validity and enforceability of the remainder shall not be affected thereby and each such term, clause, or provision shall be valid and enforceable to the fullest extent permitted by law.

[Signatures Commence on Next Page]

IN WITNESS WHEREOF, the undersigned have executed this Commercial Promissory Note on November 18, 2021.

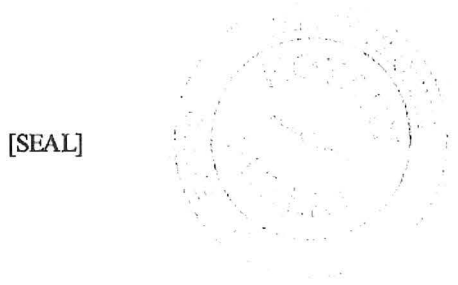
Borrower: East Town Management, LLC,  
a Wisconsin Limited Liability Company

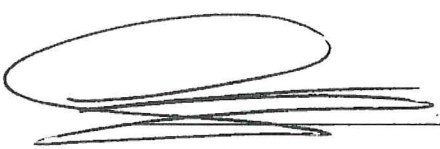
  
By: Christopher E. Knight, Member

State of WI  
County of Waukesha

On this, the 18 of November 2021 before me, the undersigned, personally appeared, Christopher E. Knight, Member of East Town Management, LLC known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.



  
Notary Public  
Tammy Kloehn  
Print Name  
10/19/22  
My Commission Expires

---

**ALLONGE TO PROMISSORY NOTE**

BORROWER: East Town Management, LLC  
DATE OF NOTE: November 18, 2021  
PROPERTY ADDRESS: 3339-3341 W Juneau Ave  
Milwaukee, WI 53208  
ORIGINAL LOAN AMOUNT: \$390,980

**PAY TO THE ORDER OF:**

**WITHOUT RECOURSE**

**LIMA ONE CAPITAL, LLC**



\_\_\_\_\_  
Addison Fuller, Senior Post Closing Specialist

Ref: [REDACTED]

**EXHIBIT "B"**

DOC # 11188656

RECORDED

11/19/2021 06:11 AM

ISRAEL RAMON

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

TRANSFER FEE:

FEE EXEMPT #:

\*\*\*This document has been electronically recorded and returned to the submitter.\*\*\*

MORTGAGE

Document Type

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

Recording Area

Name and Return Address

Stewart Title Company - Milwaukee/Brookfield  
5150 N. Port Washington Rd., Suite 102

Milwaukee, WI 53217

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

After Recording Return to:

East Town Management, LLC  
\$390,980.00  
November 18, 2021

Lima One Capital, LLC  
201 East McBee Avenue Suite 300,  
Greenville, SC 29601

**COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING**

KNOW ALL MEN BY THESE PRESENTS that East Town Management, LLC, a Wisconsin Limited Liability Company having an office at 1600 Longwood Avenue, Elm Grove, WI 53122 ("Mortgagor" or "Borrower", as the case maybe), for the consideration of \$390,980.00 and other good and valuable consideration, received to its full satisfaction from Lima One Capital, LLC, a Limited Liability Company with its principal place of business at 201 East McBee Avenue Suite 300, Greenville, SC 29601 ("Mortgagee" or "Lender", as the case maybe) does hereby give, grant, bargain, sell, and confirm unto the said Mortgagee, its successors and assigns forever, the following:

- (A) All right, title and interest in and to each of those premises more particularly described in SCHEDULE 1 (collectively, the "Premises") which is attached hereto and made a part hereof;
- (B) TOGETHER WITH (1) all buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Premises, and (2) all building materials, supplies and other property stored at or delivered to the Premises or any other location for incorporation into the improvements located or to be located on the Premises, and all fixtures, machinery, appliances, equipment, furniture and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, and used or intended to be used in connection with, or with the operation of, or the occupancy of, the Premises, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, and all extensions, additions, improvements, betterments, renewals, substitutions and replacements to any of the foregoing, and all of the right, title and interest of Mortgagor in and to such personal property which, to the fullest extent permitted by law, shall be conclusively deemed fixtures and a part of the real property encumbered hereby (the "Improvements");
- (C) TOGETHER WITH (1) all estate, right, title and interest of Mortgagor, of whatever character, whether now owned or hereafter acquired, in and to (a) all streets, roads and public places, open or proposed, in front of or adjoining the Premises, and the land lying in the bed of such streets, roads and public places, and (b) all other sidewalks, alleys, ways, passages, strips and gores of land adjoining or used or intended to be used in connection with any of the property described in paragraphs (A) and (B) hereof, or any part thereof; and (2) all water courses, water rights, easements, rights-of-way and rights of use or passage, public or private, and all estates, interest, benefits, powers, rights (including, without limitation, any and all lateral support, drainage, slope, sewer, water, air, mineral, oil, gas and subsurface rights), privileges, licenses, profits, rents, royalties, tenements, hereditaments, reversions and subreversions, remainders and subremainders and appurtenances whatsoever in any way belonging, relating or appertaining to any of the property described in paragraphs (A) and (B) hereof, or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor; and
- (D) TOGETHER WITH (a) all estate, right, title and interest of Mortgagor of, in and to all judgments, receipts, insurance proceeds, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the property described in paragraphs (A), (B) and (C) hereof or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the property described in paragraphs (A), (B) or (C) hereof or any part thereof, or to any rights appurtenant thereto, and all proceeds of any sales or other dispositions of the property described in paragraphs (A), (B) or

Loan # [REDACTED]

[REDACTED]

LICENSED TO PUBLIC RELEASE FOR RESA...

(C) hereof, or any part thereof; and Mortgagee is hereby authorized to collect and receive said awards and proceeds and to give proper receipts and acquitances therefor, and (if it so elects) to apply the same, after deducting therefrom any expenses incurred by Mortgagee in the collection and handling thereof, toward the payment of the indebtedness and other sums secured hereby, notwithstanding the fact that the amount owing thereon may not then be due and payable; and (b) all contract rights, general intangibles, governmental permits, licenses and approvals, actions and rights in action, including without limitation all rights to insurance proceeds and unearned premiums, arising from or relating to the property described in paragraphs (A), (B) and (C) above; and (c) all proceeds, products, replacements additions, substitutions, renewals and accessions of and to the property described in paragraphs (A), (B) and (C).

All of the property described in paragraphs (A), (B), (C) and (D) above, and each item of property therein described, is herein referred to as the "Mortgaged Property" or "Mortgaged Properties", as the case may be.

TO HAVE AND TO HOLD the above granted and bargained Premises, with the appurtenances thereof, unto it, the said Mortgagee, its successors and assigns forever, to it and their own proper use and behoof. And also, the said Mortgagor does for itself, its successors and assigns, covenant with the said Mortgagee, its successors and assigns, that at and until the ensembling of these presents, they are well seized of the Premises as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free and clear of all encumbrances whatsoever.

AND FURTHERMORE, Mortgagor does by these presents bind itself, its legal representatives and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained Mortgaged Property to Mortgagee, its successors and assigns, against all claims and demands whatsoever.

THE CONDITION OF THIS MORTGAGE IS SUCH THAT:

WHEREAS, Mortgagor is indebted to Mortgagee by virtue of a commercial loan transaction (the "Loan") in the sum of \$390,980.00 as evidenced by (1) a certain Commercial Promissory Note in the principal amount of \$390,980.00 (as same may be amended, restated, or modified from time to time, the "Note") dated November 18th, 2021 executed by Mortgagor and delivered to Mortgagee, with all amounts remaining unpaid thereon being finally due and payable on December 1, 2051, subject to that certain Loan Agreement (as same may be amended, restated, or modified from time to time, "Loan Agreement") of even date herewith;

WHEREAS, the terms and repayment of such obligations of the Mortgagor are set forth in the Note; WHEREAS,

Mortgagee has agreed to provide financing for each of the Premises referenced in Schedule 1 and

WHEREAS, Mortgagor has agreed to grant Mortgagee a mortgage on each of the Premises as collateral for the refinancing of the premises referenced in Schedule 1 and

WHEREAS, Mortgagor intends to lease each of the Mortgaged Properties to Eligible Tenants pursuant to Eligible Leases.

WHEREAS, Mortgagee has agreed to make the Loan to Mortgagor, in the amount of \$390,980.00.

WHEREAS, Mortgagor represents and warrants that it has full power and authority to execute and deliver the Note, this Mortgage, and all other documents, agreements and instruments required of it by Mortgagee in connection with the making of the Loan (the Note, this Mortgage, Loan Agreement and all such other documents, agreements and instruments executed and delivered by Mortgagor in connection with the Loan being sometimes collectively referred to herein as the "Loan Documents" (all capitalized terms used herein but not defined herein shall have the meaning ascribed in the Loan Agreement)).

NOW, THEREFORE, Mortgagor hereby covenants and agrees with Mortgagee as follows:

ARTICLE ONE: COVENANTS OF MORTGAGOR

Loan # [REDACTED]

**1.01 Performance of Loan Documents.** Mortgagor shall cause to be performed, observed and complied with all provisions hereof, of the Note and each of the Loan Documents, and will promptly pay to Mortgagee the principal, with interest thereon, and all other sums required to be paid by Mortgagor under the Note and pursuant to the provisions of this Mortgage and of the Loan Documents when payment shall become due (the entire principal amount of the Note, all accrued interest thereon and all obligations and indebtedness thereunder and hereunder and under all of the Loan Documents described being referred to herein as the "Indebtedness").

**1.02 General Representations, Covenants and Warranties.** Mortgagor represents and covenants that (a) Mortgagor is now able to meet its debts as they mature, the fair market value of its assets exceeds its liabilities and no bankruptcy or insolvency case or proceeding is pending or contemplated by or against Mortgagor; (b) all reports, statements and other data furnished by Mortgagor to Mortgagee in connection with the Loan are true, correct and complete in all material respects and do not omit to state any fact or circumstance necessary to make the statements contained therein not misleading; (c) this Mortgage, the Note and all other Loan Documents are legal, valid and binding obligations of Mortgagor enforceable in accordance with their respective terms and the execution and delivery thereof do not contravene any contract or agreement to which Mortgagor is a party or by which Mortgagor may be bound and do not contravene any law, order, decree, rule or regulation to which Mortgagor is subject; (d) there are no actions, suits or proceedings pending, or to the knowledge of Mortgagor threatened, against or affecting Mortgagor or any part of the Mortgaged Property; (e) all costs arising from construction of any improvements and the purchase of all equipment located on the Mortgaged Property which have been incurred prior to the date of this Mortgage have been paid; (f) the Mortgaged Property has frontage on, and direct access for, ingress and egress to the street(s) described in any survey submitted to Mortgagee; (g) electric, sewer, water facilities and any other necessary utilities are, or will be, available in sufficient capacity to service the Mortgaged Property satisfactorily during the term of the Note, and any easements necessary to the furnishing of such utility service by Mortgagor have been or will be obtained and duly recorded (evidence satisfactory to Mortgagee that all utility services required for the use, occupancy and operations of the Mortgaged Property shall be provided to Mortgagee immediately upon Mortgagee's request); (h) there has not been, is not presently and will not in the future be any activity conducted by Mortgagor or any tenant at or upon any part of the Mortgaged Property that has given or will give rise to the imposition of a lien on any part of the Mortgaged Property; (i) Mortgagor is not in default under the terms of any instrument evidencing or securing any indebtedness of Mortgagor, and there has occurred no event which would, if uncured or uncorrected, constitute a default under any such instrument with the giving of notice, or the passage of time or both; and (j) Mortgagee has legal capacity to enter into the Loan and to execute and deliver the Loan Documents, and the Loan Documents have been duly and properly executed on behalf of Mortgagee.

**1.03 Compliance with Laws; Permits; Notice.** Mortgagor covenants and warrants that the Mortgaged Property presently complies with and shall continue to comply with all applicable restrictive covenants, applicable zoning, wetlands and subdivision ordinances and building codes, all applicable health and environmental laws and regulations and all other applicable laws, statutes, rules, ordinances, codes, and regulations, and Mortgagor has not received any notice that the Mortgaged Property is not in compliance with any such laws, statutes, rules, ordinances, codes and regulations. If Mortgagor receives notice from any federal, state or other governmental body that it is not in compliance with any such laws, statutes, rules, ordinances, codes and regulations, Mortgagor shall provide Mortgagee with a copy of such notice promptly. Mortgagor agrees to comply with all federal, state and municipal local laws, statutes, rules, ordinances, codes and regulations in connection with the Mortgaged Property. Mortgagor has obtained all licenses, permits, authorizations, consents and approvals necessary for the legal occupancy of the Mortgaged Property, and all such licenses, permits, authorizations, consents and approvals are in full force and effect and all appeal periods have expired. Unless required by applicable law or unless Mortgagee has otherwise agreed in writing, Mortgagor shall not allow changes in the nature of the occupancy for which the Premises were intended at the time this Mortgage was executed. Mortgagor shall not initiate or acquiesce in a change in the zoning classification of the Mortgaged Property without Mortgagee's prior written consent. Mortgagor warrants and represents that its use, and the use by any of its tenants, of the Mortgaged Property is in accordance and compliance with the terms and conditions of any and all rules, regulations, and laws that may be applicable to the Mortgaged Property, including, without limitation, all federal, state and local laws, ordinances, rules and regulations regarding hazardous and toxic materials and that Mortgagor shall maintain and continue such compliance and shall require and ensure its tenants' compliance with the same. Mortgagor shall maintain or shall cause their agent to maintain in its possession, available for the inspection of the Mortgagee, and shall deliver to the Mortgagee, upon three (3) business days' request, evidence of compliance with all such requirements. Mortgagor hereby indemnifies and holds Mortgagee

Loan # [REDACTED]

free of and harmless from and against any and all claims, demands, damages or liabilities that Mortgagee may incur with regard thereto.

#### 1.04 Taxes and Other Charges.

**1.04.1 Impositions.** Subject to the provisions of this Section 1.04, Mortgagor shall pay, at least five (5) days before the date due, all real estate taxes, personal property taxes, assessments, water and sewer rates and charges, license fees, all charges which may be imposed for the use of vaults, chutes, areas and other space beyond the lot line and abutting the public sidewalks in front of or adjoining the Premises, and all other governmental levies and charges (collectively, the "Impositions"), of every kind and nature whatsoever, general and special, ordinary and extraordinary, foreseen and unforeseen, which shall be assessed, levied, confirmed, imposed or become a lien upon or against the Mortgaged Property or any part thereof, or which shall become payable with respect thereto. Mortgagor shall deliver to Mortgagee, within twenty (20) days after the due date of each payment in connection with the Impositions or any assessment for local improvements ("Assessment"), the original or a true Photostatic copy of the official receipt evidencing such payment or other proof of payment satisfactory to Mortgagee.

#### 1.04.2 Insurance.

(a) Mortgagor shall keep all buildings erected on or to be erected on the Mortgaged Property insured against loss by fire and such other hazards as the Mortgagee may require and Mortgagor shall obtain and maintain insurance with respect to other insurable risks and coverage relating to the Mortgaged Property including, without limitation, fire, builder's risk, worker's compensation, physical damages, loss of rentals or business interruption, earthquake (if applicable), and liability insurance, all such insurance to be in such sums and upon such terms and conditions as Mortgagee reasonably may require, with loss proceeds by the terms of such policies made payable to the Mortgagee as its interest may appear. Mortgagor covenants that all insurance premiums shall be paid not later than fifteen (15) days prior to the date on which such policy could be cancelled for non-payment. If, to Mortgagor's knowledge, any portion of the Mortgaged Property is in an area identified by any federal governmental authority as having special flood hazards, and flood insurance is available, a flood insurance policy meeting the current guidelines of the Federal Insurance Administration is in effect with a generally acceptable insurance carrier, in an amount representing coverage not less than the least of (1) the outstanding principal balance of the Loan, (2) the full insurable value of the Mortgaged Property, and (3) the maximum amount of insurance available under the Flood Disaster Protection Act of 1973, as amended. All such insurance policies (collectively, the "hazard insurance policy") shall contain a standard mortgagee clause naming the Mortgagee and its successors and assigns as beneficiary, and may not be reduced, terminated, or canceled without thirty (30) days' prior written notice to the Mortgagee.

(b) Such insurance companies shall be duly qualified as such under the laws of the states in which the Mortgaged Property is located, duly authorized and licensed in such states to transact the applicable insurance business and to write the insurance provided, and companies whose claims paying ability is rated in the two highest rating categories by A.M. Best with respect to hazard and flood insurance. Such insurance shall be in amounts not less than the greater of: (i) the outstanding principal balance of the Loan, or (ii) the amount necessary to avoid the operation of any co-insurance provisions with respect to the Premises.

(c) All such policies shall provide for a minimum of thirty (30) days prior written cancellation notice to Mortgagee. Mortgagee, upon its request to Mortgagor, shall have the custody of all such policies and all other policies which may be procured insuring said Mortgaged Property, the same to be delivered, to Mortgagee at its office, and all renewal policies to be delivered and premiums paid to Mortgagee at its office at least twenty (20) days before the expiration of the old policies; and Mortgagor agrees that upon failure to maintain the insurance as above stipulated or to deliver said renewal policies as aforesaid, or to pay the premiums therefor, Mortgagee may, without obligation to do so, procure such insurance and pay the premiums therefor and all sums so expended shall immediately be paid by Mortgagor and unless so paid, shall be deemed part of the debt secured hereby and shall bear interest at the rate set forth in the Note, and thereupon the entire principal sum unpaid, including such sums as have been paid for premiums of insurance as aforesaid, and any and all other sums which shall be payable hereunder shall become due and payable forthwith at the option of Mortgagee, anything herein contained to the contrary notwithstanding. In case of

Loan # [REDACTED]

loss and payment by any insurance company, the amount of insurance money shall be applied either to the Indebtedness secured hereby, or in rebuilding and restoring the damaged property, as Mortgagee may elect.

(d) Mortgagor has not engaged in and shall not engage in any act or omission which would impair the coverage of any such policy, the benefits of the endorsement provided for herein, or the validity and binding effect of either including, without limitation, no unlawful fee, commission, kickback, or other unlawful compensation or value of any kind has been or will be received, retained, or realized by any attorney, firm, or other person, and no such unlawful items have been received, retained, or realized by Mortgagor.

(e) No action, inaction, or event has occurred and no state of facts exists or has existed that has resulted or will result in the exclusion from, denial of, or defense to coverage under any applicable special hazard insurance policy or bankruptcy bond, irrespective of the cause of such failure of coverage.

**1.04.3 Deposits for Impositions and Insurance.** Notwithstanding anything to the contrary contained in any of the Loan Documents, Mortgagor shall deposit with Mortgagee on the first day of each month an amount equal to one twelfth (1/12th) of the sum of: (i) the aggregate annual payments for the Impositions; (ii) the annual insurance premiums on the policies of insurance required to be obtained and kept in force by Mortgagor under this Mortgage; and (iii) all other periodic charges (other than interest and principal under the Note) arising out of the ownership of the Mortgaged Property or any portion thereof which are or with notice or the passage of time or both will become a lien against the Mortgaged Property or any part thereof ((i), (ii), and (iii), collectively, the "Annual Payments"). Such sums will not bear interest and are subject to adjustment or additional payments in order to assure Mortgagee that it will have the full amount of any payment on hand at least one (1) month prior to its due date. Mortgagee shall hold said sums in escrow to pay said Annual Payments in the manner and to the extent permitted by law when the same become due and payable. Notwithstanding anything herein to the contrary, however, such deposits shall not be, nor be deemed to be, trust funds but may be commingled with the general funds of Mortgagee. If the total payments made by Mortgagor to Mortgagee, on account of said Annual Payments, up to the time when the same become due and payable, shall exceed the amount of payment for said Annual Payments, actually made by Mortgagee, such excess shall be credited by Mortgagee against the next payment or payments due from Mortgagor to Mortgagee on account of said Annual Payments. If, however, said payments made by Mortgagor shall not be sufficient to pay said Annual Payments when the same become due and payable, Mortgagor agrees to promptly pay to Mortgagee the amount necessary to make up any deficiency. In case of default in the performance of any of the agreements or provisions contained in the Note, Mortgagee may, at its option, at any time after such default, apply the balance remaining of the sums accumulated, as a credit against the principal or interest of the mortgage Indebtedness, or both.

**1.04.4 Late Charge.** Mortgagee may collect a "late charge" in accordance with Section 8 of the Note. This provision shall not affect or limit the holder's rights or remedies with respect to any Event of Default.

**1.04.5 Proof of Payment.** Upon request of Mortgagee, Mortgagor shall deliver to Mortgagee, within twenty (20) days after the due date of any payment required in this Section 1.04, proof of payment satisfactory to Mortgagee.

**1.05 Condemnation.** Mortgagee shall be entitled to all compensation awards, damages, claims, rights of action and proceeds of, or on account of, any damage or taking through condemnation, eminent domain, or the like, and Mortgagee is hereby authorized, at its option, to commence, appear in and prosecute in its own or Mortgagor's name any action or proceeding relating to any such condemnation, taking or the like and to settle or compromise any claim in connection therewith.

**1.06 Care of Mortgaged Property; Demolition and Alteration.** Mortgagor shall maintain the Mortgaged Property in good condition and repair, shall not commit or suffer any waste of the Mortgaged Property, and shall comply with or cause to be complied with, all statutes, laws, rules, ordinances and requirements of any governmental authority relating to the Mortgaged Property; and Mortgagor shall promptly repair, restore, replace or rebuild any part of the Mortgaged Property now or hereafter subject to the lien of this Mortgage which may be damaged or destroyed by any casualty whatsoever or which may be affected by any proceeding of the character referred to in Section

**1.05.** Mortgagor shall not otherwise change, alter, or repair in any material way any portion of the

Loan # [REDACTED]

Premises without the consent of Lender in each circumstance; and Mortgagor shall not initiate, join in, or consent to any change in any private restrictive covenants, or private restrictions, limiting or defining the uses which may be made of the Mortgaged Property or any part thereof, without the written consent of Mortgagee. Mortgagor agrees that no building or other property now or hereafter covered by the lien of this Mortgage shall be removed, demolished, or materially altered, without the prior written consent of Mortgagee, except that Mortgagor shall have the right, without such consent, to remove and dispose of, free from the lien of this Mortgage, such equipment as from time to time may become worn out or obsolete, provided that simultaneously with or prior to such removal any such equipment shall be replaced with other equipment of value at least equal to that of the replaced equipment and free from any title retention or security agreement or other encumbrance, and by such removal and replacement Mortgagor shall be deemed to have subjected such equipment to the lien of this Mortgage.

**1.07 Transfer and Encumbrance of Mortgaged Property.**

(a) Mortgagor shall not sell, convey, transfer, suffer any type of change in title or ownership, lease, assign or further encumber any interest in any part of the Mortgaged Property, without the prior written consent of Mortgagee. Any such sale, conveyance, transfer, pledge, lease, assignment or encumbrance made without Mortgagee's prior written consent shall be null and void and shall constitute a default hereunder. Mortgagor shall not, without the prior written consent of Mortgagee, permit any further assignment of the rents, royalties, issues, revenues, income, profits or other benefits from the Mortgaged Property, or any part thereof, and any such assignment without the prior written consent of Mortgagee shall be null and void and shall constitute a default hereunder. Mortgagor agrees that in the event the ownership of the Mortgaged Property or any part thereof is permitted by Mortgagee to be vested in a person other than Mortgagor, Mortgagee may, without notice to Mortgagor, deal in any way with such successor or successors in interest with reference to this Mortgage and the Note and other sums hereby secured without in any way vitiating or discharging Mortgagor's liability hereunder or upon the Note and other sums hereby secured. No sale of the Mortgaged Property and no forbearance to any person with respect to this Mortgage and no extension to any person of the time for payment of the Note and other sums hereby secured given by Mortgagee shall operate to release, discharge, modify, change or affect the original liability of Mortgagor either in whole or in part.

(b) If Mortgagor shall sell, convey, assign or transfer all or any part of the Mortgaged Property or any interest therein or any beneficial interest in Mortgagor without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, without demand, presentment, protest, notice of protest, notice of intent to accelerate, notice of acceleration or other notice, or any other action, all of which are hereby waived by Mortgagor and all other parties obligated in any manner on the Indebtedness, declare the Indebtedness to be immediately due and payable, which option may be exercised at any time following such sale, conveyance, assignment, lease or transfer, and upon such declaration the entire unpaid balance of the Indebtedness shall be immediately due and payable.

(c) Mortgagor shall keep the Mortgaged Property free from mechanics liens, materialmen's liens and encumbrances. If any prohibited lien or encumbrance is filed against the Mortgaged Property, Mortgagor shall cause the same to be removed and discharged of record within thirty (30) days after the date of filing thereof.

(d) Mortgagor shall not directly or indirectly allow subordinate financing on the Premises without Mortgagee's consent in its sole discretion. If Mortgagee consents to such subordinate financing, then, in each circumstance Mortgagor shall obtain, upon request by Mortgagee, from all persons hereafter having or acquiring any interest in or encumbrance on the Mortgaged Property or the said equipment or accessions, a writing duly acknowledged, and stating the nature and extent of such interest or encumbrance and that the same is subordinate to this Mortgage and no offsets or defenses exist in favor thereof against this Mortgage of the Note hereby secured, and deliver such writing to Mortgagee.

(e) Mortgagor shall not Lease the Mortgaged Property or any part thereof, except in compliance with the Loan Agreement, without the consent of Mortgagee in its sole discretion.

**1.08 Further Assurances.** At any time and from time to time upon Mortgagee's request, Mortgagor shall make, execute and deliver, or cause to be made, executed and delivered, to Mortgagee and, where appropriate, shall cause to be recorded or filed, and from time to time thereafter to be re-recorded and refilled, at such time and in such offices and places as shall be deemed desirable by Mortgagee, any and all such further mortgages, instruments of further

Loan # [REDACTED]

assurance, certificates and such other documents as Mortgagee may consider necessary or desirable in order to effectuate, complete or perfect, or to continue and preserve, the obligations of Mortgagor under the Note and this Mortgage, the lien of this Mortgage as a lien upon all of the Mortgaged Property, and unto all and every person or persons deriving any estate, right, title or interest under this Mortgage. Upon any failure by Mortgagor to do so, Mortgagee may make, execute, record, file, re-record or refile any and all such mortgages, instruments, certificates and documents for and in the name of Mortgagor, and Mortgagor hereby irrevocably appoints Mortgagee the agent and attorney-in-fact of Mortgagor to do so.

**1.09 Uniform Commercial Code Security Agreement and Fixture Filing.** This Mortgage is intended to be a security agreement and fixture filing which is to be filed for record in the real estate records pursuant to the Uniform Commercial Code in effect from time to time in the State of Wisconsin for any of the goods specified above in this Mortgage as part of the Mortgaged Property which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code and Mortgagor hereby agrees to execute and deliver any additional financing statements covering said goods from time to time and in such form as Mortgagee may require to perfect a security interest with respect to said goods. Mortgagor shall pay all costs of filing such financing statements and renewals and releases thereof and shall pay all reasonable costs and expenses of any record searches for financing statements which Mortgagee may reasonably require. Without the prior written consent of Mortgagee, Mortgagor shall not create or suffer to be created, pursuant to the Uniform Commercial Code, any other security interest in said goods, including replacements and additions thereto. Upon Mortgagor's breach of any covenant or agreement of Mortgagor contained in this Mortgage, including the covenants to pay when due all sums secured by this Mortgage, Mortgagee shall have the remedies of a secured party under the Uniform Commercial Code and, at Mortgagee's option, may also invoke the remedies permitted by applicable law as to such goods.

AS IT IS RELATED HERETO:

DEBTOR IS: **East Town Management, LLC**  
**1600 Longwood Avenue, Elm Grove, WI 53122**

SECURED PARTY IS: **Lima One Capital, LLC**  
**201 East McBee Avenue Suite 300, Greenville, SC 29601**

Mortgagor represents, covenants, and warrants that as of the date hereof as follows: Mortgagor's full, correct, and exact legal name is set forth immediately above in this Section 1.09. Mortgagor is an organization of the type and is incorporated in, organized, or formed under the laws of the state specified in the introductory paragraph to this Mortgage. In the event of any change in name or identity of Mortgagor, Mortgagor hereby authorizes Mortgagee to file such Uniform Commercial Code forms as are necessary to maintain the priority of Mortgagee's lien upon the Mortgaged Property which may be deemed personal property or fixtures, including future replacement thereof, which serves as collateral under this Mortgage.

**1.10 Lease Covenants.** Each and every covenant on the part of Mortgagor contained in any assignment of lessor's interest in leases or any assignment of rents, royalties, issues, revenues, profits, income or other benefits made collateral hereto is made an obligation of Mortgagor hereunder as if fully set forth herein.

**1.11 After-Acquired Property.** To the extent permitted by and subject to applicable law, the lien of this Mortgage will automatically attach, without further act, to all after-acquired property located in, on, or attached to, or used, or intended to be used, in connection with, or with the renovation of, the Mortgaged Property or any part thereof; provided, however, that, upon request of Mortgagee, Mortgagor shall execute and deliver such instrument or

Loan [REDACTED]

instruments as shall reasonably be requested by Mortgagee to confirm such lien, and Mortgagor hereby appoints Mortgagee its attorney-in-fact to execute all such instruments, which power is coupled with an interest and is irrevocable.

**1.12 Expenses.** Unless otherwise agreed in writing, Mortgagor will pay when due and payable all appraisal fees, recording fees, taxes, brokerage fees and commissions, abstract fees, title policy fees, escrow fees, attorneys' fees, court costs, fees of inspecting architect(s) and engineer(s) and all other costs and expenses of every character which have been incurred or which may hereafter be incurred by Mortgagee in connection with: (a) the preparation and execution of the Loan Documents or in connection with the Extension Option; (b) the funding of the Loan; (c) in the event an Event of Default occurs hereunder or under the Note or any of the Loan Documents, all costs, fees and expenses, including, without limitation, all reasonable attorneys' fees in connection with the enforcement under the Note or foreclosure under this Mortgage, preparation for enforcement of this Mortgage or any other Loan Documents, whether or not suit or other action is actually commenced or undertaken; (d) enforcement of this Mortgage or any other Loan Documents; (e) court or administrative proceedings of any kind to which Mortgagee may be a party, either as plaintiff or defendant, by reason of the Note, the Mortgage or any other Loan Documents; (f) preparation for and actions taken in connection with Mortgagee's taking possession of the Mortgaged Property; (g) negotiations with Mortgagor, its beneficiary, or any of its agents in connection with the existence or cure of any Event of Default or default; (h) any proposed refinancing by Mortgagor or any other person or entity of the debt secured hereby; (i) the transfer of the Mortgaged Property in lieu of foreclosure; (j) inspection of the Mortgaged Property pursuant to Section 1.15; (k) the approval by Mortgagee of actions taken or proposed to be taken by Mortgagor, its beneficiary, or other person or entity which approval is required by the terms of this Mortgage or any other of the Loan Document. (l) out-of-pocket costs of Mortgaged Property inspections and condition reports following an Event of Default or in connection with the Restoration or repair of the Mortgaged Property; (m) taking control of and managing the Mortgaged Properties and collecting Rents and Other Receipts after an Event of Default, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, Property Taxes and Other Charges on the Mortgaged Properties; (n) all special servicing fees, "work-out" fees, liquidation fees and other fees payable to any special servicer in connection with a Default, an Event of Default, an acknowledgment by Borrower that the Loan is likely to go into default, or any refinancing, restructuring, "work-out", or modification of any Obligations or the Loan; (o) related to any Event of Bankruptcy of any Relevant Party and related ancillary proceedings and appeals and (p) all third party servicing cost and fees which are customarily charged by servicers (other than monthly servicing fees charged by servicer), (collectively, all of the foregoing, the "Expenses"). Mortgagor will, upon demand by Mortgagee, reimburse Mortgagee or any takeout lender for all Expenses which have been incurred or which shall be incurred by either of them; and will indemnify and hold harmless Mortgagee from and against, and reimburse it for, the Expenses and for all claims, demands, liabilities, losses, damages, judgments, penalties, costs and expenses (including, without limitation, attorneys' fees) which may be imposed upon, asserted against, or incurred or paid by it by reason of, on account of or in connection with any bodily injury or death or property damage occurring in or upon or in the vicinity of the Mortgaged Property through any cause whatsoever or asserted against it on account of any act performed or omitted to be performed hereunder or on account of any transaction arising out of or in any way connected with the Mortgaged Property, or with this Mortgage or the Indebtedness.

**1.13 Mortgagee's Performance of Defaults.** If Mortgagor defaults in the payment of any tax, Assessment, encumbrance or other Imposition, in its obligation to furnish insurance hereunder, or in the performance or observance of any other covenant, condition, agreement or term in this Mortgage, the Note or in any of the Loan Documents, Mortgagee may, without obligation to do so, to preserve its interest in the Mortgaged Property, perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expenses incurred or paid by Mortgagee in connection therewith shall become due and payable immediately. The amounts so incurred or paid by Mortgagee, together with interest thereon at the default rate, as provided in the Note, from the date incurred until paid by Mortgagor, shall be added to the Indebtedness and secured by the lien of this Mortgage to the extent permitted by law. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof for the purpose of performing or observing any such defaulted covenant, condition, agreement or term, without thereby becoming liable to Mortgagor or any person in possession holding under Mortgagor.

**1.14 Financial Statements, Books, and Records.** Mortgagor will furnish to Mortgagee, within thirty (30) days after a request therefor, a detailed statement in writing, covering the period of time specified in such request, showing all Loan [REDACTED]

income derived from the operation of the Mortgaged Property, and all disbursements made in connection therewith, and containing a list of the names of all tenants and occupants of the Mortgaged Property, the portion or portions of the Mortgaged Property occupied by each such tenant and occupant, the rent and other charges payable under the terms of their leases or other agreements and the period covered by such leases or other agreements.

**1.15 Inspection.** Mortgagee, and any persons authorized by Mortgagee, shall have the right, at Mortgagee's option, to enter and inspect the Premises during the fourth (4<sup>th</sup>) month and at all other reasonable times during the term of the Loan.

**1.16 Loan to Value Covenant.** If at any one or more time(s) during the term of the Note the then aggregate outstanding and committed principal amount of the Note, plus accrued interest and fees thereon, plus all amounts outstanding under any debts secured by prior liens on the Mortgaged Property, is greater than eighty percent (80%) of the value of the Mortgaged Property, as determined by Mortgagee based upon Mortgagee's review of any appraisal and such other factors as Mortgagee may deem appropriate, then Mortgagor shall within thirty (30) days following a request by Mortgagee, prepay the Note by an amount sufficient to cause the then outstanding principal amount of the Note, plus accrued interest and fees thereon, to be reduced to an amount equal to or less than eighty percent (80%) of the value of the Mortgaged Property. The inability of Mortgagor to reduce the principal balance of the Note within thirty (30) days following request by Mortgagee shall be, at Mortgagee's option, an Event of Default, hereunder.

## ARTICLE TWO: DEFAULTS

**2.01 Event of Default.** The term "Event of Default" or "default" wherever used in this Mortgage, shall mean anyone or more of the following events: (a) failure by Mortgagor to pay any installment of principal and/or interest under the Note within ten (10) days after the same becomes due and payable; (b) failure by Mortgagor to observe or perform, or upon any default in, any other covenants, agreements or provisions herein, in the Note, in the Loan Agreement, or in any of the Loan Documents; (c) failure by Mortgagor to pay any Imposition, Assessment, other utility charges on or lien against the Mortgaged Property; (d) failure by Mortgagor to keep in force the insurance required in this Mortgage; (e) failure by Mortgagor to either deliver the policies of insurance described in this Mortgage or to pay the premiums for such insurance as provided herein; (f) failure by Mortgagor to pay any installment, which may not then be due or delinquent, of any Assessment for local improvements for which an official bill has been issued by the appropriate authorities and which may now or hereafter affect the Mortgaged Property, and may be or become payable in installments; (g) the actual or threatened waste, removal or demolition of, or material alteration to, any part of the Mortgaged Property, except as permitted herein; (h) the vesting of title, or any sale, conveyance, transfer, leasing, assignment or further encumbrance in any manner whatsoever of any interest in the Mortgaged Property, or any part thereof, in or to anyone other than the present owner, or any change in title or ownership of the Mortgaged Property, or any part thereof, without the prior written consent of Mortgagee; (i) all or a material portion of the Mortgaged Property being taken through condemnation, eminent domain, or any other taking such that Mortgagee has reason to believe that the remaining portion of the Mortgaged Property is insufficient to satisfy the outstanding balance of the Note, or the value of the Mortgaged Property being impaired by condemnation, eminent domain or any other taking, (which term when used herein shall include, but not be limited to, any damage or taking by any governmental authority or any other authority authorized by the laws of any state or the United States of America to so damage or take, and any transfer by private sale in lieu thereof), either temporarily for a period in excess of thirty (30) days, or permanently; (j) the merger or dissolution of Mortgagor or the death of any guarantor of the Note ("Guarantor") unless Lender has been provided with a replacement Guarantor in accordance with Section 4.i. of the Note; (k) any representation or warranty of Mortgagor or Guarantor made herein or in any such guaranty or in any certificate, report, financial statement, or other instrument furnished in connection with the making of the Note, the Mortgage, or any such guaranty, shall prove false or misleading in any material respect; (l) Maker makes or takes any action to make a general assignment for the benefit of its creditors or becomes insolvent or has a receiver, custodian, trustee in Bankruptcy, or conservator appointed for it or for substantially all or any of its assets; (m) Mortgagor files, or becomes the subject of, a petition in bankruptcy, or upon the commencement of any proceeding or action under any bankruptcy laws, insolvency laws, relief of debtors laws, or any other similar law affecting Mortgagor, provided however, that Mortgagor shall have sixty (60) days from the filing of any involuntary petition in bankruptcy to have the same discharged and dismissed; (n) the Mortgaged Property becomes subject to (1) any tax lien which is superior to the lien of the Mortgage, other than a lien for local real estate taxes and assessments not due and payable or (2) any mechanic's, materialman's, or other lien which is, or is asserted to be, Loan # [REDACTED]

superior to the lien of the Mortgage and such lien shall remain undischarged for thirty (30) days, (o) Mortgagor fails to promptly cure any violations of laws or ordinances affecting or which may be interpreted to affect the Mortgaged Property; (p) in the event of any material adverse change in the financial condition of Mortgagor; or (q) any of the aforementioned events occur with respect to any Guarantor.

**2.02 Mortgagee's Performance of Defaults.** If Mortgagor defaults in the payment of any tax, Assessment, encumbrance or other Imposition, in its obligation to furnish insurance hereunder, or in the performance or observance of any other covenant, condition, agreement or term in this Mortgage, the Note or in any of the Loan Documents, Mortgagee may, without obligation to do so, to preserve its interest in the Mortgaged Property, perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expenses incurred or paid by Mortgagee in connection therewith shall become due and payable immediately. The amounts so incurred or paid by Mortgagee, together with interest thereon at the default rate, as provided in the Note, from the date incurred until paid by Mortgagor, shall be added to the Indebtedness and secured by the lien of this Mortgage to the extent permitted by law. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof for the purpose of performing or observing any such defaulted covenant, condition, agreement or term, without thereby becoming liable to Mortgagor or any person in possession holding under Mortgagor.

**ARTICLE THREE: REMEDIES**

In the event that an Event of Default or default shall have occurred, the remedies available to Mortgagee include, but are not limited to, any and all rights and remedies available hereunder, any and all rights and remedies available at law, in equity, or by statute. Without limiting the foregoing, the rights and remedies available to Mortgagee shall include, but not be limited to, any one or more of the following:

**3.01 Acceleration of Maturity.** If an Event of Default shall have occurred, Mortgagee may, at its option, declare without demand or notice all of the outstanding Indebtedness to be due and payable immediately, and upon such declaration such Indebtedness shall immediately become and be due and payable without demand or notice.

**3.02 Mortgagee's Right to Enter and Take Possession.** If an Event of Default shall have occurred, Mortgagor, upon demand on Mortgagee, shall forthwith surrender to Mortgagee the actual possession of the Mortgaged Property and Mortgagee itself, or by such officers or agents as it may appoint, may enter and take possession of the Mortgaged Property, collect and receive the rents and income therefrom, and to apply so much of said rents and income as may be required in the necessary expenses of running said Premises, including reasonable attorneys' fees, management agents' fees, and if the Mortgagee manages the Premises with its own employees, an amount equal to the customary management agents' fees charged for similar property in the area where the Premises are located, and to apply the balance of said rents and income to the payment of the amounts due upon said Note, or in payment of taxes assessed against the Premises, or both. And for this purpose, and in case of such default, the Mortgagor hereby assigns, transfers and sets over to the Mortgagee the rents and income accruing from said Premises. Nothing contained in the foregoing provisions shall impair or affect any right or remedy which the Mortgagee might now or hereafter have, were it not for such provisions, but the rights herein given shall be in addition to any others which the Mortgagee may have hereunder.

**3.03 Receiver.** If an Event of Default shall have occurred, Mortgagee, to the extent permitted by law and without regard to the value or occupancy of the security, shall be entitled to apply for the appointment of a receiver of the rents and profit of the Mortgaged Property without notice, and shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the Mortgaged Property as security for the amounts due Mortgagee, or the solvency of any person or limited liability company liable for the payment of such amounts. If an Event of Default shall have occurred, Mortgagee shall have the right to replace the Property Manager in accordance with Section 3.07 of the Loan Agreement.

**3.04 Waiver of Appraisalment, Valuation, Stay, Exemption, and Redemption Laws, etc.; Marshaling.** Mortgagor agrees to the full extent permitted by law that after an Event of Default neither Mortgagor nor anyone claiming through or under it shall or will set up, claim or seek to take advantage of any appraisalment, valuation, stay, exemption, moratorium, or redemption laws now or hereafter in force, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, and Mortgagor, for itself and all who may at any time claim through or under it, hereby

Loan # [REDACTED]

waives, to the full extent that it may lawfully so do, any and all right to have the assets comprising the Mortgaged Property marshaled upon any foreclosure hereof.

**3.05 Suits to Protect the Property.** Mortgagee shall have the power and authority to institute and maintain any suits and proceedings as Mortgagee may deem advisable in order to (a) prevent any impairment of the Mortgaged Property, (b) foreclose this Mortgage, (c) preserve and protect its interest in the Mortgaged Property, and (d) to restrain the enforcement of, or compliance with, any legislation or other governmental enactment, rule, or order that may be unconstitutional or otherwise invalid, if the enforcement of or compliance with such enactment, rule or order might impair the security hereunder or be prejudicial to Mortgagee's interest.

**3.06 Proofs of Claim.** In the case of any receivership, insolvency, bankruptcy, reorganization, arrangement, adjustment, composition or other judicial case or proceeding affecting Mortgagor, its creditors or its property, Mortgagee, to the extent permitted by law, shall be entitled to file such proofs of claim and other documents as may be necessary or advisable in order to have its claims allowed in such case or proceeding for the entire Indebtedness at the date of the institution of such case or proceeding, and for any additional amounts which may become due and payable by Mortgagor after such date.

**3.07 Application of Monies by Mortgagee.** After the occurrence of an Event of Default, any monies collected or received by Mortgagee shall be applied in such priority as Mortgagee may determine in its sole and absolute discretion, to such matters including, but not limited to, the payment of any Expenses including without limitation the payment of compensation, expenses and disbursements of the agents, attorneys and other representatives of Mortgagee, to deposits for Impositions and Insurance and insurance premiums due, to the cost of insurance, Impositions, Assessments, and other charges and to the payment of the Indebtedness.

**3.08 No Waiver.** Notwithstanding any course of dealing or course of performance, neither failure nor delay on the part of Mortgagee to exercise any right, power, or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege.

**3.09 No Waiver of One Default to Affect Another.** No waiver of any Event of Default hereunder shall extend to or affect any subsequent or any other Event of Default then existing, or impair any rights, powers or remedies consequent thereon. If Mortgagee (a) grants forbearance or an extension of time for the payment of any of the Indebtedness; (b) takes other or additional security for the payment thereof; (c) waives or does not exercise any right granted in the Note, this Mortgage or any other of the Loan Documents; (d) releases any part of the Mortgaged Property from the lien of this Mortgage or any other of the Loan Documents or releases or any party liable under the Note; (e) consents to the filing of any map, plat or replat of the Premises; (f) consents to the granting of any easement on the Premises; or (g) makes or consents to any agreement changing the terms of this Mortgage or subordinating the lien or any charge hereof, no such act or omission shall release, discharge, modify, change or affect the original liability under this Mortgage or otherwise of Mortgagor, or any subsequent purchaser of the Mortgaged Property or any part thereof or any maker, co-signer, endorser, surety or guarantor. No such act or omission shall preclude Mortgagee from exercising any right, power or privilege herein granted or intended to be granted in case of any Event of Default then existing or of any subsequent Event of Default nor, except as otherwise expressly provided in an instrument or instruments executed by Mortgagee, shall the lien of this Mortgage be altered thereby.

**3.10 Remedies Cumulative.** No right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage or any other of the Loan Documents is exclusive of any other right, power and remedy, but each, and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other of the Loan Documents, or now or hereafter existing at law, in equity or by statute.

**3.11 Interest after Event of Default; Default Rate.** If an Event of Default shall have occurred, all sums outstanding and unpaid under the Note and this Mortgage shall, at Mortgagee's option, bear interest at the default rate set forth in the Note.

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**3.12. Protective Advances.** At any time following an Event of Default, Lender shall have the right to take appropriate judicial proceedings or proceed with any right or remedy, independent of or in aid of the power of entry hereinbefore conferred, as it may deem best for the protection and enforcement of its rights hereunder or to foreclose the lien hereof, or to enforce any right or remedy available to it under the laws of the State where the Mortgaged Property is located, or to cause the Mortgaged Property to be sold as a whole or in parcels under the judgment or decree of a court or courts of competent jurisdiction, or may proceed to protect and enforce its rights by any other proper legal or equitable remedy as it shall deem most effectual. All Expenses incurred by Lender incurred while exercising its rights hereunder shall be included in the Obligations Borrower owes Lender hereunder.

**3.13 Rights of Assignees and Successors.** All rights of Lender in, to, and under this Agreement and any other instrument or document executed and/or delivered in connection herewith shall pass to and may be exercised by any assignee thereof. Borrower agrees that, in the event of an assignment of this Agreement and notice of such assignment to Borrower, the liability of Borrower to a holder for value of this Agreement shall be immediate and absolute and not affected by any actions of Lender and that Borrower will not set up any claim against Lender as a defense, counterclaim, or setoff to any action for the unpaid balance owed under this Agreement or for possession brought by said holder. All rights of Lender hereunder shall inure to the benefit of its successors and assigns and any subsequent holder of the Note, and all Obligations of Borrower shall bind the heirs, executors, administrators, successors, and assigns of Borrower.

**3.14. Mandatory Prepayments.**

- (a) **Complete Condemnation.** If there occurs a complete condemnation of a premises listed on Schedule 1 hereto (an "affected premises") (which, for purposes hereof, shall include any condemnation that interferes with the continuing use of an affected premises as a residential rental property, as determined by Lender), then (A) the net proceeds paid to Lender in connection therewith shall be applied to the prepayment of the then outstanding principal amount in an amount equal to the release amount for such affected premises, together with interest and all other sums, then due under the Loan Documents (collectively, the "Condemnation Prepayment Amount"), (B) within five (5) Business Days after receipt of written notice from Lender, Borrower shall prepay the then outstanding principal amount in an amount equal to the excess, if any, of the Condemnation Prepayment Amount over such net proceeds, (C) following Borrower's written request after receipt by Lender of the Condemnation Prepayment Amount, Lender shall release the affected premises from the applicable Mortgage and (D) Lender shall disburse to Borrower the amount of such net proceeds held by Lender in excess of the Condemnation Prepayment Amount for the affected premises; provided that, during the continuance of an Event of Default, Lender may apply such excess net proceeds to the Obligations in such order and priority as Lender determines.
- (b) **Partial Condemnation.** If there occurs a condemnation other than as described in the foregoing clause (a) of a premises listed on Schedule 1 hereto (a "partially affected premises"), then the net proceeds paid to Lender in connection therewith shall be applied to the prepayment of the outstanding principal balance; provided, that no such prepayment shall be required if Lender consents in writing to the use of the net proceeds for the restoration of the partially affected premises.
- (c) **Casualty.** If any casualty of a premises listed on Schedule 1 hereto occurs, then (A) the net proceeds paid to Lender in connection therewith shall be applied to the prepayment of the outstanding principal amount in an amount equal to the release amount for such premises, together with interest and all other sums, then due under the Loan Documents (collectively, the "Casualty Prepayment Amount"), (B) within five (5) business days after receipt of written notice from Lender, Borrower shall prepay the outstanding principal amount in an amount equal to the excess, if any, of the Casualty Prepayment Amount over such net proceeds, (C) following Borrower's written request after receipt by Lender of the Casualty Prepayment Amount, Lender shall release such premises from the applicable Mortgage and (D) Lender shall disburse to Borrower the amount of such net proceeds held by Lender in excess of the Casualty Prepayment Amount for such premises; provided that, during the continuance of an Event of Default, Lender may apply such excess net proceeds to the Obligations in such order and priority as Lender determines. Notwithstanding the foregoing, no prepayment shall be required under this Section 3.14(c) and there shall be no release of the

Loan # [REDACTED]

applicable premises (X) if no Event of Default is continuing and the net proceeds are less than \$10,000 or (Y) to the extent Lender consents in writing to the use of the net proceeds for the restoration of the applicable premises.

ARTICLE FOUR: MISCELLANEOUS PROVISIONS

4.01 Heirs, Successors and Assigns Included in Parties. Whenever one of the parties hereto is named or referred to herein, the heirs, successors and assigns of such party shall also be included and all covenants and agreements contained in this Mortgage, by or on behalf of Mortgagor or Mortgagee shall bind and inure to the benefit of their respective heirs, successors and assigns, whether so expressed or not.

4.02 Addresses for Notices, etc.

(a) Any notice, report, demand, or other instrument authorized or required to be given or furnished under this Mortgage shall be in writing, signed by the party giving or making the same, and shall be sent by certified mail, return receipt requested, as follows:

MORTGAGOR: East Town Management, LLC
1600 Longwood Avenue, Elm Grove, WI 53122

Copy to:

MORTGAGEE: Lima One Capital, LLC
201 East McBee Avenue Suite 300, Greenville, SC 29601

(b) Either party may change the address to which any such notice, report, demand or other instrument is to be delivered or mailed, by furnishing written notice of such change to the other party, but no such notice of change shall be effective unless and until received by such other party.

4.03 Headings. The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof and shall not limit or expand or otherwise affect any of the terms hereof.

4.04 Provisions Subject to Applicable Laws; Severability All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any law and are intended to be limited to the extent necessary so that they will not render this Mortgage invalid or unenforceable. In the event that any of the covenants, agreements, terms or provisions contained in the Note, or in this Mortgage or in any other Loan Documents shall be deemed invalid, illegal or unenforceable in any respect by a court with appropriate jurisdiction, the validity of the remaining covenants, agreements, terms or provisions contained herein or in the Note or in any other Loan Documents shall be in no way affected, prejudiced or disturbed thereby.

4.05 Modification. This Mortgage, the Note, and all other Indebtedness are subject to modification. Neither this Mortgage, nor any term hereof, may be changed, waived, discharged or terminated orally, or by any action or inaction, but only by an instrument in writing signed by the party against which enforcement of the change, waiver, discharge, or termination is sought

4.06 Governing Law. THIS MORTGAGE IS MADE BY MORTGAGOR AND ACCEPTED BY MORTGAGEE IN THE STATE South Carolina EXCEPT THAT AT ALL TIMES THE PROVISIONS FOR THE CREATION, PERFECTION, PRIORITY, ENFORCEMENT AND FORECLOSURE OF THE LIENS AND SECURITY INTERESTS CREATED IN THE MORTGAGED PROPERTY UNDER THE LOAN DOCUMENTS SHALL BE GOVERNED BY AND

Loan # [REDACTED]

CONSTRUED ACCORDING TO THE LAW OF THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED. TO THE FULLEST EXTENT PERMITTED BY THE LAW OF THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED, THE LAW OF THE STATE OF MORTGAGE SHALL GOVERN THE VALIDITY AND ENFORCEABILITY OF ALL LOAN DOCUMENTS, AND THE DEBT OR OBLIGATIONS ARISING HEREUNDER (BUT THE FOREGOING SHALL NOT BE CONSTRUED TO LIMIT LENDER'S RIGHTS WITH RESPECT TO SUCH SECURITY INTEREST CREATED IN THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED).

**4.07 Prejudgment Remedies.** THE MORTGAGOR HEREBY REPRESENTS, COVENANTS, AND AGREES THAT THE PROCEEDS OF THE LOAN SECURED BY THIS MORTGAGE, AND EVIDENCED BY THE LOAN AGREEMENT, AND THE NOTE SHALL BE USED FOR GENERAL COMMERCIAL PURPOSES AND THAT SUCH LOAN IS A "COMMERCIAL TRANSACTION" AS DEFINED BY THE STATUTES OF THE STATE OF MORTGAGE. THE MORTGAGOR HEREBY WAIVES SUCH RIGHTS AS IT MAY HAVE TO NOTICE AND/OR HEARING UNDER ANY APPLICABLE FEDERAL OR STATE LAWS INCLUDING, WITHOUT LIMITATION, APPLICABLE MORTGAGE GENERAL STATUTES PERTAINING TO THE EXERCISE BY THE MORTGAGEE OF SUCH RIGHTS, AS THE MORTGAGEE MAY HAVE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO SEEK PREJUDGMENT REMEDIES AND/OR TO DEPRIVE THE MORTGAGOR OF OR AFFECT THE USE OF OR POSSESSION OR ENJOYMENT OF THE MORTGAGOR'S PROPERTY PRIOR TO THE RENDITION OF A FINAL JUDGMENT AGAINST THE MORTGAGOR. THE MORTGAGOR FURTHER WAIVES ANY RIGHT IT MAY HAVE TO REQUIRE THE MORTGAGEE TO PROVIDE A BOND OR OTHER SECURITY AS A PRECONDITION TO OR IN CONNECTION WITH ANY PREJUDGMENT REMEDY SOUGHT BY THE MORTGAGEE, AND WAIVES ANY OBJECTION TO THE ISSUANCE OF SUCH PREJUDGMENT REMEDY BASED ON ANY OFFSETS, CLAIMS, DEFENSES, OR COUNTERCLAIMS TO ANY ACTION BROUGHT BY THE MORTGAGEE. FURTHER, THE MORTGAGOR HEREBY WAIVES, TO THE EXTENT PERMITTED BY LAW, THE BENEFITS OF ALL PRESENT AND FUTURE VALUATION, APPRAISAL, HOMESTEAD, EXEMPTION, STAY, REDEMPTION AND MORATORIUM LAWS.

**4.08 Effects of Changes and Laws Regarding Taxation.** In the event of an enactment of any law deducting from the value of the Mortgaged Property any mortgage lien thereon, or imposing upon Mortgagee the payment of any or part of the Impositions, charges, or Assessments previously paid by Mortgagor pursuant to this Mortgage, or change in the law relating to the taxation of mortgages, debts secured by mortgages or Mortgagee's interest in the Mortgaged Property so as to impose new incidents of taxes on Mortgagee, then Mortgagor shall pay such Impositions or Assessments or shall reimburse Mortgagee therefor; provided that, however, if in the opinion of counsel to Mortgagee such payment cannot lawfully be made by Mortgagor, then Mortgagee may, at Mortgagee's option, declare all of the sums secured by this Mortgage to be immediately due and payable without prior notice to Mortgagor, and Mortgagee may invoke any remedies permitted by applicable law.

**4.09 Purpose of Loan.** Mortgagor represents and warrants that the proceeds from this Loan are to be used solely for business and commercial purposes and not at all for any personal, family, household, or other noncommercial or farming or agricultural purposes. Mortgagor acknowledges that Mortgagee has made this Loan to Mortgagor in reliance upon the above representation. Said representation will survive the closing and repayment of the Loan.

**4.10 Duplicate Originals.** This Mortgage may be executed in any number of duplicate originals and each such duplicate original shall be deemed to be an original.

**4.11 Usury Laws.** This Mortgage, the Note, and the other Loan Documents are subject to the express condition that at no time shall Mortgagor be obligated or required to pay interest on the debt at a rate which could subject the holder of the Note to either civil or criminal liability as a result of being in excess of the maximum interest rate permitted by applicable law. If, by the terms of this Mortgage, the Note, or any of the Loan Documents, Mortgagor is at any time required or obligated to pay interest on the debt at a rate in excess of such maximum rate, the rate of interest under the same shall be deemed to be immediately reduced to such maximum rate and the interest payable shall be computed at such maximum rate and all prior interest payments in excess of such maximum rate shall be applied and shall be deemed to have been payments in reduction of the principal balance of the Note.

**4.12 Construction.** This Mortgage and the Note shall be construed without regard to any presumption or other rule requiring construction against the party causing this Mortgage and the Note to be drafted.

Loan # [REDACTED]

**4.13 Release of Mortgage.** (a) If all of Mortgagor's obligations under the Loan Documents are paid in full in accordance with the terms of the Loan Documents, no Default then exists hereunder and no Event of Default then exists under any other Loan Document, and if Mortgagor shall well and truly perform all of Mortgagor's covenants contained herein, then this conveyance shall become null and void and be released, and the Mortgaged Property shall be released to Mortgagor, at Mortgagor's request and expense. (b) Within thirty (30) days of Borrower's request, provided: (i) Borrower is not in default hereunder or under any other Loan Document(s); and (ii) no event has occurred which with the passage of time and/or the giving of notice would constitute a default hereunder or under any other Loan Document(s), Lender shall release portions of the Mortgaged Property from the lien created by the mortgage ("Released Property") subject to: (i) Borrower's payment to Lender of the Release Price (as hereinafter defined) for the released Property and (ii) Borrower's delivery to Lender of documentation evidencing a bonafide arm's length transaction for the sale of the Released Property. The Release Price for the Released Property shall be equal to the greater of: (y) One Hundred percent (100%) of the net sale price of the Released Property (subject to reasonable and customary closing adjustments and sales commissions to be approved by Lender in Lender's reasonable discretion); or One Hundred Fifteen percent (115%) of the allocated Loan amount for each Mortgaged Property as set forth on Schedule C, attached hereto.

**4.14 Entire Agreement.** This Mortgage, together with the other Loan Documents executed in connection herewith, constitutes the entire agreement and understanding among the parties relating to the subject matter hereof and supersedes all prior proposals, negotiations, agreements, and understandings relating to such subject matter. In entering into this Mortgage, Mortgagor acknowledges that it is not relying on any representation, warranty, covenant, promise, assurance, or other statement of any kind made by the Mortgagee or by any employee or agent of the Mortgagee.

**4.15 PROVISIONAL REMEDIES: FORECLOSURE AND INJUNCTIVE RELIEF:** Nothing shall be deemed to apply to limit the right of Lender to: (a) exercise self-help remedies, (b) foreclose judicially or non-judicially against any real or personal property collateral, or to exercise judicial or non-judicial power of sale rights, (c) obtain from a court provisional or ancillary remedies (including, but not limited to, injunctive relief, a writ of possession, prejudgment attachment, a protective order or the appointment of a receiver) or (d) pursue rights against Borrower or any other party in a third party proceeding in action brought against Lender (including, but not limited to, actions in bankruptcy court). Lender may exercise the rights set forth in the foregoing clauses (a) through (d), inclusive, before, during, or after the pendency of any proceeding

#### 4.16 State Specific Provisions.

**Foreclosure.** Mortgagee may institute an action to foreclose this Mortgage against the Mortgaged Property, or take such other action at law or in equity for the enforcement of this Mortgage and realization on the mortgage security or any other security herein or elsewhere provided for, as the law may allow, and may proceed therein to final judgment and execution for the entire unpaid balance of the principal debt, with interest at the rate stipulated in the Note to the date of default, and thereafter at the Default Rate specified in the Note, together with all other sums due by Mortgagor in accordance with the provisions of the Note and this Mortgage, including all sums which may have been loaned by Mortgagee to Mortgagor after the date of this Mortgage, and all sums which may have been advanced by Mortgagee for taxes, water or sewer rents, charges or claims, payments on prior liens, completion of construction of improvements, insurance or repairs to the Mortgaged Property, all costs of suit, together with interest at such Default Rate on any judgment obtained by Mortgagee from and after the date of any foreclosure sale until actual payment is made as of the full amount due Mortgagee, and reasonable attorneys' fees for collection, or Mortgagee may foreclose only as to the sum past due with interest and costs as above provided, without injury to this Mortgage or the displacement or impairment of the remainder of the lien thereof, and at such foreclosure sale the Mortgaged Property shall be sold subject to all remaining items of indebtedness; and Mortgagee may again foreclose, in the same manner, as often as there may be any sum past due. In the event Mortgagee forecloses this Mortgage against the Mortgaged Property, Mortgagee may, at its option and in its sole and absolute discretion, assume all rights (but not the obligation unless consented to by Mortgagee) as owner of the Mortgaged Property, and to assume all rights and privileges of Mortgagor thereunder; or

If the Indebtedness shall have become due and payable, whether by lapse of time or by acceleration, then and in Loan # [REDACTED]

every such case Mortgagor confer upon Mortgagee the authority and power to proceed to protect and enforce its rights by a suit or suits in equity or at law, either for the specific performance of any covenant or agreement contained herein or in the Loan Documents, or in aid of the execution of any power herein or therein granted, or for the foreclosure of this Mortgage by advertisement or action, or for the enforcement of any other appropriate legal or equitable remedy.

If Mortgagee invokes the STATUTORY POWER OF SALE, Mortgagee shall mail a copy of a notice of sale to Mortgagor, and to other persons prescribed by applicable law, in the manner provided by applicable law. Mortgagee shall publish the notice of sale, and the Mortgaged Property shall be sold in the manner prescribed by applicable law. Mortgagee or its designee may purchase the Mortgaged Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Mortgage; and (c) any excess to the person or persons legally entitled to it in accordance with the terms of this Mortgage.

Pursuant to the provisions of ILCS 5/31.5, the mere recordation of this Mortgage entitles Mortgagee immediately to collect and receive Rents upon the occurrence of an Event of Default, as defined, without first taking any acts of enforcement under applicable law, including providing notice to Mortgagor, filing foreclosure proceedings, or seeking the appointment of a receiver. Further, Mortgagee's right to Rents does not depend on whether or not Mortgagee takes possession of the Mortgaged Property as permitted herein. In Mortgagee's sole discretion, Mortgagee may choose to collect Rents either with or without taking possession of the Mortgaged Property.

(a) The powers of a receiver listed in 735 ILCS 5/15-1704 shall be added to all the powers of a receiver listed in this Mortgage.

(b) If any provision of this Mortgage is inconsistent with any applicable provision of the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1101, et seq. (the "Act"), the provision of the Act shall take precedence over the provisions of this Mortgage, but shall not invalidate or render unenforceable any other provision of this Mortgage that can fairly be construed in a manner consistent with the Act.

(c) Without in any way limiting any of Mortgagee's rights, remedies, powers and authorities under this Mortgage, and in addition to all of such rights, remedies, powers, and authorities, the Mortgagee shall also have all rights, remedies, powers and authorities permitted to the holder of a mortgage under the Act, as the same may be amended from time to time. If any provision of this Mortgage shall grant to Mortgagee any rights, remedies, powers or authorities upon default of the Mortgagor which are more limited than what would be vested in Mortgagee under the Act in the absence of said provision, Mortgagee shall have what would be vested under the Act.

(d) Without limitation, all expenses (including reasonable attorneys' fees and expenses) incurred by Mortgagee, to the extent reimbursable under 735 ILCS 5/15-1510, 5/15-1512, or any other provision of the Act, whether incurred before or after any judgment of foreclosure, shall be added to the indebtedness secured by this Mortgage and included in the judgment of foreclosure.

(e) In no event shall the principal indebtedness secured hereby exceed two (2) times the face amount of the Note.

**WI STATUTORY WAIVERS. THE MORTGAGOR, ON BEHALF OF ITSELF AND ALL PERSONS NOW OR HEREAFTER INTERESTED IN THE MORTGAGE PROPERTY, VOLUNTARILY AND KNOWINGLY HEREBY ACKNOWLEDGES THAT THE TRANSACTION OF WHICH THIS MORTGAGE IS A PART IS A TRANSACTION WHICH DOES NOT INCLUDE EITHER AGRICULTURAL REAL ESTATE (AS DEFINED IN THE ACT), OR RESIDENTIAL REAL ESTATE (AS DEFINED IN THE ACT). THE MORTGAGOR, ON ITS OWN BEHALF AND ON BEHALF OF EACH AND EVERY PERSON ACQUIRING ANY INTEREST IN OR TITLE TO THE MORTGAGED PROPERTY SUBSEQUENT TO THE DATE OF THIS MORTGAGE, HEREBY IRREVOCABLY WAIVES PURSUANT TO 735 ILCS 5/15-1601 OF THE ACT ANY AND ALL RIGHTS OF REINSTATEMENT (INCLUDING, WITHOUT LIMITATION, ALL RIGHTS OF REINSTATEMENT PROVIDED FOR IN 735 ILCS 5/15-1602) OR REDEMPTION FROM SALE OR FROM OR UNDER ANY ORDER, JUDGMENT OR DECREE OF FORECLOSURE OF THIS MORTGAGE (INCLUDING, WITHOUT LIMITATION, ALL RIGHTS OF REDEMPTION PROVIDED FOR IN 735 ILCS 5/15-1603) OR UNDER ANY POWER CONTAINED HEREIN OR UNDER ANY SALE PURUANT TO ANY STATUTE, ORDER, DECREE OR JUDGMENT OF ANY COURT.**

Loan # [REDACTED]

LICENSED TO ROBERT INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

NOW, ~~IF~~ THEREFORE, If the Note and any Indebtedness secured by this Mortgage shall be well and truly paid according to their tenor and if all the terms, covenants, conditions, and agreements of the Mortgagor contained herein and in the Note and Loan Documents, shall be fully and faithfully performed, observed, and complied with, then this mortgage deed shall be void, but shall otherwise remain in full force and effect.

[No further text on this page; signatures appear on the following page]

Loan # [REDACTED]

LICENSED TO PRACTICE REAL ESTATE AND TO PURCHASE REAL ESTATE  
IN WITNESS WHEREOF, Mortgagor has executed this Mortgage as of November 18, 2021

Borrower: East Town Management, LLC,  
a Wisconsin Limited Liability Company

By: Christopher E. Knight, Member

State of WI  
County of Waukesha

On this, the 18 of November 2021 before me, the undersigned, personally appeared, Christopher E. Knight, Member of East Town Management, LLC known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

[SEAL]



*[Signature]*

Notary Public

Tammy Hoehn

Print Name

*[Signature]*

My Commission Expires

10/19/22

Loan # [REDACTED]

**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: [REDACTED]

Parcel 1:

Lot 27 except the West 10 feet thereof, also the West 15 feet of Lot 28, in Block 3, in Flynn's Subdivision of Blocks 3 and 4 in the Subdivision of Lots 10 to 19 in Dousmans Subdivision in the Northeast 1/4 of Section 25, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: [REDACTED]  
3339-3341 W Juneau Avenue, Milwaukee, WI 53208

Parcel 2:

Lot 12 in Block 8 in Palmer & Co's Addition, in the Southeast 1/4 of Section 25, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: [REDACTED]  
420 & 422 N 29th Street, Milwaukee, WI 53208

Parcel 3:

Lot Five (5), Block Four (4), in Park Side, being a subdivision in the Southwest One-quarter (1/4) of Section Twenty-four (24), Township Seven (7) North, Range Twenty-one (21) East, City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No: [REDACTED]  
3919-3921 W Cherry Street, Milwaukee, WI 53208

Parcel 4:

Lot 28, in Block 1, in Woodlawn Park No. 2, being a Resubdivision of Block 5 of Woodlawn Park and a part of the Southwest 1/4 of Section 24, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: [REDACTED]  
1537 & 1539 N 37th Street, Milwaukee, WI 53208

Parcel 5:

Lot Thirty (30), in Block One Hundred Thirty-four (134), in L.W. Week's Subdivision in the 8th Ward in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: [REDACTED]  
1548 S 9th Street, Milwaukee, WI 53204

File No.: [REDACTED]

Page 1 of 1

LICENSED TO PROPE... SIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

**SCHEDULE 1**  
**PROPERTY LIST**

Property(ies) commonly known as: 3339-3341 W Juneau Avenue, Milwaukee, WI 53208, 420-422 N 29th Street, Milwaukee, WI 53208, 3919-3921 W Cherry Street, Milwaukee, WI 53208, 1537-1539 N 37th Street, Milwaukee, WI 53208, and 1548 S 9th Street, Milwaukee, WI 53204

Loan # [REDACTED]

**SCHEDULE B  
PERMITTED ENCUMBRANCES**

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

Loan # [REDACTED]

SCHEDULE C

ALLOCATED AMOUNTS FOR MORTGAGED PROPERTIES

LICENSED TO PROPERTY INSIGHT, INC.

Property Address	Allocated Loan Amount
3339-3341 W Juneau Avenue, Milwaukee, WI	\$76,500
53208 420-422 N 29th Street, Milwaukee, WI	\$93,375
[REDACTED] W Cherry Street, Milwaukee, WI	\$63,980
[REDACTED] N 37th Street, Milwaukee, WI	\$91,500
[REDACTED] S 9th Street, Milwaukee, WI 53204	\$65,625

EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

Loan # [REDACTED]

## **EXHIBIT "C"**

DOC # 11188657

RECORDED

11/19/2021 06:11 AM

ISRAEL RAMON

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

TRANSFER FEE:

FEE EXEMPT #:

\*\*\*This document has been electronically recorded and returned to the submitter.\*\*\*

ASSIGNMENT

Document Type

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

Recording Area

Name and Return Address

Stewart Title Company - Milwaukee/Brookfield  
5150 N. Port Washington Rd., Suite 102

Milwaukee, WI 53217

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

Prepared By: Lima One Capital, LLC

East Town Management, LLC  
\$390,980.00  
November 18, 2021

After Recording Return to:  
Lima One Capital, LLC  
201 East McBee Avenue Suite 300,  
Greenville, SC 29601

COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT made as of November 18, 2021, by East Town Management, LLC, a Wisconsin Limited Liability Company having its principal place of business at 1600 Longwood Avenue, Elm Grove, WI 53122 (the "Assignor") in favor of Lima One Capital, LLC, a Georgia Limited Liability Company at its principal place of business at 201 East McBee Avenue Suite 300, Greenville, SC 29601 (the "Assignee").

WITNESSETH

FOR VALUE RECEIVED, Assignor hereby grants, transfers, and assigns to Assignee, any and all leases or leases, with amendments, if any, and all month-to-month tenancies with respect to portions or all of the real property known 3339-3341 W Juneau Avenue, Milwaukee, WI 53208, 420-422 N 29th Street, Milwaukee, WI 53208, 3919-3921 W Cherry Street, Milwaukee, WI 53208, 1537-1539 N 37th Street, Milwaukee, WI 53208, and 1548 S 9th Street, Milwaukee, WI 53204 and more particularly described on SCHEDULE A, attached hereto and made a part hereof (the "Premises"), and any extensions and renewals thereof and any guarantees of the lessee's obligations thereunder, and all rents, income, and profits arising from the leases and extensions and renewals thereof, if any, and together with all rents, income, and profits due or to become due from the Premises and from any and all of the leases or tenancies for the use and occupancy of the Premises or any part thereof which are now in existence or which may be created in the future during the term of this Assignment, whether or not recorded; together with and including, the Assignor's entire interest in any lease, tenancy, rental, or occupancy agreement now existing or which may be made hereafter affecting the Premises (all of the aforementioned leases and tenancies, now or hereafter existing, are hereinafter referred to as the "Lease" or "Leases") and together with all the right, power, and authority of the Assignor to alter, modify, or change, or to terminate the term thereof or accept a surrender thereof or to cancel the same or to waive or release the lessee from the performance or observance by the lessee of any obligation or condition thereof or to accept rents or any other payments thereunder for more than thirty (30) days prior to accrual, for the purposes of securing (a) payment of all sums now or at any time hereunder due the Assignee as evidenced by that certain Commercial Promissory Note from Assignor, in the amount of up to \$390,980.00 of even date herewith, including any extensions or renewals thereof (the "Note"), and secured by an Commercial Mortgage, Security Agreement and Fixture Filing from Assignor, of even date herewith (the "Mortgage"), which Mortgage will be recorded on the date that this instrument is recorded, and (b) performance and discharge of each and every obligation, covenants, and agreement contained herein and in the Mortgage, the Note, and any and all other documents executed and/or delivered in connection therewith.

Assignor and Assignee further hereby agree as follows (all capitalized terms used herein but not defined herein shall have the meaning ascribed in the Loan Agreement):

(1) **Performance of Leases.** Assignor shall at all times keep, perform, and observe all of the covenants, agreements, terms, provisions, conditions, and limitations of each lease affecting the Premises on its part to be kept, and performed thereunder. Assignor shall not, without the written consent of Assignee, directly or indirectly cancel, terminate, waive or release any lessee from the performance or observance of any obligation or condition thereof, or accept any surrender or modify or amend any lease affecting the Premises, or accept rents or any payments thereunder for more than thirty (60) days prior to accrual.

(2) **Prohibition of Transfer.** So long as the Note shall remain unpaid or the Mortgage unreleased, Assignor shall not convey the Premises to any lessee or to anyone else.

Assignment of Leases and Rents

Loan # [REDACTED]



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**(3) Rental Information.** Assignor shall, during the term of the Note, at the request of Assignee, deliver to Assignee all information related to each Lease and the Mortgaged Property required by the Loan Agreement.

**(4) Subsequent Leases.** All subsequent Leases and tenancies for the use and occupation of the Premises or any part thereof shall be and are hereby made subject to all of the terms of this Assignment. Assignor agrees to deliver copies of all subsequent Leases to Assignee promptly upon their execution.

**(5) Indemnification.** Assignee shall not be obligated to perform or discharge any obligation under any Lease, or under or by reason of this Assignment, and Assignor hereby agrees to indemnify Assignee against and hold it harmless from any and all liability, loss, or damage which it may incur under any Lease or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms of any Lease; should Assignee incur any such liability, loss, or damage under any Lease or under or by reason of this Assignment, or in defense against any such claims or demands, the amount thereof, including costs, expenses, and reasonable attorneys' fees, together with interest thereon at the rate set forth in the Note, shall be secured hereby and by the Mortgage, and Assignor shall reimburse Assignee therefor immediately upon demand.

**(6) Right to Enter and Possess.**

(a) Upon or at any time after default in the payment of any indebtedness secured hereby or in the performance of any obligation, covenant, or agreement herein or in the Mortgage, or the Note or the Loan Agreement, or in any other document, instrument, or agreement executed and/or delivered in connection herewith or therewith, or in Assignor's covenants in any Lease, Assignee may, at its option, without notice, and without regard to the adequacy of the security for the indebtedness hereby secured, in person or by agent, with or without bringing any action, suit, or proceeding: (1) enter upon and take possession of the Premises, and have, hold, manage, lease, and operate the same on such terms, employing such management agents, and for such period of time as Assignee may deem proper; (2) collect and receive all rents, issues, and profits of the Premises, including those past due, with full power to make from time to time all alterations, renovations, repairs, or replacements thereto as it may deem proper and make, enforce, modify, and accept the surrender of any Leases; (3) fix or modify rents; (4) do all things required of or permitted to Assignor under any Lease; (5) do any acts which Assignee deems proper to protect the security hereof until all indebtedness secured hereby is paid in full; (6) either with or without taking possession of the Premises, in its own name, sue for or otherwise collect and receive all rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, management agents' fees, and, if Assignee manages the Premises with its own employees, an amount equal to the customary management agents' fees charged for similar property in the area where the Premises are located, upon any indebtedness secured hereby in such order as Assignee may actually receive from the Premises. Nothing contained in the foregoing provisions shall impair or affect any right or remedy which the Assignee might now or hereafter have, were it not for such provisions, but the rights herein given shall be in addition to any others which the Assignee may have hereunder or in any of the other Loan Documents.

(b) Assignee shall not be accountable for more monies than it actually receives from the Premises; nor shall it be liable for failure to collect rents for any reason whatsoever. It is not the intention of the parties hereto that an entry by Assignee upon the Premises under the terms of this instrument shall constitute Assignee as a "Mortgagee in possession" in contemplation of law, except at the option of Assignee. Assignor shall facilitate, in all reasonable ways, any action taken by Assignee under this Section 6 and Assignor shall, upon demand by Assignee, execute a written notice to each lessee and occupant directing that rent and all other charges be paid to Assignee.

**(7) Representations and Warranties.** Assignor hereby represents and warrants that:

(a) Assignor has not executed any prior assignment or pledge of any of its rights as lessor under any Lease, nor are its rights encumbered with respect to any Lease, or any of the rents, income, or profits due or to become due from the Premises, except that they are encumbered by the Mortgage and herein;

Assignment of Leases and Rents

Loan # [REDACTED]

(b) Assignor has good right to assign any Lease and the rents, income, and profits due or to become due, from the Premises;

(c) Each Lease assigned hereunder is an Eligible Lease to an Eligible Tenant;

(d) Assignor has not done anything that might prevent Assignee from or limit Assignee in acting under the provisions hereof;

(e) Assignor has not accepted rent under any Lease or under any rental or occupancy agreement more than Sixty (60) days in advance of its due date;

(f) All present Leases, together with all amendments and modifications thereto and all collateral agreements, letter agreements, waivers, and other documents affecting said Leases are valid, enforceable, and unmodified, and copies thereof have been furnished to Assignee, and there is no present default by any party thereto.

(8) **Assignor's Rights Prior to Default.** So long as there is no default in the payment of any indebtedness secured hereby or in the performance of any obligation, covenant, or agreement herein or in the Mortgage, Note, or any other document, instrument, or agreement executed and/or delivered in connection therewith or evidencing or securing said indebtedness, Assignor shall have the right to collect, but not more than thirty (30) days prior to accrual, all rents, issues, and profits from the Premises and to retain, use, and enjoy the same.

(9) **Successors and Assigns.** All rights of Assignee in, to, and under this Agreement and any other instrument or document executed and/or delivered in connection herewith shall pass to and may be exercised by any assignee thereof. Assignor agrees that, in the event of an assignment of this Agreement and notice of such assignment to Assignor, the liability of Assignor to a holder for value of this Agreement shall be immediate and absolute and not affected by any actions of Assignee and that Assignor will not set up any claim against Assignee as a defense, counterclaim, or setoff to any action for the unpaid balance owed under this Agreement or for possession brought by said holder. All rights of Assignee hereunder shall inure to the benefit of its successors and assigns and any subsequent holder of the Note, and all Obligations of Assignor shall bind the heirs, executors, administrators, successors, and assigns of Assignor.

(10) **Release of Mortgage.** Upon the payment in full of all indebtedness secured hereby, as evidenced by the recording or filing of a full release of the Mortgage executed by the then holder of the Mortgage, this Assignment shall become and be void and of no effect.

(11) **Modification.** This Assignment may not be changed orally, but only by an agreement in writing and signed by the party or parties against whom enforcement of any waiver, change, modification, or discharge is sought.

(12) **Miscellaneous.** Assignee may take or release other security, may release any party primarily or secondarily liable for any indebtedness secured hereby, may grant extensions, renewals, or indulgences with respect to such indebtedness, and may apply any other security therefor held by it to the satisfaction of such indebtedness without prejudice to any of the rights and remedies under the Note and the Mortgage, but this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by the Assignee under the terms thereof. The right of Assignee to collect said indebtedness and to enforce any other security therefor held by it may be exercised by Assignee prior to, simultaneously with, or subsequent to any action taken by it hereunder. Any failure by Assignee to insist upon the strict performance by Assignor of any of the terms and provisions hereof shall not be deemed a waiver of any of the terms and provisions hereof, and Assignee may thereafter insist upon strict performance.

(13) **Headings.** The headings of the sections of this Assignment are for convenience of reference only, are not to be considered a part hereof and shall not limit or expand or otherwise affect any of the terms hereof.

Assignment of Leases and Rents

Loan # [REDACTED]

**(14) Severability.** If any term, clause, or provision hereof shall be adjudged to be invalid or unenforceable, the validity or enforceability of the remainder shall not be affected thereby and each such term, clause, and provision shall be valid and enforceable to the fullest extent permitted by law.

**(15) Jurisdiction.** AT LENDER'S ELECTION, TO BE ENTERED IN ITS SOLE DISCRETION, ANY LEGAL SUIT, ACTION, OR PROCEEDING AGAINST BORROWER OR LENDER ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE OTHER LOAN DOCUMENTS SHALL BE INSTITUTED IN ANY FEDERAL OR STATE COURT IN South Carolina, AND BORROWER WAIVES ANY OBJECTION WHICH IT MAY NOW OR HEREAFTER HAVE TO THE LAYING OF VENUE OF ANY SUCH SUIT, ACTION OR PROCEEDING, AND HEREBY IRREVOCABLY SUBMITS TO THE JURISDICTION OF ANY SUCH COURT IN ANY SUIT, ACTION OR PROCEEDING.

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Assignment of Leases and Rents

Loan # [REDACTED]

Doc Yr: 2021 Doc# 11188657 Page# 5 of 8

LICENSED IN PROPERTY INVESTMENT, A DIVISION OF EC PURCHASING COMPANY AND NOT FOR SUBLICENSE, RE-LICENSE, OR FOR RESALE OF BULK FORM.

IN WITNESS WHEREOF, the Assignment has been duly signed, sealed, and acknowledged and delivered on November 18, 2021.

ASSIGNOR HEREBY ACKNOWLEDGES THAT IT HAS RECEIVED A TRUE COPY OF THIS ASSIGNMENT WITHOUT CHARGE.

ASSIGNOR: East Town Management, LLC,  
a Wisconsin Limited Liability Company

By: Christopher E. Knight, Member

State of WI

County of Waushara

On this, the 18 of November 2021 before me, the undersigned, personally appeared, Christopher E. Knight, Member of East Town Management, LLC known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

[SEAL]



*[Handwritten Signature]*

Notary Public

Tammy Kloehn

Print Name

My Commission Expires

10/19/22

Assignment of Leases and Rents

Loan # [REDACTED]

### EXHIBIT "A" LEGAL DESCRIPTION

File No.: [REDACTED]

Parcel 1:

Lot 27 except the West 10 feet thereof, also the West 15 feet of Lot 28, in Block 3, in Flynn's Subdivision of Blocks 3 and 4 in the Subdivision of Lots 10 to 19 in Dousmans Subdivision in the Northeast 1/4 of Section 25, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: [REDACTED]  
3339-3341 W Juneau Avenue, Milwaukee, WI 53208

Parcel 2:

Lot 12 in Block 8 in Palmer & Co's Addition, in the Southeast 1/4 of Section 25, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: [REDACTED]  
420 & 422 N 29th Street, Milwaukee, WI 53208

Parcel 3:

Lot Five (5), Block Four (4), in Park Side, being a subdivision in the Southwest One-quarter (1/4) of Section Twenty-four (24), Township Seven (7) North, Range Twenty-one (21) East, City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No: [REDACTED]  
3919-3921 W Cherry Street, Milwaukee, WI 53208

Parcel 4:

Lot 28, in Block 1, in Woodlawn Park No. 2, being a Resubdivision of Block 5 of Woodlawn Park and a part of the Southwest 1/4 of Section 24, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: [REDACTED]  
1537 & 1539 N 37th Street, Milwaukee, WI 53208

Parcel 5:

Lot Thirty (30), in Block One Hundred Thirty-four (134), in L.W. Week's Subdivision in the 8th Ward in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: [REDACTED]  
1548 S 9th Street, Milwaukee, WI 53204

File No.: [REDACTED]

Page 1 of 1

**SCHEDULE A**  
**PROPERTY DESCRIPTION**

Property address commonly known as: 3339-3341 W Juneau Avenue, Milwaukee, WI 53208, 420-422 N 29th Street, Milwaukee, WI 53208, 3919-3921 W Cherry Street, Milwaukee, WI 53208, 1537-1539 N 37th Street, Milwaukee, WI 53208, and 1548 S 9th Street, Milwaukee, WI 53204

LICENSED TO PROPERTY INSURANCE DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

Assignment of Leases and Rents

Loan # [REDACTED]

Doc Yr: 2021 Doc# 11188657 Page# 8 of 8

## **EXHIBIT "D"**

RECORDED  
02/11/2026 09:21 AM  
ISRAEL RAMON  
REGISTER OF DEEDS  
Milwaukee County, WI  
AMOUNT: 30.00  
TRANSFER FEE:  
FEE EXEMPT #:  
\*\*\*This document has been electronically recorded and returned to the submitter.\*\*\*

**Prepared By:**  
Scott Nabke, Esq.  
Diaz Anselmo & Associates, P.A.  
P.O. Box 19519, Suite 309  
Fort Lauderdale, FL 33318

**After Recording Return To:**  
Scott Nabke, Esq.  
Diaz Anselmo & Associates, P.A.  
P.O. Box 19519, Suite 309  
Fort Lauderdale, FL 33318

**Cross reference to Document No. 11188656 of the records of Milwaukee County, Wisconsin**

[Space Above This Line For Recording Data]

**ASSIGNMENT OF SECURITY INSTRUMENT**

FOR VALUE RECEIVED, **Lima One Capital, LLC**, a Limited Liability Company, its successors and assigns, hereby assigns and transfers to **Wilmington Savings Fund Society, FSB**, not in its individual capacity, but solely as **Trustee of MFA 2002-INV1 Trust**, whose address is 201 E. McBee Avenue, Suite 300, Greenville, SC 29601, all of its rights, title and interest in the below referenced security instrument:

Mortgagor/Grantor: East Town Management, LLC, a Wisconsin Limited Liability Company  
Mortgagee/Grantee: Lima One Capital, LLC  
Origination Date: November 18, 2021  
Principal Amount: \$390,980.00  
Date Recorded: November 19, 2021  
Recorded At: Document No. 11188656;  
Milwaukee County, WI County Records

The legal description contained in the security instrument is as follows:

**See attached Exhibit A**

IN WITNESS WHEREOF, the said **Lima One Capital, LLC**, a Limited Liability Company, its successors and assigns, by the officer duly authorized, has executed the foregoing instrument on the date set forth below.

**Lima One Capital, LLC**, a Limited Liability Company, its successors and assigns

By: [Signature]  
Name: Larry Glantz  
Title: Director Special Servicing

STATE OF South Carolina  
COUNTY OF Greenville

BE IT REMEMBERED, that on this 28th day of January, 2026, before me the undersigned, a notary public in and for the county and state, Larry Glantz (name) as Director Special Servicing (title) of **Lima One Capital, LLC**, a Limited Liability Company, its successors and assigns  who is personally known to me (or)  who has proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

In witness, I have set my hand and affixed by official seal the day and year last above written.

Notary Public: [Signature]  
Printed Name: Sandra D. McCoy  
My Commission Expires: 6/7/2026

[NOTARY SEAL]



**EXHIBIT A****Parcel 1:**

Lot 27 except the West 10 feet thereof, also the West 15 feet of Lot 28, in Block 3, in Flynn's Subdivision of Blocks 3 and 4 in the Subdivision of Lots 10 to 19 in Dousmans Subdivision in the Northeast 1/4 of Section 25, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Property Address: **3339-3341 W. Juneau Ave. Milwaukee, WI 53208**

Parcel Tax Key No.: [REDACTED]

**Parcel 3:**

Lot Five (5), Block Four (4), in Park Side, being a subdivision in the Southwest One-quarter (1/4) of Section Twenty-four (24), Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Property Address: **3919-3921 W. Cherry St. Milwaukee, WI 53204**

Parcel Tax Key No.: [REDACTED]

**Parcel 5:**

Lot Thirty (30), in Block One Hundred Thirty-Four (134), in L.W. Week's Subdivision in the 8th Ward in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Property Address: **1548 S. 9th St. Milwaukee, WI 53204**

Parcel Tax Key No.: [REDACTED]

**EXHIBIT "E"**

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF WISCONSIN**

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In re:

East Town Management, LLC,

Case No. [REDACTED]

Chapter 11(Subchapter V)

Debtor.

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**PLAN OF REORGANIZATION FOR EAST TOWN MANAGEMENT, LLC, AS  
MODIFIED NOVEMBER 19, 2024**

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**Background for Cases Filed Under Subchapter V**

**A. Description and History of the Debtor's Businesses**

East Town Management, LLC (the "Debtor") is single member entity. Its sole member is Christopher Knight. Throughout its history, the Debtor has purchased, restored, and rented out residential properties throughout the City of Milwaukee. The rental income from the properties is one source of the Debtor's revenue. In addition, the Debtor also earns management fees managing rental properties for other owners and commissions acting as a consultant for construction projects. The Debtor also earns commissions for the sale of real estate.

In 2022, the Debtor began to experience cash-flow problems following a dispute with one of its lenders. Unable to reach a resolution on the dispute, the lender filed a lawsuit that triggered defaults under the Debtor's other lending agreements. The litigation prevented the Debtor from obtaining favorable terms for financing causing further distress. The increasing costs resulted in payment defaults to the Debtor's primary lender, Lima One Capital. The Debtor was forced to file a voluntary petition under chapter 11 of the United States Bankruptcy Code (the "Code") with the United States Bankruptcy Court for the Eastern District of Wisconsin (the "Court") to reorganize and preserve the value of its estate. The case was assigned case number 24-20856 (the "Case").

**B. Description of Chapter 11 Proceedings**

After the chapter 11 filing on February 26, 2024 (the "Petition Date"), the Debtor continued to operate as a debtor-in-possession. Following the filings, the Debtor obtained an order authorizing adequate protection payments and use of cash collateral. On April 3, 2024, the meeting of creditors for the Debtor was held and concluded. The deadline to file proofs of claim or interest was May 6, 2024, except for claims of governmental units provided for by 11 U.S.C. § 502(b)(9).

The Plan of Reorganization (the “Plan”) is proposed under subchapter v pursuant to 11 U.S.C. § 1189.

### **C. Liquidation Analysis**

To confirm this Plan, the Court must find that all creditors and interest holders who do not accept the Plan will receive at least as much under the Plan as creditors and interest holders would receive in a liquidation under chapter 7 of the Code. The liquidation analysis required by § 1190 of the Code is attached to this Plan as Exhibit 4. In a chapter 7 liquidation, the Debtor estimates that nothing would be paid to unsecured creditors.

### **D. Ability to Make Future Plan Payments and Operate Without Further Reorganization**

A plan proponent (here, the Debtor) must also show that it will have enough cash over the life of the Plan to make the required Plan payments. Section 1190 of the Code requires that a Plan must provide projections that support the ability to make all payments required by the Plan.

The Debtor, as Plan proponent, has provided a plan summary as Exhibit 1 and projected financial information as Exhibit 2.

Exhibit 2 contains the projected regular income from the operations of the Debtor. The financial projections show the Debtor will have projected disposable income (as defined by § 1191(d) of the Code) for the period described in § 1191 (c)(2) of approximately \$80,000.

Christopher Knight will continue to manage the Debtor under the Plan. Mr. Knight will receive annual compensation of \$92,340 before taxes, which compensation is included in the projections on Exhibit 2. Mr. Knight will also receive a credit for rent at the Lone Tree Property.

For all projections, the Debtor assumes that increases in revenue due to inflation will also result in expenses increasing at the same rate with a net effect over three years of the projected disposable incomes remaining constant.

The final Plan payment is expected to be paid three years after the Effective Date. Secured creditors will be paid over a longer period of time.

***You should consult with your accountant or other financial advisor if you have any questions pertaining to the financial projections on Exhibits 1 through 4.***

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## SPECIFIC PLAN TERMS

### ARTICLE 1: SUMMARY

This Plan is being proposed under subchapter V of chapter 11 of the Code. It proposes to pay creditors of the Debtor from future income from operations.

This Plan, which is also summarized on Exhibit 1, provides for:

[ 13 ]	<p><b>Classes of secured claims</b></p> <p>Class 1 – WSFS  Class 2 – Lima One  Class 3 – WSFS  Class 4 – WSFS  Class 5 – Lima One  Class 6 – WSFS  Class 7 – Lima One  Class 8 – WSFS  Class 9 – Home Rehab Lending  Class 10 – Home Rehab Lending  Class 11 – Home Rehab Lending  Class 12 – Matt Happ  Class 13 – Matt Happ</p>
[ 1 ]	<p><b>Classes of non-priority unsecured claims:</b></p> <p>Class 14 – Unsecured Creditors</p>
[ 1 ]	<p>Class 15 – Equity Interests</p>

**Payment of non-priority unsecured claims.** Non-priority unsecured creditors holding allowed claims will receive distributions from the Debtor's projected disposable income. As shown on Exhibit 1, the Debtor has valued distributions to non-priority claims at approximately 3 cents on the dollar. Distributions will be made annually on or before the last day of the month after the 12<sup>th</sup>, 24<sup>th</sup> and 36<sup>th</sup> month of the Plan. This will permit the Reorganized Debtor to have the benefit of a full year of net income to fund the annual distributions. By way of example, if the Effective Date occurs August, 2024, the first annual disbursement to non-priority unsecured creditors would be due before the last day of September 2025.

**Payment of administrative expenses:** This Plan provides for payment of administrative expenses in the amount of up to \$20,000 on the Effective Date of the Plan with the balance of approved compensation to Debtor's counsel paid in twelve equal monthly payments.<sup>1</sup>

All creditors and equity security holders should refer to Articles 2 through 4 of this Plan for information regarding the precise treatment of their claim.

*Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one. (If you do not have an attorney, you may wish to consult one.)*

## ARTICLE 2: CLASSIFICATION OF CLAIMS AND INTERESTS

**2.01: Class 1.** The Class 1 claim of Wilmington Savings Fund Society, FSB, ("WSFS"), not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2021-2, is secured by first mortgages against real property located at 1931 S. 59<sup>th</sup> Street, West Allis, WI 53219 (the "South 59<sup>th</sup> Street Property") and 2510 W. Juneau Avenue, Milwaukee, WI 53233 ("2510 W. Juneau Ave."). The Class 1 claim is further secured by an assignment of leases and rents and insurance proceeds of approximately \$60,000.00 held by WSFS. The Class 1 claim of WSFS is for money loaned in the amount of \$245,000 under Loan Agreement dated July 28, 2020. WSFS filed proof of claim number 13 in the amount of 278,252.

If WSFS votes to accept the Plan, the Class 1 claim shall be deemed to be secured in the amount of \$240,000. If WSFS rejects the Plan, the Class 1 claim shall be deemed to be secured in the amount of \$174,000 or an amount otherwise determined by the Court.

WSFS's Class 1 secured claim shall be satisfied in part through the surrender of the South 59<sup>th</sup> Street Property. The transfer shall be completed via quit claim deed executed on or before the Effective Date. The transfer of the property shall be valued at \$115,000. After the transfer of the South 59<sup>th</sup> Street Property, the Class 1 secured claim shall have a remaining balance of \$125,000 if WSFS votes to accept the Plan and, if WSFS votes to reject the Plan, \$59,000 or an amount otherwise determined by the Court.

During the time that 2510 W. Juneau Ave. is under repair and not rented, the Reorganized Debtor shall pay interest only payments, at a fixed rate of 7.00% (the "Renovation Period"). The Renovation Period shall not exceed nine months from the Effective Date. WFS shall release an initial disbursement of \$10,000.00 for repairs on or before November 27, 2024. Thereafter the Debtor shall contact WSFS to request inspection(s) of the property to obtain additional release(s) of insurance proceeds for remaining repair work until all funds have been disbursed or the property has been fully repaired, whichever occurs first. WSFS shall conduct additional inspection(s) within ten (10) business days (the "Inspection Period") of receiving the request from the Debtor. If an inspection is not conducted within the Inspection Period the additional release(s) shall be deemed approved. Any additional release(s) shall be disbursed to the Debtor within 48 hours of inspection

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<sup>1</sup> The "Effective Date" is determined by Section 8.02 of the Plan.

or expiration of the Inspection Period. Upon conclusion of the Renovation Period, the Reorganized Debtor shall pay the remaining balance in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.00% per annum and amortized so that the full remaining balance is repaid by August 1, 2050. WSFS shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor's insolvency, filing the Case or financial condition of the Debtor's business, and escrow deposits for taxes or insurance. Further, the Debtor will not compensate WSFS for any defaults that have occurred. The Reorganized Debtor shall be responsible for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments shall commence on the month following the conclusion of the Renovation Period. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. WSFS's Class 1 claim is impaired by the Plan.

To the extent the allowed Class 1 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS' general unsecured claim from its Class 1 claim is estimated to be \$163,252 as shown on Exhibit 3.

**2.02: Class 2.** The Class 2 claim of Lima One Capital, LLC ("Lima One") is secured by first mortgages against real property located at 3282-3284 N. 40<sup>th</sup> Street Milwaukee, WI 53216 (the "40<sup>th</sup> Street Property") and 2417-2419 W Greenfield Avenue, Milwaukee, WI 53204 (the "Greenfield Property"). The Class 2 claim is further secured by an assignment of leases and rents. The Class 2 claim of Lima One is for money loaned in the amount of \$104,300 under Loan Agreement dated May 21, 2021. Lima One filed proof of claim number 4 in the amount of \$141,182. The Class 2 claim is deemed to be secured in the amount of \$137,000.

Lima One's Class 2 secured claim shall be satisfied in full through the surrender of the 40<sup>th</sup> Street Property and Greenfield Property. The transfers shall be completed via quit claim deeds executed on or before the Effective Date. The properties shall be apportioned the following values:

3284 N. 40 <sup>th</sup> Street Milwaukee, WI 53216	\$42,000
2417-2419 W Greenfield Avenue, Milwaukee, WI 53204	\$95,000

To the extent the allowed Class 2 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One's general unsecured claim from its Class 2 claim is estimated to be \$4,182 as shown on Exhibit 3. Lima One's Class 2 secured claim is unimpaired by the Plan.

**2.03: Class 3.** The Class 3 claim of WSFS, not in its individual capacity, but solely as trustee of MFA 2022-INV1 Trust, is secured by first mortgages against real property located at 3339-3341 W Juneau Ave., Milwaukee, WI 53208 (the "West Juneau Avenue Property"); 420-422 N 29<sup>th</sup> Street, Milwaukee, WI 53208 (the "420-422 N. 29<sup>th</sup> Street"); 3919-3921 W. Cherry St., Milwaukee, WI 53208 ("3919-3921 W. Cherry St."); 1537-1539 N. 37<sup>th</sup> Street, Milwaukee, WI 53208 (the "North 37<sup>th</sup> Street Property"); and 1548 S 9<sup>th</sup> Street, Milwaukee, WI 53204 ("1548

South 9<sup>th</sup> Street”). The Class 3 claim is further secured by an assignment of leases and rents. The Class 3 claim of WSFS is for money loaned in the amount of \$390,980 under Loan Agreement dated November 18, 2021. WSFS filed proof of claim number 19 in the amount of \$525,570.

If WSFS votes to accept the Plan, the Class 3 claim shall be deemed to be secured in the amount of \$392,000. If WSFS rejects the Plan, the Class 3 claim shall be deemed to be secured in the amount of \$324,000, or an amount otherwise determined by the Court. WSFS’s Class 3 secured claim shall be satisfied in part through the surrender of 420-422 N. 29<sup>th</sup> Street and North 37<sup>th</sup> Street Property. The transfers shall be completed via quit claim deeds executed on or before the Effective Date. The properties shall be apportioned the following values:

██████ N 29 <sup>th</sup> Street, Milwaukee, WI 53208	\$75,000
1537-1539 N. 37 <sup>th</sup> Street, Milwaukee, WI 53208	\$71,000

After the transfer of the North 29<sup>th</sup> Street Property and North 37<sup>th</sup> Street property, and South 9<sup>th</sup> Street Property, the Class 3 secured claim shall have a remaining balance of \$246,000 if WSFS votes to accept the Plan. If WSFS votes to reject the Plan, the Class 3 secured claim shall have a remaining balance of \$178,000 or an amount otherwise determined by the Court.

The Reorganized Debtor shall pay the remaining balance in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 5.85% per annum and amortized so that the full remaining balance is repaid by December 1, 2051. WSFS shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor’s insolvency, filing the Case or financial condition of the Debtor’s business, and escrow deposits for taxes or insurance. Further, the Debtor will not compensate WSFS for any defaults that have occurred. The Reorganized Debtor shall be obligated for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments shall commence on the month following the Effective Date. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. WSFS’s Class 3 claim is impaired by the Plan.

To the extent the allowed Class 3 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS’s general unsecured claim from its Class 3 claim is estimated to be upwards of \$201,570 as shown on Exhibit 3.

**2.04: Class 4.** The Class 4 claim of WSFS, solely as trustee of MFA 2022-INV1 Trust, is secured by first mortgages against real property located at 2475 W. Keefe Avenue, Milwaukee, WI 53206 (“2475 W. Keefe Ave.”); 3739 W. Kilbourn Avenue, Milwaukee, WI 53208 (“3739 W. Kilbourn Ave.”); and 3046 N. 2<sup>nd</sup> Street, Milwaukee, WI 53212 (“3046 N. 2<sup>nd</sup> Street”). The Class 4 claim is further secured by an assignment of leases and rents. The Class 4 claim of WSFS is for money loaned in the amount of \$187,800 under Loan Agreement dated December 30, 2021. WSFS

filed proof of claim number 18 in the amount of \$260,477. The Class 4 claim is deemed to be secured in the amount of \$152,000.

WSFS's Class 4 secured claim shall be satisfied in full through the surrender of 2475 W. Keefe Ave., 3739 W. Kilbourn Ave., and 3046 N. 2<sup>nd</sup> Street. The transfers shall be completed via quit claim deeds executed on or before the Effective Date. The properties shall be apportioned the following values:

2475 W. Keefe Ave.	\$30,000
3739 W. Kilbourn Ave.	\$62,000
3046 N. 2 <sup>nd</sup> Street	\$60,000

To the extent the allowed Class 4 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS's general unsecured claim from its Class 4 claim is estimated to be \$108,477 as shown on Exhibit 3. WSFS's Class 4 secured claim is unimpaired by the Plan.

**2.05: Class 5.** The Class 5 claim of Lima One is secured by first mortgages against real property located at 2728-2730 N. 37<sup>th</sup> Street, Milwaukee, WI 53210 ("2728-2730 N. 37<sup>th</sup> Street"); 1556 W. Mitchell Street, Milwaukee, WI 53204 ("1556 W. Mitchell Street"); 2438-2440 N. 51<sup>st</sup> Street, Milwaukee, WI 53210 ("2438-2440 N. 51<sup>st</sup> Street"). The Class 5 claim is further secured by an assignment of leases and rents. The Class 5 claim of Lima One is for money loaned in the amount of \$356,250 under Loan Agreement dated March 9, 2022. Lima One filed proof of claim number 15 in the amount of \$481,466. The Class 5 claim is deemed to be secured in the amount of \$325,000.

Lima One's Class 5 secured claim shall be satisfied in full through the surrender of 2728-2730 N. 37<sup>th</sup> Street, 1556 W. Mitchell Street, and 2438-2440 N. 51<sup>st</sup> Street. The transfer shall be completed via quit claim deed executed on or before the Effective Date. The transfer of the property shall be valued at \$60,000. The properties shall be apportioned the following values:

2728-2730 N. 37 <sup>th</sup> Street	\$60,000
1556 W. Mitchell Street	\$135,000
2438-2440 N. 51 <sup>st</sup> Street	\$130,000

To the extent the allowed Class 5 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One's general unsecured claim from its Class 5 claim is estimated to be \$156,466 as shown on Exhibit 3. Lima One's Class 5 secured claim is unimpaired by the Plan.

**2.06: Class 6.** The Class 6 claim of WSFS, not in its individual capacity, but solely as trustee of MFA 2022-INV2 Trust, is secured by first mortgages against real property located at 3901 N. Port Washington Avenue, Milwaukee, WI 53212 (“3901 N. Port Washington”); 747 S. 23<sup>rd</sup> Street, Milwaukee, WI 53204 (“747 S. 23<sup>rd</sup> Street”); and 3223 N. 16<sup>th</sup> Street, Milwaukee, WI 53206 (“3223 N. 16<sup>th</sup> Street”). The Class 6 claim is further secured by an assignment of leases and rents. The Class 6 claim of WSFS is for money loaned in the amount of \$351,250 under Loan Agreement dated February 28, 2020. WSFS filed proof of claim number 14 in the amount of \$495,451.61. The Class 6 claim is deemed to be secured in the amount of \$360,000.

WSFS’s Class 6 secured claim shall be satisfied in full through the surrender of 3901 N. Port Washington, 747 S. 23<sup>rd</sup> Street, and 3223 N. 16<sup>th</sup> Street. The transfers shall be completed via quit claim deeds executed by the Reorganized Debtor on or before the Effective Date. The properties shall be apportioned the following values:

3901 N. Port Washington	\$150,000
747 S. 23 <sup>rd</sup> Street	\$155,000
3223 N. 16 <sup>th</sup> Street	\$55,000

To the extent the allowed Class 6 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One’s general unsecured claim from its Class 6 claim is estimated to be \$135,452 as shown on Exhibit 3. WSFS’s Class 6 secured claim is unimpaired by the Plan.

**2.07: Class 7.** The Class 7 claim of Lima One is secured by first mortgages against real property located at 2963 N 36<sup>th</sup> Street, Milwaukee, WI 53210; 3920 N 22<sup>nd</sup> Street, Milwaukee, WI 53206; and 1970 S 15<sup>th</sup> Street, Milwaukee, WI 53204. The Class 7 claim is further secured by an assignment of leases and rents. The Class 7 claim of Lima One is for money loaned in the amount of \$216,500 under Loan Agreement dated June 30, 2022. Lima One filed proof of claim number 5 in the amount of \$293,424.

If Lima One votes to accept the Plan, the Class 7 claim shall be deemed to be secured in the amount of \$229,000. If WSFS rejects the Plan, the Class 7 claim shall be deemed to be secured in the amount of \$185,000 or an amount otherwise determined by the Court.

The Reorganized Debtor shall pay the Class 7 secured claim in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.50% per annum and amortized so that the full remaining balance is repaid by July 1, 2052. Lima One shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor’s insolvency, filing the Case or financial condition of the Debtor’s business, and escrow deposits for taxes or insurance. Further, the Debtor will not compensate Lima One for any defaults that have occurred. The Reorganized Debtor shall be obligated for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments

shall commence on the month following the Effective Date. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. Lima One's Class 7 claim is impaired by the Plan.

To the extent the allowed Class 7 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One's general unsecured claim from its Class 7 claim is estimated to be upwards of \$108,424 as shown on Exhibit 3.

**2.08: Class 8.** The Class 8 claim of WSFS, not in its individual capacity, but solely as trustee of MFA 2023-INV1 Trust, is secured by first mortgages against real property located at 3419-3421 West Juneau Avenue, Milwaukee, WI 53208. The Class 8 claim is further secured by an assignment of leases and rents. The Class 8 claim of WSFS is for money loaned in the amount of \$229,250 under Loan Agreement dated October 4, 2022. WSFS filed proof of claim number 12 in the amount of \$121,344.

If WSFS votes to accept the Plan, the Class 8 claim shall be deemed to be secured in the amount of \$108,500. If WSFS rejects the Plan, the Class 8 claim shall be deemed to be secured in the amount of \$87,000 or an amount otherwise determined by the Court.

The Reorganized Debtor shall pay the Class 8 secured claim in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.3% per annum and amortized so that the full remaining balance is repaid by November 1, 2052. WSFS shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor's insolvency, filing the Case or financial condition of the Debtor's business. Further, the Debtor will not compensate WSFS for any defaults that have occurred. The Reorganized Debtor shall be obligated for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments shall commence on the month following the Effective Date. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. Lima One's Class 8 claim is impaired by the Plan.

To the extent the allowed Class 8 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS's general unsecured claim from its Class 8 claim is estimated to be \$34,344 as shown on Exhibit 3.

**2.09: Class 9.** The Class 9 claim of Home Rehab Lending ("HML") is secured by a first mortgage against real property located at 1005 Lone Tree Road, Elm Grove, WI 53122. The Class 9 claim is further secured by an assignment of leases and rents, security agreement, and fixture filing. The Class 9 claim of HML is for money loaned in the amount of \$440,000 later amended to increase the principal amount to \$769,911. HML filed proof of claim number 11 in the amount of \$916,463. Of that amount, \$811,167 is attributable to the Class 9 claim. The Class 9 claim is deemed to be secured in the amount of \$640,000.

The Reorganized Debtor shall pay the Class 9 secured claim in regular monthly payments of \$5,293. Payments shall be applied to principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of plus 1% per annum of the prime rate as of the Effective Date, amortized over 30 years, with a balloon payment due twelve months after entry of a confirmation order of this Plan. HML shall retain all its rights, including all liens to secure its claim. The terms of the loan documents shall be amended, in connection with the Case, to, among other things, (i) eliminate any provision that provides for a default due to the Debtor's insolvency, occupancy of the collateral, filing the Case or financial condition of the Debtor's business; and (ii) provide that the Debtor shall timely pay all real estate taxes due and payable on or after the Petition Date. Further, the Debtor will not compensate HML for any defaults that have occurred. The monthly payments shall commence on the month following the Effective Date. Any guaranty shall be modified and restated to conform to the terms of the Plan and continue to (i) guaranty the amount of the claim that is deemed to be secured; and (ii) provide a security interest in the collateral previously provided in the guaranty up to the amount of the Class 9 Claim (\$640,000). New documentation of the loan, guaranty and mortgage that are modified consistent with the Plan will be executed on or before the Effective Date. HML's Class 9 claim is impaired by the Plan.

To the extent the allowed Class 9 claim of HML is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of HML's general unsecured claim from its Class 9 claim is estimated to be \$171,167 as shown on Exhibit 3.

**2.10: Class 10.** The Class 10 claim of Home Rehab Lending ("HML") is secured by a first mortgage against real property located at 1729 Linden Ave., Racine, WI 53403 (the "Linden Ave. Property"). The Class 9 claim is further secured by an assignment of leases and rents, security agreement, and fixture filing. The Class 9 claim of HML is for money loaned in the amount of \$85,000. HML filed proof of claim number 11 in the amount of \$916,463. Of that amount, \$105,296 is attributable to the Class 10 secured claim.

HML has agreed to waive any interest in the Linden Ave. Property and accept a general unsecured claim in the amount of \$67,000. HML's general unsecured claim from Class 10 shall be treated under Class 14. HML has agreed to vote in favor of the plan.

The Debtor shall retain its interest in Linden Ave. and attempt to market and sell it to satisfy the outstanding tax claim to the City of Racine. If the Debtor is unable to obtain an acceptable offer with 90 days of the Effective Date, the Debtor shall issue a deed-in-lieu to the City of Racine.

**2.11: Class 11.** The Class 11 claim of Home Rehab Lending ("HML") is secured by a first mortgage against real property located at 1812 N. 23<sup>rd</sup> Street, Milwaukee, WI 53205 ("1812 N. 23<sup>rd</sup> Street"). The Class 11 claim is further secured by an assignment of leases and rents. The Class 11 claim of HML is for money loaned in the amount of \$50,000. The Debtor scheduled HML with a claim amount of \$50,000.

HML has agreed to waive any interest in the 1812 N. 23<sup>rd</sup> Street and accept a general unsecured claim in the amount of \$50,000. HML's general unsecured claim from Class 11 shall be treated under Class 14. HML has agreed to vote in favor of the plan.

The Debtor shall retain its interest in 1812 N. 23<sup>rd</sup> Street and attempt to market and sell it to satisfy the outstanding tax claim to the City of Milwaukee. If the Debtor is unable to obtain an acceptable offer with 90 days of the Effective Date, the Debtor shall issue a deed-in-lieu to the City of Milwaukee.

**2.12: Class 12.** The Class 12 claim of Matt Happ (“Happ”) is secured by a first mortgage against real property located at 2729-2731 N 20<sup>th</sup>, Milwaukee, WI 53206 (“2729-2731 N 20<sup>th</sup>”). The Class 12 claim of Happ is for money loaned in the amount of \$50,000. The Debtor scheduled Happ with a claim amount of \$50,000. The Class 12 claim is deemed to be secured in the amount of \$32,000.

Happ’s Class 12 secured claim shall be satisfied in full through the surrender of 2729-2731 N 20<sup>th</sup>. The transfer shall be completed via quit claim deed executed on or before the Effective Date. Happ’s Class 12 secured claim is unimpaired by the Plan.

To the extent the allowed Class 12 claim of Happ is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Happ’s general unsecured claim from his Class 12 claim is estimated to be \$18,000 as shown on Exhibit 3.

**2.13: Class 13.** The Class 13 claim of Happ is secured by a first mortgage against real property located at 2900 N 17<sup>th</sup> Street, Milwaukee, WI 53206 (“2900 N 17<sup>th</sup> Street”). The Class 13 claim of Happ is for money loaned in the amount of \$50,000. The Class 13 claim is deemed to be secured in the amount of \$37,000.

Happ’s Class 13 secured claim shall be satisfied in full through the surrender of 2900 N 17<sup>th</sup> Street. The transfer shall be completed via quit claim deed executed on or before the Effective Date. Happ’s Class 13 secured claim is unimpaired by the Plan.

To the extent the allowed Class 13 claim of Happ is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Happ’s general unsecured claim from his Class 12 claim is estimated to be \$13,000 as shown on Exhibit 3.

**2.14: Class 14** - All non-priority unsecured claims allowed under § 502 of the Code against the Debtor will share on a pro rata basis from a total of \$50,000 paid over three years in annual distributions of \$10,000 after year one, \$20,000 after year two, and \$20,000 after year three of the Plan. The distributions will be paid on or before the last day of the month after the 12<sup>th</sup>, 24<sup>th</sup> and 36<sup>th</sup> month of the Plan. The intent is to permit the Reorganized Debtor to have the benefit of a full year of net income to fund the annual distributions.

If the Plan is confirmed under § 1191(b), then the annual installments shall be reduced by any fees that the Subchapter V Trustee is paid for the continuing involvement to monitor payments.

**2.15: Class 15** – The interests of the equity security holders in the Debtor shall retain their interests and are not impaired by the Plan.

**2.16: Claims Filed as Secured that are Not Secured Claims.** The only claims that are recognized as secured claims are those stated in this Article 2. The claims of Fora Financial Securitization and Markos Ramirez that have asserted a lien to secure a claim are not considered secured creditors. Any lien rights they may have are extinguished on the Effective Date. To the extent such claims are allowed, the allowed claims will be treated as general unsecured claims under Class 14 as shown on Exhibit 3.

**2.17: Treatment common to all secured claims.** The liens securing the allowed secured claims in this Plan shall remain after confirmation of the Plan. With respect to all allowed secured claims, upon the Court granting a holder of an allowed secured claim relief from the automatic stay with respect to a claim secured by property of the estate, or upon the holder of an allowed secured claim obtaining relief from state court after the Effective Date, such creditor's claim, and the claims of all holders of allowed secured claims secured by the same collateral (as determined by the collateral identified in their proofs of claim), shall be treated as bifurcated into an allowed secured claim limited to the value realized by such creditor(s) upon disposition of such property, and an allowed unsecured claim for the difference between the balance due on its allowed claim and the value realized by such creditor(s) upon the disposition of the collateral. All allowed unsecured claims arising under this provision shall be treated as Class 14 general unsecured claims under this Plan and shall be entitled to their respective pro rata distribution of any undisbursed funds payable under this Plan to Class 14 creditors. Upon entry of an order granting the holder of an allowed secured claim relief from the automatic stay, the Reorganized Debtor shall cease all future disbursements on such creditor's allowed secured claim and on all junior claims secured by the same collateral.

### **ARTICLE 3: TREATMENT OF ADMINISTRATIVE EXPENSES, PRIORITY TAX CLAIMS, AND QUARTERLY AND COURT FEES**

**3.01: Unclassified claims.** Under § 1123(a)(1) of the Code, allowed administrative expenses and priority unsecured tax claims are not in classes. Administrative expenses and priority unsecured tax claims will be paid in full.

**3.02: Administrative expenses.** Administrative expenses allowed under § 503 of the Code will be paid in full on the Effective Date, in cash, or upon such other terms as may be agreed upon by the holder of the claim and the Debtor, or as to the subchapter V trustees as provided in section 7.03. Debtor's counsel has agreed to accept \$15,000 on the Effective Date and monthly payments in the amount of \$1,250 until the balance of their approved compensation is paid in full. All such expenses for professionals under 11 U.S.C. § 327 are subject to Court approval.

**3.03: Priority and secured tax claims.** Each holder of an allowed priority or secured tax claim will be treated as described in this section. The terms of the Plan do not affect the rights of a governmental unit under applicable non-bankruptcy law to collect on a claim arising after the Effective Date or to enforce the terms of the Plan as to an allowed priority or secured tax claim, including tax liens, or other administrative or judicial collection action available to it.

The City of Milwaukee filed proof of claim number 6 for a secured tax claim in the amount of \$14,255.91. The City's claim is secured by a tax lien against 2729-2731 N 20<sup>th</sup> Street, Milwaukee, WI. The Plan contemplates that the real property shall be transferred to the secured creditor pursuant Section 2.12. The City of Milwaukee shall retain any lien that secures its claim and rights to recover from the property. The claim is unimpaired.

The City of Milwaukee filed proof of claim number 7 for a secured tax claim in the amount of \$9,010.43. The City's claim is secured by a tax lien against 1812 N. 23<sup>rd</sup> Street, Milwaukee, WI 53205. The Plan contemplates that the secured creditor shall waive any interest in the real property pursuant Section 2.11. The Debtor shall have a period of 90 days to market and sell the real property in satisfaction of the secured tax claim. Absent an acceptable offer, the Debtor execute a deed-in-lieu in favor of the City of Milwaukee. The City of Milwaukee shall retain any liens that secure its claim and rights to recover from the property. The claim is unimpaired.

The Waukesha County Treasurer filed proof of claim number 22 for a secured tax claim in the amount of \$28,130.85. The Treasurer's claim is secured by a tax lien against 1005 Lone Tree Road, Elm Grove, WI 53122. The claim will be paid in full with eleven interest only payments at an interest rate of 12% and a balloon payment for the allowed claim amount. The balloon payment will be paid from the sale proceeds of 1005 Lone Tree Road, Elm Grove, WI 53122. Waukesha County shall be enjoined from commencing an action to foreclose its interest in the property unless the Debtor defaults under the terms of this paragraph.

**3.04: Statutory fees.** All unpaid fees required to be paid under 28 U.S.C. § 1930 that are owed on or before the Effective Date will be paid on or before the Effective Date.

**3.05: Prospective quarterly fees.** All quarterly fees required to be paid under 28 U.S.C. § 1930(a)(6) or (a)(7) will accrue and be timely paid until the case is closed, dismissed, or converted to another chapter of the Bankruptcy Code.

#### **ARTICLE 4: TREATMENT OF CLAIMS AND INTERESTS UNDER THE PLAN**

**4.01: Claims and interests are treated as follows under this Plan.** (The following is only a partial summary of claim treatment provided for under Article 2 and any provisions in the summary below that are inconsistent with Article 2 are of no effect):

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Class	Impairment	Treatment
<p><b>Class 1 – Secured claim</b> of Wilmington Savings Fund Society, FSB</p>	<p><input checked="" type="checkbox"/> Impaired</p> <p><input type="checkbox"/> Unimpaired</p>	<p>WSFS' Class 1 claim is in the amount of \$174,000.</p> <p>It shall be satisfied in part through the surrender of the 59<sup>th</sup> Street Property.</p> <p>The remaining secured claim, as determined pursuant to the Plan, shall be paid in interest only payments during the Renovation Period. Upon conclusion of the Renovation Period, the secured claim shall be paid in equal monthly payments of principal and interest, at a fixed rate of 7.00% per annum and amortized so that the full remaining balance is repaid by August 1, 2050.</p> <p>Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately \$671.</p>
<p><b>Class 2– Secured claim</b> of Lima One Capital, LLC</p>	<p><input type="checkbox"/> Impaired</p> <p><input checked="" type="checkbox"/> Unimpaired</p>	<p>Lima One's Class 2 claim is in the amount of \$137,000.</p> <p>It shall be satisfied in full through the surrender of the 30<sup>th</sup> Street Property and Greenfield Property.</p>

<p><b>Class 3 – Secured claim</b> of Wilmington Savings Fund Society, FSB</p>	<p><input checked="" type="checkbox"/> Impaired</p> <p><input type="checkbox"/> Unimpaired</p>	<p>WSFS's Class 3 secured claim is in the amount of \$324,000.</p> <p>It shall be satisfied in part through the surrender of 420-422 N. 29<sup>th</sup> Street and the North 37<sup>th</sup> Street Property.</p> <p>The remaining secured claim, as determined pursuant to the Plan, shall be paid in equal monthly payments of principal and interest, at a fixed rate of 5.85% per annum, and amortized so that the full remaining balance is repaid by December 1, 2051.</p> <p>Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately \$1,090.</p>
<p><b>Class 4 – Secured claim</b> of Wilmington Savings Fund Society, FSB</p>	<p><input type="checkbox"/> Impaired</p> <p><input checked="" type="checkbox"/> Unimpaired</p>	<p>WSFS's Class 4 secured claim is in the amount of \$152,000.</p> <p>It shall be satisfied in full through the surrender of 2475 W. Keefe Ave., 3739 W. Kilbourn Ave., and 3046 N. 2<sup>nd</sup> Street.</p>
<p><b>Class 5 – Secured claim of Lima One Capital, LLC</b></p>	<p><input type="checkbox"/> Impaired</p> <p><input checked="" type="checkbox"/> Unimpaired</p>	<p>Lima One's Class 5 secured claim is in the amount of \$325,000.</p> <p>It shall be satisfied in full through the surrender of 2728-2730 N. 37<sup>th</sup> Street, 1556 W. Mitchell Street, and 2438-2440 N. 51<sup>st</sup> Street.</p>
<p><b>Class 6 – Secured claim</b> of Wilmington Savings Fund Society, FSB</p>	<p><input type="checkbox"/> Impaired</p> <p><input checked="" type="checkbox"/> Unimpaired</p>	<p>WSFS's Class 6 secured claim is in the amount of \$360,000.</p> <p>It shall be satisfied in full through the surrender 3901 N. Port Washington, 747 S. 23<sup>rd</sup> Street, and 3223 N. 16<sup>th</sup> Street.</p>

<p><b>Class 7 – Secured claim of Lima One Capital, LLC</b></p>	<p><input checked="" type="checkbox"/> Impaired</p> <p><input type="checkbox"/> Unimpaired</p>	<p>Lima One’s Class 7 secured claim is in the amount of \$185,000.</p> <p>The Reorganized Debtor shall pay the Class 7 secured claim, as determined pursuant to the Plan, in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.50% per annum and amortized so that the full remaining balance is repaid by July 1, 2052.</p> <p>Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately \$1,321.</p>
<p><b>Class 8– Secured claim of Wilmington Savings Fund Society, FSB</b></p>	<p><input checked="" type="checkbox"/> Impaired</p> <p><input type="checkbox"/> Unimpaired</p>	<p>WSFS’s Class 8 secured claim is in the amount of \$108,500.</p> <p>The Reorganized Debtor shall pay the Class 8 secured claim, as determined pursuant to the Plan, in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.3% per annum and amortized so that the full remaining balance is repaid by November 1, 2052.</p> <p>Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately \$ 607.</p>
<p><b>Class 9 – Secured Claim of Home Rehab Lending, LLC</b></p>	<p><input checked="" type="checkbox"/> Impaired</p> <p><input type="checkbox"/> Unimpaired</p>	<p>HML’s Class 9 secured is in the amount of \$640,000.</p> <p>The Reorganized Debtor shall pay the Class 9 secured claim in regular monthly payments of \$5,293. Payments shall be applied to principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 9.5% per annum, amortized over 30 years, with a balloon payment due twelve months after entry of a confirmation order.</p>

<b>Class 10 – Secured Claim of Home Rehab Lending, LLC</b>	<input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired	<p>HML’s Class 10 secured claim is in the amount of \$67,000.</p> <p>HML has agreed to waive its secured claim and accept a general secured claim in the amount of \$67,000. It shall be satisfied through the distributions to Class 14.</p>
<b>Class 11- Secured Claim of Home Rehab Lending, LLC</b>	<input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired	<p>HML’s Class 11 secured claim is in the amount of \$50,000.</p> <p>HML has agreed to waive its secured claim and accept a general secured claim in the amount of \$50,000. It shall be satisfied through the distributions to Class 14</p>
<b>Class 12 – Secured Claim of Matt Happ</b>	<input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired	<p>The Class 12 secured is in the amount of \$32,000.</p> <p>It shall be satisfied in full through the surrender of 2729-2731 N 20th.</p>
<b>Class 13 – Secured Claim of Matt Happ</b>	<input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired	<p>The Class 13 claim is in the amount of \$37,000.</p> <p>It shall be satisfied in full through the surrender of 2900 N 17<sup>th</sup> Street.</p>
<b>Class 14 – Non-Priority, unsecured claims</b>	<input checked="" type="checkbox"/> Impaired <input type="checkbox"/> Unimpaired	<p>All non-priority unsecured claims allowed under § 502 of the Code, estimated to total \$1,435,668 will share on a pro-rata basis from a total of \$50,000 paid in three annual distributions of \$10,000 in year one, \$20,000 in year two, and \$20,000 in year three of the Plan. If the Plan is confirmed under § 1191(b), the amount will be reduced by any fees of the Subchapter V Trustee paid for the continuing involvement to monitor distributions.</p>
<b>Class 15 – Equity Interests</b>	<input type="checkbox"/> Impaired <input checked="" type="checkbox"/> Unimpaired	<p>The equity interest holders shall retain their interest in the Debtor.</p>

## ARTICLE 5: ALLOWANCE AND DISALLOWANCE OF CLAIMS

**5.01: Disputed claim.** A “disputed claim” is a claim that has not been allowed or disallowed and as to which either:

(a) A proof of claim has been filed or deemed filed, and the Debtor or another party in interest has filed an objection; or

(b) No proof of claim has been filed, and the Debtor has scheduled such claim as disputed, contingent or unliquidated.

**5.02: Delay of distribution on a disputed claim.** No distribution will be made on account of a disputed claim unless and until it is allowed.

**5.03: Settlement of disputed claims.** After the Effective Date, the Reorganized Debtor will have the power and authority to settle and compromise a disputed claim without Court approval or compliance with Rule 9019(a).<sup>2</sup>

## ARTICLE 6: PROVISIONS FOR EXECUTORY CONTRACTS AND UNEXPIRED LEASES

### 6.01: Assumption and Rejection of Unexpired Leases and Executory Contracts.

(a) **Assumption of Unexpired Leases and Executory Contracts.** The Debtor shall assume the unexpired leases and executory contracts listed on Addendum 6.01(a) as of the Effective Date. The assumed unexpired leases and executory contracts vest in the Reorganized Debtor on the Effective Date. The Debtor expressly assumes the Rental Property Partnership Agreement with Markos Ramirez executed March 22, 2021 related to the property located at 1548-1550 South 9<sup>th</sup> Street, Milwaukee, Wisconsin (“Rental Property Partnership Agreement”), as modified under the terms of the Plan in section 6.01 (a)(i) below.

- i. **Modifications to Rental Property Partnership Agreement.** The Rental Property Agreement shall be modified to delete any requirement or the parties or rights other than Markos Ramirez retaining a 30% equity interest in the real property located at 1548 South 9th Street (“9<sup>th</sup> Street”) and granting Mr. Ramirez the right to record an Affidavit of Interest with the Milwaukee County Register of Deeds to put the public on notice of said interest.

(b) **Curage Amount.** The amount to cure any default in the unexpired leases or executory contracts is presumed to be the amount stated in Addendum 6.1(a) as the “Curage Amount” unless a party-in-interest objects by the date on which the Court sets for objections to confirmation of the Plan. If an objection is filed, the Court shall determine the amount necessary for the Reorganized Debtor to cure any default as required under § 365(b)(1) of the Code. The Reorganized Debtor shall have 15 days after the Court’s determination becomes a Final Order to change its decision to assume the unexpired lease or executory contract or reject it. If after the Court’s determination the Reorganized Debtor maintains their decision to assume the unexpired lease or executory contract, the amount

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<sup>2</sup> “Rule” is defined as the Federal Rules of Bankruptcy Procedure.

necessary to cure any default shall be paid by the Reorganized Debtor within 30 days after the order determining the amount becomes a Final Order, or as otherwise agreed to between the parties, or within 90 days of the Effective Date if no objection is filed.

(c) **Rejection of Unexpired Leases and Executory Contracts.** Any unexpired lease or executory contract not listed on Addendum 6.1(a) is rejected as of the Effective Date.

(d) **Bar Date for Filing Claims for Rejection Damages.** Unless otherwise ordered by the Court, proofs of claim(s) for damages arising out of the rejection of an executory contract or unexpired lease pursuant to the Plan must be filed with the Court no later than 30 days after the Debtor or Reorganized Debtor provides the Creditor with notice that its executory contract or unexpired lease has been rejected. **All such Claim(s) not filed within the time set forth in this section shall be forever barred and extinguished against the Debtor, its estate, and the Reorganized Debtor.**

#### ARTICLE 7: MEANS FOR IMPLEMENTATION OF THE PLAN

**7.01: Source of Plan Payments.** The Debtor shall implement the Plan through future income from operations.

**7.02: Vesting of Causes of Action.** On the Effective Date, all property of the Debtor and causes of action shall vest in the Reorganized Debtor. "Causes of action" include (a) preference, fraudulent transfer and other claims arising under chapter 5 of the Code.

**7.03: Subchapter V Trustee's Role.** The subchapter V trustee's duties shall be discharged as of the confirmation of this Plan if the Plan is confirmed as a "consensual" Plan. If the Plan is not confirmed as a "consensual" Plan, the subchapter v trustee's post-confirmation duties shall be limited to those identified in § 1183(b), except to the extent expressly modified by the terms of this Plan or as may occur as a result of removal of the debtor-in-possession pursuant to § 1185.

#### ARTICLE 8: GENERAL PROVISIONS

**8.01: Definitions and rules of construction.** The definitions and rules of construction set forth in §§ 101 and 102 of the Code shall apply when terms defined or construed in the Code are used in this Plan.

**8.02: Effective date.** The "Effective Date" is the day that is 14 days after the entry of the confirmation order. If, however, a stay of the confirmation order is in effect on that date, the Effective Date will be the day after the date on which the stay expires or is otherwise terminated. These periods are calculated as provided in Rule 9006(a)(1).

**8.03: Binding effect.** The rights and obligations of any entity named or referred to in this Plan will be binding upon and will inure to the benefit of the successors or assigns of such entity.

**8.04: Captions.** The headings contained in this Plan are for convenience of reference only and do not affect the meaning or interpretation of this Plan.

**8.05: Retention of Jurisdiction.** The Court confirming the Plan may exercise jurisdiction to the full extent necessary to administer this case after Plan confirmation and to adjudicate any related adversary proceedings or contested matters, including those relating to the Plan, such as concerning the Plan's construction, implementation, or modification. Neither this provision nor anything in this Plan constitutes a limitation on or an expansion of the jurisdiction authorized by title 28 of the United States Code.

**8.06: Default for failure to make payment under Plan.** In the event the Debtor should default for failing to make a payment or otherwise under the Plan, after the Effective Date, creditors with allowed claims shall not be required to seek relief from the Court before taking action to enforce their claim as modified by the Plan. By way of illustration and without limitation, for example, secured creditors (Classes 1 and 2) would be entitled to enforce the rights and remedies in their loan documents, as modified by the Plan, in state court or Bankruptcy Court, under applicable state law. Nothing in this section prevents creditors with allowed claims from seeking relief from the Court including, but not limited to, dismissal or conversion of the Debtor's bankruptcy case and for a secured creditor to obtain an Order for turnover of its collateral.

#### **ARTICLE 9: DISCHARGE AND INJUNCTION**

If the Debtor's Plan is confirmed under § 1191(a), on the effective date of the Plan, the Debtor will be discharged from any debt that arose before confirmation of this Plan, to the extent specified in § 1141(d)(1)(A) of the Code, except that the Debtor will not be discharged of any debt:

- (a) imposed by this Plan; or
- (b) to the extent provided in § 1141(d)(6).

If the Debtor's Plan is confirmed under § 1191(b), confirmation of this Plan does not discharge any debt provided for in this Plan until the Court grants a discharge on completion of all payments due within the first 3 years of this Plan, or as otherwise provided in § 1192 of the Code. The Debtor will not be discharged from any debt:

- (a) on which the last payment is due after the first 3 years of the Plan, or as otherwise provided in § 1192; or
- (b) excepted from discharge under § 523(a) of the Code, except as provided in Rule 4007(c) of the Federal Rules of Bankruptcy Procedure.

#### **ARTICLE 10: OTHER PROVISIONS**

**10.01: Retention of Property.** Unless otherwise stated in the Plan, the Debtor shall retain all property of the estate, no transfer of estate property other than required under the Plan being anticipated at this time.

**10.02: Prepayment.** The Debtor may prepay any amount to any Class at any time without penalty.

**10.03: Distribution Addresses.** All distributions shall be mailed to creditors at the addresses shown on the Debtors' schedules, except those creditors who have filed proofs of claim or notices of appearance in this action shall have their distribution checks sent to the addresses shown on those documents. Any creditor may change the address for mailing of its distribution check by written notice to counsel for the Debtor. Any distribution checks properly sent to such addresses which are returned shall become the property of the Debtor without further liability for such distributions.

Dated: May 28, 2024,  
as modified May 31, 2024,  
October 9, 2024, and  
November 19, 2024

Respectfully submitted,

/s/ Evan P. Schmit

Evan P. Schmit

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Attorneys for the Debtor

**Addendum 6.1(a)****Executory Contracts and Unexpired Lease Agreements Assumed Under the Plan**

<u>Description of the Unexpired Lease or Executory Contract</u>	<u>Curage Amount</u>
Danielle Woods, 3419 W. Juneau, Milwaukee, WI 53208	\$0.00
Miranda Kirk, 3419 W. Juneau, Milwaukee, WI 53208	\$0.00
Ediline Guzman, 1548 S. 9 <sup>th</sup> Street, Milwaukee, WI 53204	\$0.00
Ricardo Rocha, 1548 S. 9 <sup>th</sup> Street, Milwaukee, WI 53204	\$0.00
James Michael, 3920 N. 22 <sup>nd</sup> St., Unit A, Milwaukee, WI 53206	\$0.00
Leeta Gill, 3920 N. 22 <sup>nd</sup> St., Front Unit, Milwaukee, WI 53206	\$0.00
Rosa Gallegos, 1970 S. 15 <sup>th</sup> St., Milwaukee, WI 53204	\$0.00
Ryanna Crook, 3919 W. Cherry St., Milwaukee, WI 53208	\$0.00
Office space located at 13500 Watertown Plank Road, Elm Grove, WI Lease agreement with Plank Road Plaza Investments, LLC	\$0.00
Rental Property Partnership Agreement”), as modified under the terms of the Plan in section 6.01 (a)(i)	\$0.00

**Exhibit 1**  
**Summary of Plan Payments**  
**(If WSFB/Lima One accept the Plan)**

Administrative Expenses	Estimated Amount	Paid on Effective Date	Remaining Claim Amount	Monthly Plan Payment	Plan Terms
Kerkman & Dunn	\$ 30,000 \$	15,000 \$	15,000 \$	(1,250)	Equal monthly payments.
Subchapter V Trustee	\$ 5,000 \$	5,000 \$	-		
<b>Tax Claim (Priority and Secured)</b>	<b>Estimated</b>	<b>Paid on Effective Date<sup>1</sup></b>	<b>Remaining Claim Amount</b>	<b>Monthly Plan Payment<sup>2</sup></b>	<b>Plan Terms</b>
Waukesha County Treasurer	\$ 28,131 \$	- \$	28,131 \$	(281)	Eleven interest only payments and one balloon
City of Milwaukee	\$ 14,256 \$	-	\$	-	Retains liens against real property.
City of Milwaukee	\$ 9,010 \$	-	\$	-	Retains liens against real property.
<b>Class</b>					
<b>1</b>	\$ 240,000 \$	115,000 \$	125,000 \$	(729)	311 months, 7.00% interest
<b>2</b>	\$ 137,000 \$	137,000 \$	-		Satisfied in full from surrender of collateral.
<b>3</b>	\$ 392,000 \$	146,000 \$	246,000 \$	(1,506)	327 months, 5.85% interest
<b>4</b>	\$ 152,000 \$	152,000 \$	-		Satisfied in full from surrender of collateral.
<b>5</b>	\$ 325,000 \$	325,000 \$	-		Satisfied in full from surrender of collateral.
<b>6</b>	\$ 360,000 \$	360,000 \$	-		Satisfied in full from surrender of collateral.
<b>7</b>	\$ 229,000 \$	- \$	229,000 \$	(1,635)	334 months, 7.5%
<b>8</b>	\$ 108,500 \$	- \$	108,500 \$	(758)	338 months, 7.3%
<b>9</b>	\$ 640,000 \$	- \$	640,000 \$	(5,293)	11 months, monthly payment at \$5,293, prime plus 1%, amortized 335 months, balloon payment \$640,000 due twelfth month.
<b>10</b>	\$ 67,000 \$	67,000 \$	-		Satisfied in full from surrender of collateral.
<b>11</b>	\$ 50,000 \$	50,000 \$	-		Satisfied in full from surrender of collateral.
<b>12</b>	\$ 32,000 \$	32,000 \$	-		Satisfied in full from surrender of collateral.
<b>13</b>	\$ 37,000 \$	37,000 \$	-		Satisfied in full from surrender of collateral.
<b>Total Monthly Plan Payments Before Unsecured Creditors (Year 1)</b>			\$	(11,453)	
<b>Total Monthly Plan Payments Before Unsecured Creditors (Year 2 and Year 3)</b>			\$	(4,628)	

<sup>1</sup> Payments on Effective Date reflect reduction in secured claim amount based on value of real estate surrendered to creditor.

<sup>2</sup> Assumes Effective Date in December 2024 with monthly payments commencing January 2025.



**Exhibit 3**  
**List of Creditors**

<b>Class</b>	<b>Description</b>	<b>Amount Scheduled</b>	<b>Amount Claimed</b>	<b>Estimated Allowed Amount</b>	<b>Claim No.</b>	
<b>Administrative Expenses</b>						
	Kerkman & Dunn		\$	\$	30,000.00	
	Subchapter V Trustee		\$	\$	5,000.00	
<b>Tax Claim (Priority and Secured)</b>						
	<b>City of Milwaukee</b>	\$	-	\$ 14,255.91	\$ 14,256	6
	<b>City of Milwaukee</b>	\$	-	\$ 9,010.43	\$ 9,010	7
	<b>Internal Revenue Service</b>	\$	34,000.00	\$ -	\$ -	
	<b>Waukesha County Treasurer</b>		\$	\$ 28,130.85	\$ 28,131	22
<b>1</b>	<b>Wilmington Savings Fund Society, FSB*</b>	\$	-	\$ 278,252.25	\$ 240,000	13
<b>2</b>	<b>Lima One Capital</b>	\$	117,000.00	\$ 141,182.54	\$ 137,000	4
<b>3</b>	<b>Wilmington Savings Fund Society, FSB*</b>	\$	447,000.00	\$ 525,569.83	\$ 392,000	19
<b>4</b>	<b>Wilmington Savings Fund Society, FSB</b>	\$	189,000.00	\$ 260,476.82	\$ 152,000	18
<b>5</b>	<b>Lima One Capital</b>	\$	398,000.00	\$ 481,465.70	\$ 325,000	15
<b>6</b>	<b>Wilmington Savings Fund Society, FSB</b>	\$	399,000.00	\$ 495,451.61	\$ 360,000	14
<b>7</b>	<b>Lima One Capital*</b>	\$	235,000.00	\$ 293,424.38	\$ 229,000	5
<b>8</b>	<b>Wilmington Savings Fund Society, FSB*</b>	\$	95,000.00	\$ 121,343.84	\$ 108,500	12
<b>9</b>	<b>Home Rehab Lending</b>	\$	750,000.00	\$ 811,167.46	\$ 640,000	11
<b>10</b>	<b>Home Rehab Lending</b>	\$	92,000.00	\$ 105,295.66	\$ 67,000	11
<b>11</b>	<b>Home Rehab Lending</b>	\$	50,000.00	\$ -	\$ 50,000	
<b>12</b>	<b>Matt Happ</b>	\$	50,000.00	\$ -	\$ 32,000	
<b>13</b>	<b>Matt Happ</b>	\$	50,000.00	\$ -	\$ 37,000	
*Assumes creditor accepts Plan.						
<b>14</b>	<b>Unsecured Creditors</b>	<b>Amount Scheduled</b>	<b>Amount Claimed</b>	<b>Estimated Allowed Amount</b>	<b>Claim No.</b>	
	AMEX - Business Green Rewards		\$ 8,420	\$ 8,420	20	
	AMEX - Business Platinum		\$ 8,241	\$ 8,241	21	
	Audra Grant		\$	\$ 28,978	10	
	Capital One	\$ 12,000.00	\$ 8,226	\$ 8,226	1	
	Capital One	\$ -	\$ 8,252	\$ 8,252	2	
	Fora Financial Securitization	\$ 46,000.00	\$ 19,761	\$ 19,761	8	
	Fora Financial Securitization	\$ -	\$ 26,804	\$ 26,804	9	
	Home Rehab Lending (Unsecured Class 10)		\$	\$ 38,296		
	Home Rehab Lending (Unsecured Class 9)		\$	\$ 171,167		
	Josh Noshke	\$ 42,000.00	\$ 46,600	\$ 46,600	3	
	Lima One Capital (Unsecured Class 2)		\$	\$ 4,183		
	Lima One Capital (Unsecured Class 5)		\$	\$ 156,466		
	Lima One Capital (Unsecured Class 7)		\$	\$ 64,424		
	Markos Ramirez	\$ 150,000.00	\$ 160,855	\$ 160,855	16	
	Markos Ramirez	\$ -	\$ 42,000	\$ -	17	
	Matt Happ (Unsecured Class 12)	\$ -	\$ -	\$ 18,000		
	Matt Happ (Unsecured Class 13)	\$ -	\$ -	\$ 13,000		
	Synchrony Bank/Lowes	\$ 2,000.00	\$ -	\$ 2,000		
	Synchrony Bank/Fleet Farm	\$ 600.00	\$ -	\$ 600		
	Synchrony Bank/Harbor Freight	\$ 300.00	\$ -	\$ 300		
	Wadina Family Trust	\$ 4,000.00	\$ -	\$ 4,000		
	Wilmington Savings Fund Society, FSB (Unsecured Class 1)		\$	\$ 38,252		
	Wilmington Savings Fund Society, FSB (Unsecured Class 3)		\$	\$ 133,570		
	Wilmington Savings Fund Society, FSB (Unsecured Class 4)		\$	\$ 108,477		
	Wilmington Savings Fund Society, FSB (Unsecured Class 6)		\$	\$ 135,452		
	Wilmington Savings Fund Society, FSB (Unsecured Class 8)		\$	\$ 12,844		
	<b>Total</b>		<b>\$</b>	<b>\$ 1,217,168</b>		

**Exhibit 4****Liquidation Analysis**

<b>Description</b>	<b>Estimated Value</b>	<b>Reduction</b>	<b>Liquidation Value<sup>1</sup></b>
<b>Real Estate</b>			
1931 S. 59th St.	\$ 95,000	\$ (23,750)	\$ 71,250
2510 W. Juneau Ave.	\$ 65,000	\$ (16,250)	\$ 48,750
3282 N. 30th St.	\$ 75,000	\$ (18,750)	\$ 56,250
2417 W. Greenfield	\$ 45,000	\$ (11,250)	\$ 33,750
3339 W. Juneau	\$ 71,000	\$ (17,750)	\$ 53,250
420 N. 29th St.	\$ 68,000	\$ (17,000)	\$ 51,000
3919 W. Cherry St.	\$ 30,000	\$ (7,500)	\$ 22,500
1537 N. 37th St.	\$ 62,000	\$ (15,500)	\$ 46,500
1548 S. 9th St.	\$ 60,000	\$ (15,000)	\$ 45,000
2475 W. Keefe	\$ 60,000	\$ (15,000)	\$ 45,000
3739 W. Kilbourn	\$ 135,000	\$ (33,750)	\$ 101,250
3046 N. 2nd St.	\$ 130,000	\$ (32,500)	\$ 97,500
2728 N. 37th St.	\$ 150,000	\$ (37,500)	\$ 112,500
1556 W. Mitchell St.	\$ 155,000	\$ (38,750)	\$ 116,250
2438 N. 51st St.	\$ 55,000	\$ (13,750)	\$ 41,250
3901 N. Port Washington	\$ 54,000	\$ (13,500)	\$ 40,500
747 S. 23rd St.	\$ 75,000	\$ (18,750)	\$ 56,250
3223 N. 16th St.	\$ 56,000	\$ (14,000)	\$ 42,000
2963 N. 36th St.	\$ 87,000	\$ (21,750)	\$ 65,250
3920 N. 22nd St.	\$ 35,000	\$ (8,750)	\$ 26,250
1970 S. 15th St.	\$ 50,000	\$ (12,500)	\$ 37,500
3419 W. Juneau	\$ 87,000	\$ (21,750)	\$ 65,250
1729 Linden Ave.	\$ 35,000	\$ (8,750)	\$ 26,250
2729 N. 20th	\$ 32,000	\$ (8,000)	\$ 24,000
2900 N. 17th	\$ 37,000	\$ (9,250)	\$ 27,750
1812 N. 23rd St.	\$ 55,000	\$ (13,750)	\$ 41,250
1005 Lone Tree Rd.	\$ 621,000	\$ (155,250)	\$ 465,750
<b>Personal Property</b>			
Cash and Accounts	\$ 3,947	\$ -	\$ 3,947
Office furniture and equipmetn	\$ 655	\$ (164)	\$ 491
Insurance proceeds	\$ 60,000	\$ -	\$ 60,000
<b>Total Assets Before Liens and Chapter 11 Expenses</b>			\$ 1,924,438
<b>Liens and Administrative Expenses</b>			
Wilmington Savings Fund Society, FSB*			\$ 1,681,094
Lima One Capital			\$ 916,073
Home Rehab Lending			\$ 966,463
Matt Happ			\$ 100,000
Chapter 11 Administrative Expenses			\$ 20,000
			\$ 3,683,630
<b>Assets Available for Unsecured Creditors Under Liquidation</b>			\$ (1,759,192)

(Does not include any fees for Chapter 7 Trustee or professionals employed by Debtor's Chapter 7 estate.)

<sup>1</sup> Estimated at 25% for forced liquidation.



## Record No: TEMP-26-7

Temporary Extension and Temporary  
Public Entertainment Premises  
Applications

Status: Active

Submitted On: 4/13/2026

## Applicant

 Jesus Gil  
 813-808-4845  
 [jesusgil777@yahoo.com](mailto:jesusgil777@yahoo.com)  
 8801 W Oklahoma Ave Apt 303  
303  
Milwaukee, Wisconsin 53227-4571

## Permit Information

### Temporary Extension of a Class B Premises Permit -

If you want to extend your premises for the service or sale of alcohol beyond, but contiguous to (sharing a common border; touching), your licensed premises .

The common council must approve the extension prior to use.

It will be reviewed by the Planning, Code Enforcement, Health, and Police Departments.

### Temporary Public Entertainment Permit -

This permit is needed if you do not hold a Public Entertainment Premises Permit or if you do hold a Public Entertainment Premises License but are having entertainment that is not approved under that license.

(See your public entertainment premises license for the approved entertainment.)

## Application Information

Do you have a Class B Tavern License?\*

No

**If you chose "No", you do not qualify for a premise extension for alcohol.**

**What type of permit(s) are you applying for? \***

Temporary Public Entertainment Permit

**List the type of temporary public entertainment you are requesting.\***

Outdoor amplified music and public speaking for a church outreach event.

**Name of Event**

Esperanza Viva

**Requesting Number of Days\***

0

### **Temporary Public Entertainment Information**

**Temporary Public Entertainment Date(s)**

06/26/2026

**Temporary Public Entertainment Event Location**

5401 W Burnham St.

**Temporary Public Entertainment Event Start & End Time**

5-9pm

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### **Applicant / License Agent Information**

**Applicant Last Name \***

Gil

**Applicant First Name\***

Jesus

**Applicant Middle Initial**

E

**Mailing Address\***

8801 W Oklahoma Ave. Apt. 303

**City\***

Milwaukee

**State\***

WI

Zip Code\*

53227

Phone Number\* ?

8138084845

E-Mail Address\* ?

jesusgil777@yahoo.com

---

## Business Information

DBA/Trade/Business Name \*

Iglesia de Dios Agua en el Desierto

Business Address (License Location)\*

5401 W Burnham St.

Business Zip Code\*

53219

Business Phone Number\*

8138084845

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## Other Licenses or Permits that may be needed for your event:

Is your event a block party, church festival, concert, parade, carnival, or other large gathering?\*

No

Is your event going to be held on public property (street, sidewalk, etc.)\*

No

Will your event be held on private property, have more than 21 people, and will obstruct public property (street, sidewalk, etc.)\*

No

Will you be putting up any tents that are 400 square feet or larger?\*

No

Will hot food be kept warm and served outside?\*

Yes

If you answered yes to having hot food, contact the Health Department to see if you need an additional food license or permit and/or an inspection of the premises.

I understand I may also need to have a food license or permit and/or an inspection of the premises.\*



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## Acceptance & Signature

I understand that I must submit a fee payment in order for my application to be processed. (You will receive an email with a link to pay, once you have submitted your application.)\*



### **READ CAREFULLY BEFORE SIGNING:**

Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the applicant. Applicant agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, cannot be assigned to another.

Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

**Applicant's Digital Signature\***



Jesus Gil

Apr 13, 2026

**Failure to submit the required fee will result in your application not being processed. You will receive an email with the a link to pay the fee after you submit this application.**

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Attachments

# **Application for: Temporary Public Entertainment Permit**

Sandy B Hurtado

## **Name of Event: 5 de Mayo**

Date(s): 05/05/2026

Location: 6738 W Greenfield Ave

Event Start and End Time: 11 am-8 pm

Type of Entertainment: Live mariachi music and small-scale, family-friendly outdoor games.

# **Application for: Temporary Public Entertainment Permit**

Sandy B Hurtado

## **Name of Event: Mothers Day**

Date(s): 05/10/2026

Location: 6738 W Greenfield Ave

Event Start and End Time: 10 am-8pm

Type of Entertainment: Live mariachi music and small-scale, family-friendly outdoor games.



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Milwaukee		County Code Number 40		Report for Month/Year March 2026	
Municipal Name West Allis Municipal Court		Municipal Code Number 292		Telephone Number 414-302-8181	
I. MUNICIPAL COURT OFFICIAL		Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.)		\$ 92,056.72	\$ 92,056.72		
Adjustment (if applicable)		\$ .00	\$ .00		
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)		\$ 27,435.65	\$ 23,752.21		\$ 3,683.44
Adjustment (if applicable)		\$ .00	\$ .00		\$ .00
3. Penalty Surcharges (s. 757.05, Stats.)		\$ 21,025.24			\$ 21,025.24
Adjustment (if applicable)		\$ .00			\$ .00
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)		\$ 7,382.27		\$ 7,382.27	
Adjustment (if applicable)		\$ .00		\$ .00	
5. Driver Improvement Surcharges (s. 346.655, Stats.)		\$ 14,518.80		\$ 6,522.44	\$ 7,996.36
Adjustment (if applicable)		\$ .00		\$ .00	\$ .00
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)		\$ 9,520.12			\$ 9,520.12
Adjustment (if applicable)		\$ .00			\$ .00
7. Domestic Abuse Surcharges (s. 973.055(2)(b), Stats.)		\$ .00			\$ .00
Adjustment (if applicable)		\$ .00			\$ .00
8. Truck Weight Restrictions (Municipal Ordinances in Conformity with Ch. 348, Stats., s. 66.12(3)(c))		\$ .00	\$ .00		\$ .00
Adjustment (if applicable)		\$ .00	\$ .00		\$ .00
9. Ignition Interlock Device Surcharge (s. 343.301(5), Stats.)		\$ 950.00		\$ 950.00	
Adjustment (if applicable)		\$ .00		\$ .00	
10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s.813.125, Stats.)		\$ .00			\$ .00
Adjustment (if applicable)		\$ .00			\$ .00
11. Safe Ride Program (s. 85.55, Stats.)		\$ 1,757.08			\$ 1,757.08
Adjustment (if applicable)		\$ .00			\$ .00
12. Totals		\$ 174,645.88	\$ 115,808.93	\$ 14,854.71	Pay This Amount \$ 43,982.24

Continue onto the next page.



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: Paul M. Murphy Signature: Paul M. Murphy Date: 4-1-2026

III. TREASURER'S CERTIFICATION

I hereby certify that the above amount due the state has been received. After so certifying, a copy of this report will be returned to the signer of this report as a receipt, and the stated amount will be remitted to the Department of Administration with this report.

Treasurer: Corinne Zurad Date: 4-15-2026

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name:	Telephone Number	Email Address
<u>Ann Drosen</u>	<u>414-302-8181</u>	<u>adrosen@westalliswi.gov</u>

<b>Part A: Producer Information</b>			
1. Business Legal Name (individual name if sole proprietor) Naus Brewing LLC			
2. Business Name or DBA Perspective Brewing Company		3. Agent Name Daniel Naus	
4. FEIN 85-2391564		5. Wisconsin Seller's Permit Number 456-1030828149-04	
6. Wisconsin Producer Permit Number 309-1030828149-06		7. Producer Type <input checked="" type="checkbox"/> Brewery <input type="checkbox"/> Winery <input type="checkbox"/> Liquor Manufacturer/Rectifier	
8. Contact Person's First Name Daniel		9. Last Name Naus	10. M.I. P
11. Contact Person's Phone (262) 994-1089		12. Contact Person's Email dan@perspectivebrewing.com	

<b>Part B: Production Quantity</b>		
<b>Note:</b> Check appropriate quantity for permit held (see instructions). If you hold more than one producer permit, check the total aggregate quantity produced for each type of permit. Enter the highest quantity produced in any of the last three calendar years.		
<b>Brewery</b>	<b>Manufacturer/Rectifier</b>	<b>Winery</b>
<input type="checkbox"/> Less than 250 barrels	<input type="checkbox"/> Less than 1,500 liters	<input type="checkbox"/> Less than 1,000 gallons
<input checked="" type="checkbox"/> 250 - 2,499 barrels	<input type="checkbox"/> 1,500 - 4,999 liters	<input type="checkbox"/> 1,000 - 4,999 gallons
<input type="checkbox"/> 2,500 - 7,499 barrels	<input type="checkbox"/> 5,000 - 34,999 liters	<input type="checkbox"/> 5,000 - 24,999 gallons
<input type="checkbox"/> 7,500 or more barrels	<input type="checkbox"/> 35,000 or more liters	<input type="checkbox"/> 25,000 or more gallons
Calendar year: 2025	Calendar year:	Calendar year:
Quantity: 254.5	Quantity:	Quantity:

**Complete only ONE of Part C, D or E.**

<b>Part C: Request for Full-Service Retail Sales at the Production Premises</b>				
1. Start Date		2. Production Premises Address		
3. City		4. State	5. Zip Code	
6. County		7. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of:		

<b>Part D: Request for Fixed Full-Service Retail Outlet</b>				
1. Are you transferring one fixed full-service retail outlet to a new location? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, complete boxes 2 through 9.				
2. Current Outlet Name				
3. Current Outlet Premises Address				
4. City		5. State	6. Zip Code	
7. County		8. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of:		9. Premises Phone Number

Continued →

Part D: Request for Fixed Full-Service Retail Outlet (Cont.)			
<b>New Fixed Retail Outlet Information (complete boxes 10 through 23)</b>			
10. Start Date	11. New Outlet Name		
12. New Outlet Premises Address			
13. City	14. State	15. Zip Code	
16. County	17. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village		18. Premises Phone Number
of: _____			
19. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.			
20. Will you operate a restaurant on the premises? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No			
21. What alcohol beverages will be offered for sale? (check all that apply) ..... <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
22. What alcohol beverages does the permittee produce? (check all that apply) <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
23. How will customers be served? (check all that apply) ... <input type="checkbox"/> Samples <input type="checkbox"/> On-premises consumption <input type="checkbox"/> Off-premises consumption			

Part E: Request for Unlimited Transfer Full-Service Retail Outlet			
1. Name of Event (if applicable) West Allis Farmer's Market Events			
2. Dates of Operation (attach a schedule, if necessary) See attached schedule		3. Hours of Operation 12 pm - 5 pm	
4. Premises Address 6501 W National Ave			
5. City West Allis		6. State WI	7. Zip Code 53214
8. County Milwaukee		9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: West Allis	
10. Organizer of Event (if not the named applicant) Danni Sloan		11. Email and/or Phone Number for Organizer of Event dsloan@westalliswi.gov	
12. Organizer Website westallisfarmersmarket.com		13. Event Website westallisfarmersmarket.com	
14. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.  We will have our 8 foot refridgerated trailer serving out of an outdoor vendor stall. See attached map for location.			
15. On-Site Contact (Last Name, First Name) Naus, Daniel		16. On-Site Contact Phone (262) 994-1089	17. On-Site Contact Email dan@perspectivebrewing.com
18. Will you operate a restaurant on the premises? ..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
19. What alcohol beverages will be offered for sale? (check all that apply) ..... <input checked="" type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
20. What alcohol beverages does the permittee produce? (check all that apply) <input checked="" type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
21. How will customers be served? (check all that apply) ... <input type="checkbox"/> Samples <input checked="" type="checkbox"/> On-premises consumption <input checked="" type="checkbox"/> Off-premises consumption			

**Part F: Attestation**

Who must sign this application?


- sole proprietor      • general partner of a partnership      • corporate officer      • member of an LLC

**READ CAREFULLY BEFORE SIGNING:**

I understand and agree to the following:

- I will not operate this location outside of the dates and times approved by the municipality and Division of Alcohol Beverages.
- I will operate this location according to municipal ordinance and restrictions imposed as a condition of receiving this authorization.
- I will purchase alcohol beverages I do not produce from an authorized source, such as a Wisconsin-permitted wholesaler.
- I will operate this location according to Wisconsin law and administrative regulation including but not limited to: underage restrictions, closing hours, licensed operators, and record keeping requirements.

Further, under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the authorization. Further, I agree that the rights and responsibilities conferred by the authorization, if granted, will not be assigned to another individual or entity. I understand that lack of access to any portion of a premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this authorization. I understand that any authorization issued contrary to Wis. Stats. Chapter 125 shall be void under penalty of Wisconsin law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 		Date 04/21/2026	
Last Name Naus	First Name Daniel	M.I. P	
Title Owner	Email dan@perspectivebrewing.com	Phone (262) 994-1089	

**Part G: For Municipal Use Only (Complete if Requesting Authorization in Part D or E)**

1. Will the municipality limit the scope of alcohol beverages offered for sale? .....  Yes  No

2. Will the municipality impose any requirements or restrictions for the full-service retail outlet? .....  Yes  No

3. Describe municipal restrictions indicated in questions 1 or 2 above.

4. Last Name of Municipal Official	5. First Name	6. M.I.
7. Signature of Municipal Official		8. Date
9. Date Application was Filed with Clerk		10. Date Full-Service Retail Outlet Approved by Governing Body

**2026 WEST ALLIS FARMER'S MARKET DATES:**

5/2, 5/7, 5/14, 5/16, 5/21, 5/28, 5/30

6/4, 6/6, 6/11, 6/18, 6/20, 6/25

7/2, 7/9, 7/11, 7/16, 7/23, 7/25

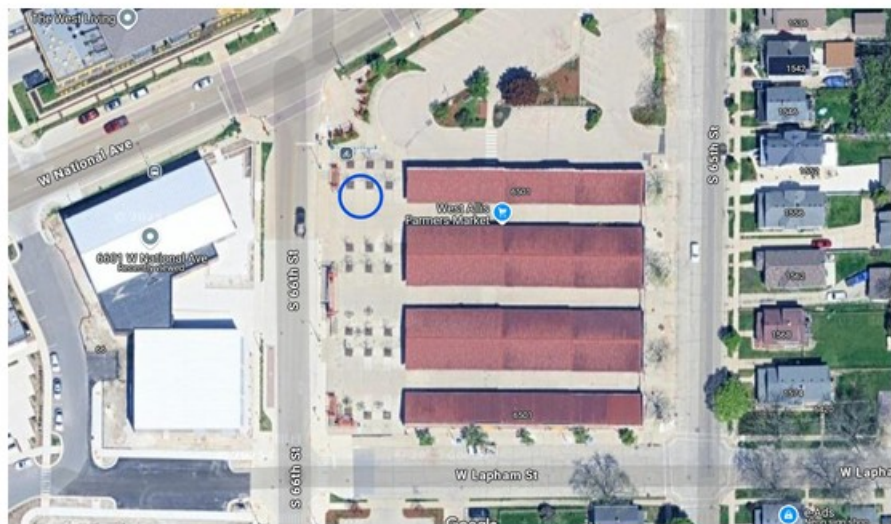
8/6, 8/8, 8/13, 8/20, 8/27, 8/29

9/3, 9/10, 9/12, 9/17, 9/24, 9/26

10/1, 10/8, 10/10, 10/15, 10/22, 10/24, 10/29

**2026 FOOD TRUCK FRIDAY DATES:**

6/12, 6/26, 7/10, 7/24, 8/21, 9/11, 9/25



**Part A: Producer Information**

1. Business Legal Name (individual name if sole proprietor) Ope Brewing Company			
2. Business Name or DBA		3. Agent Name	
4. FEIN 85-3454729		5. Wisconsin Seller's Permit Number 456-1030484705-04	
6. Wisconsin Producer Permit Number BR-WI-21286		7. Producer Type <input checked="" type="checkbox"/> Brewery <input type="checkbox"/> Winery <input type="checkbox"/> Liquor Manufacturer/Rectifier	
8. Contact Person's First Name John		9. Last Name Onopa	10. M.I. P
11. Contact Person's Phone (414) 614-4064		12. Contact Person's Email john@opebrewingco.com	

**Part B: Production Quantity**

**Note:** Check appropriate quantity for permit held (see instructions). If you hold more than one producer permit, check the total aggregate quantity produced for each type of permit. Enter the highest quantity produced in any of the last three calendar years.

Brewery	Manufacturer/Rectifier	Winery
<input type="checkbox"/> Less than 250 barrels	<input type="checkbox"/> Less than 1,500 liters	<input type="checkbox"/> Less than 1,000 gallons
<input checked="" type="checkbox"/> 250 - 2,499 barrels	<input type="checkbox"/> 1,500 - 4,999 liters	<input type="checkbox"/> 1,000 - 4,999 gallons
<input type="checkbox"/> 2,500 - 7,499 barrels	<input type="checkbox"/> 5,000 - 34,999 liters	<input type="checkbox"/> 5,000 - 24,999 gallons
<input type="checkbox"/> 7,500 or more barrels	<input type="checkbox"/> 35,000 or more liters	<input type="checkbox"/> 25,000 or more gallons
Calendar year: 2025	Calendar year:	Calendar year:
Quantity: 1833.5	Quantity:	Quantity:

**Complete only ONE of Part C, D or E.**

**Part C: Request for Full-Service Retail Sales at the Production Premises**

1. Start Date		2. Production Premises Address		
3. City			4. State	5. Zip Code
6. County			7. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: _____	

**Part D: Request for Fixed Full-Service Retail Outlet**

1. Are you transferring one fixed full-service retail outlet to a new location? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, complete boxes 2 through 9.				
2. Current Outlet Name				
3. Current Outlet Premises Address				
4. City			5. State	6. Zip Code
7. County		8. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: _____		9. Premises Phone Number

Continued →

**Part D: Request for Fixed Full-Service Retail Outlet (Cont.)**

**New Fixed Retail Outlet Information (complete boxes 10 through 23)**

10. Start Date	11. New Outlet Name		
12. New Outlet Premises Address			
13. City		14. State	15. Zip Code
16. County	17. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: _____		18. Premises Phone Number
19. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.			
20. Will you operate a restaurant on the premises? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No			
21. What alcohol beverages will be offered for sale? (check all that apply) ..... <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
22. What alcohol beverages does the permittee produce? (check all that apply) <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
23. How will customers be served? (check all that apply) ... <input type="checkbox"/> Samples <input type="checkbox"/> On-premises consumption <input type="checkbox"/> Off-premises consumption			

**Part E: Request for Unlimited Transfer Full-Service Retail Outlet**

1. Name of Event (if applicable) West Allis Farmers Market			
2. Dates of Operation (attach a schedule, if necessary) Select Fridays and Saturdays, schedule attached		3. Hours of Operation 5-8 PM Fridays, 1 - 5 PM Saturdays	
4. Premises Address 6501 W National Ave			
5. City West Allis		6. State WI	7. Zip Code 53214
8. County Milwaukee		9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: West Allis	
10. Organizer of Event (if not the named applicant)		11. Email and/or Phone Number for Organizer of Event DSloan@westalliswi.gov 414-940-1371	
12. Organizer Website <a href="https://www.westallisfarmersmarket.com/">https://www.westallisfarmersmarket.com/</a>		13. Event Website <a href="https://www.westallisfarmersmarket.com/">https://www.westallisfarmersmarket.com/</a>	
14. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.  Seasonal outdoor Farmers Market. We'll have our tap van with beer kept inside. We generally park on the southern border of the market. Mobile POS for sales records of each day.			
15. On-Site Contact (Last Name, First Name) Cnare, Chris		16. On-Site Contact Phone (608) 235-5094	17. On-Site Contact Email chris.cnare@opebrewingco.com
18. Will you operate a restaurant on the premises? ..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
19. What alcohol beverages will be offered for sale? (check all that apply) ..... <input checked="" type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
20. What alcohol beverages does the permittee produce? (check all that apply) <input checked="" type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
21. How will customers be served? (check all that apply) ... <input type="checkbox"/> Samples <input checked="" type="checkbox"/> On-premises consumption <input checked="" type="checkbox"/> Off-premises consumption			

**Part F: Attestation**

Who must sign this application?


- sole proprietor      • general partner of a partnership      • corporate officer      • member of an LLC

**READ CAREFULLY BEFORE SIGNING:**

I understand and agree to the following:

- I will not operate this location outside of the dates and times approved by the municipality and Division of Alcohol Beverages.
- I will operate this location according to municipal ordinance and restrictions imposed as a condition of receiving this authorization.
- I will purchase alcohol beverages I do not produce from an authorized source, such as a Wisconsin-permitted wholesaler.
- I will operate this location according to Wisconsin law and administrative regulation including but not limited to: underage restrictions, closing hours, licensed operators, and record keeping requirements.

Further, under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the authorization. Further, I agree that the rights and responsibilities conferred by the authorization, if granted, will not be assigned to another individual or entity. I understand that lack of access to any portion of a premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this authorization. I understand that any authorization issued contrary to Wis. Stats. Chapter 125 shall be void under penalty of Wisconsin law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 		Date 04/23/2026
Last Name Onopa	First Name John	M.I. P
Title Owner	Email john@opebrewingco.com	Phone (414) 614-4064

**Part G: For Municipal Use Only (Complete if Requesting Authorization in Part D or E)**

1. Will the municipality limit the scope of alcohol beverages offered for sale? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No		
2. Will the municipality impose any requirements or restrictions for the full-service retail outlet? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No		
3. Describe municipal restrictions indicated in questions 1 or 2 above.		
4. Last Name of Municipal Official	5. First Name	6. M.I.
7. Signature of Municipal Official		8. Date
9. Date Application was Filed with Clerk	10. Date Full-Service Retail Outlet Approved by Governing Body	

AB-105 dates for Ope Brewing Co

West Allis Farmers Market Dates

5/9, 5/23, 6/13, 6/27, 7/18, 8/1, 8/15, 8/22, 9/5, 9/19, 10/3, 10/17, 10/31, 11/7, 11/14,  
11/21, 11/28

Food Truck Friday Dates

5/29, 6/12, 6/26, 7/10, 7/24, 8/21, 9/11, 9/25

AB-105 dates for Ope Brewing Co

West Allis Farmers Market Dates

5/9, 5/23, 6/13, 6/27, 7/18, 8/1, 8/15, 8/22, 9/5, 9/19, 10/3, 10/17, 10/31, 11/7, 11/14,  
11/21, 11/28

Food Truck Friday Dates

5/29, 6/12, 6/26, 7/10, 7/24, 8/21, 9/11, 9/25

**CITY OF WEST ALLIS  
RESOLUTION R-2026-4092**

**RESOLUTION TO SATISFY AN ECONOMIC DEVELOPMENT LOAN ISSUED TO  
ETHIOPIA (MOTHERLAND OF COFFEE) COFFEE SHOP LLC**

**WHEREAS**, on April 19, 2022, the common council approved an economic development loan to Ethiopia Coffee Shop LLC in the amount of \$40,000 to open a coffee shop at 7629 West Greenfield Avenue (See R-2022-0308); and

**WHEREAS**, the business has closed and is seeking to settle all remaining debts; and

**WHEREAS**, after payments made by the borrowers, the principal balance owned on the loan is approximately \$17,000; and

**WHEREAS**, due to hardships endured by the business operators and to settle the matter with the assurance of partial payment on the balance, the City is willing to accept an upfront payment of \$7,000 in exchange for discharging and satisfying the remaining balance;

**NOW THEREFORE**, be it resolved by the Common Council of the City Of West Allis, in the State of Wisconsin, that upon payment of \$7,000, the remaining debt owed by Ethiopia Coffee Shop LLC is hereby discharged and the terms of the loan are hereby satisfied.

**SECTION 1:**        **ADOPTION** “R-2026-4092” of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2026-4092(*Added*)

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis

**CITY OF WEST ALLIS  
ORDINANCE O-2026-0341**

**ORDINANCE TO UPDATE DUTIES AND RESPONSIBILITIES FOR THE  
COMMISSION ON AGING**

**AMENDING SECTION 2.455**

**NOW THEREFORE**, the common council of the City of West Allis do ordain as follows:

**SECTION 1:** **AMENDMENT** “2.455 Commission On Aging” of the City Of West Allis Municipal Code is hereby *amended* as follows:

AMENDMENT

2.455 Commission On Aging

1. The Commission on Aging shall consist of nine (9) members appointed by the Mayor, subject to confirmation by the Common Council. At least six (6) of the members shall be ~~sixty-fifty-five (6055)~~ sixty-fifty-five (6055) years of age or older. One member shall be a representative from an agency serving older adults ~~experienced representative from Eras Senior Network~~, and two (2) members shall be representatives of the general public. No more than two (2) members may be elected to any office. The members of the Commission shall serve without compensation. The Mayor shall designate one of the members as chairperson. The initial appointments to establish the Commission shall be three (3) members for one (1) year, three (3) members for two (2) years, and three (3) members for three (3) years. Thereafter, the appointments shall be for terms of three (3) years.
2. Time and Place of Meetings. The Commission shall meet at the call of the chair ~~not less than once each month. Meetings shall normally be held at the City Hall but may, with sufficient advance announcement, be held at any suitable place within the City in order to facilitate its work.~~
3. Functions and Duties.
  - a. Advise the Common Council annually of its activities, make recommendations to the Common Council in areas affecting the welfare of ~~senior citizens~~ older adults, either upon its own initiative or upon referral of matters to it by the Common Council.
  - b. Keep advised on ~~of~~ activities of Federal, State, and County Agencies working in the area of ~~the problems of senior citizens~~ older adults and, where indicated, provide liaison with such other governmental agencies.
  - c. ~~Conduct a continuous study of the needs of senior citizens within the City through census data, questionnaires, hearings and informal discussions in the areas of housing, medical care, recreation, part time employment and other~~

- ~~concerns of senior citizens~~(Reserved).
- d. ~~Attempt to identify and catalog community resources of all kinds which are available to meet the needs of senior citizens~~(Reserved).
  - e. Recommend to appropriate agencies those community resources which should be instituted, improved or enlarged in order to meet the needs of ~~senior citizens~~older adults.
  - f. Review ~~and approve Commission and~~ Senior Center budgets for consideration by the Mayor and Common Council in order to finance its work.
  - g. Perform such other duties as may from time to time be assigned to it by the Common Council.
  - h. Cooperate with other Boards, Commissions and Committees of the City where matters affecting senior citizens are involved.
4. Senior Center.
- a. Program Responsibility. ~~The Commission shall authorize the~~The health commissioner may develop ~~ment of~~ programs and activities for the West Allis Senior Center and shall approve such programs and activities for implementation. ~~The Commission may establish rules and regulations for the administration of such programs and activities consistent with the provisions of this subsection.~~
  - b. Staff. The ~~Health Department~~health commissioner, upon approval by the Common Council, ~~shall~~may provide staff as necessary to assist the Commission in performing the duties assigned to it under this subsection. Such staff as may be provided shall perform their duties under the direction and supervision of the Health Commissioner.
  - c. Volunteers. ~~The Commission~~The health commissioner may review and approve the scope of volunteer usage, to assist in the implementation of programs and activities at the Senior Center. Volunteers shall serve without compensation or reimbursement for any expenses incurred.
  - d. Membership.
    - i. Membership for purposes of participation in Senior Center programs and activities shall be open to any resident of Milwaukee County. However, the Commission may establish a minimum age for such membership, provided that any minimum age so established does not conflict with any County, State or Federal law or regulation governing the public use of the facility for Senior Center activities and programs. The Commission may exclude from participation all persons who willfully violate rules and regulations.
    - ii. The Commission may establish and collect a reasonable fee for participation in Senior Center programs and activities.
  - e. Intergovernmental Cooperation. The Commission may cooperate, by agreement, with other governmental entities for the receipt or furnishing of services for any approved program or activity.
  - f. The ~~Commission~~health commissioner may ~~shall~~ authorize contracts for services for activities and programs conducted at the Senior Center.

- g. The ~~Commission~~ health commissioner may shall review monthly all vouchers for bills, claims and other expenses for Senior Center programs and activities.
- h. Donations and Contributions. The Commission may receive, on behalf of the City, by devise, bequest or gift, property for the purpose of operation of the Senior Center in accordance with rules which may from time to time be promulgated by the Common Council.
- i. Budget. The ~~Commission~~ health commissioner may shall review and approve Commission and Senior Center budgets for operation of programs and activities at the Senior Center.

~~5. Committees:~~

~~Committees. The Commission shall have authority to delegate and appoint members to such activity committees as may be deemed necessary from time to time to implement various projects and programs approved by the Commission. [Ord. 6267, 10/29/1996]~~

**SECTION 2:            EFFECTIVE DATE** This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Tracey Uttke, City Clerk, City Of West Allis

\_\_\_\_\_  
Dan Devine, Mayor, City Of West Allis