



**** MEETING NOTICE AND AGENDA ****

A meeting of the Board of the Wisconsin PACE Commission, a Joint Exercise of Powers Commission, shall be held on Thursday, August 10th, 2023, at 11:00 AM via Zoom web/ teleconference, to consider matters according to the following agenda:

Join Zoom Meeting

<https://us02web.zoom.us/j/87121388836>

One tap mobile: +13092053325,,87121388836# US

Call in Phone Number:(312) 626-6799,
Meeting ID: 871 2138 8836

1. Call to Order
2. Roll Call
3. Approval of the Minutes
4. APPROVAL OF **REVISED** RESOLUTION 23-12 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$951,421 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "851 SOUTH MAIN STREET" LOCATED IN WINNEBAGO COUNTY, WISCONSIN FOR **MK LOFTS, LLC** AND CERTAIN OTHER MATTERS RELATING THERETO
5. APPROVAL OF **REVISED** RESOLUTION 23-13 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$3,980,560 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "285 SAND DRIVE" LOCATED IN WASHINGTON COUNTY, WISCONSIN FOR SH PROPERTIES WEST BEND, LLC AND CERTAIN OTHER MATTERS RELATING THERETO [**UPDATED LENDER**]
6. APPROVAL OF RESOLUTION 23-14 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$2,696,261 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "6501 BRIDGE ROAD" LOCATED IN DANE

COUNTY, WISCONSIN FOR BESA MONONA, LLC AND CERTAIN OTHER MATTERS RELATING
THERE TO

7. APPROVAL OF RESOLUTION 23-15 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION
66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$2,800,000 AGAINST
CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "735 & 743 W. KEMP STREET" LOCATED IN
ONEIDA COUNTY, WISCONSIN FOR RHINELANDER COBBLESTONE, LLC AND CERTAIN OTHER
MATTERS RELATING THERETO
8. Closed Loan Report and Impact Report
9. Next Meeting Date: September 14, 2023 at 11:00am
10. Adjourn

PACE Wisconsin (PW)
PW Board of Directors
July 13, 2023
Teleconference

MINUTES

CALL TO ORDER: Chairman Miles called the meeting to order at 11:01 a.m. CST.

ROLL CALL: PRESENT: Pete Olson (Barron County), Brett (Bayfield County), Roger Calkins (Chippewa County), Patrick Miles (Dane County), Ed Benter (Dodge County), Bob Bultman (Door County), Charlie Glazman (Douglas County), James Dunning (Eau Claire County), Terry Lucas (Forest County), Harley Reabe (Green Lake County), Bruce Paull (Iowa County), Jim Braughler (Jefferson County), Samantha Kerkman (Kenosha County), Sam Bachmeier (La Crosse County), Liz Sumner (Milwaukee County), Stephanie Holman (Oconto County), Jim Winkler (Oneida County), John Cuff (Outagamie County), Melissa Kaprelian (Racine County), Mary Mawhinney (Rock County), Stacey Hessel (Sawyer County), Tom Wegner (Sheboygan County), Stephen Smith (Washburn County), Jeff Schleif (Washington County), Paul Decker (Waukesha County).

OTHERS PRESENT: Tim Mathison (Slipstream), Holly Edinger (Slipstream), Kim Johnston (Slipstream).

APPROVAL OF THE MINUTES FROM June 8, 2023, as amended. A motion for approval was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 23-12 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$951,421 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “851 SOUTH MAIN STREET” LOCATED IN WINNEBAGO COUNTY, WISCONSIN FOR MILES KIMBALL, LLC AND CERTAIN OTHER MATTERS RELATING THERETO. A motion for approval was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 23-13 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$3,980,560 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “285 SAND DRIVE” LOCATED IN WASHINGTON COUNTY, WISCONSIN FOR SH PROPERTIES WEST BEND, LLC AND CERTAIN OTHER MATTERS RELATING THERETO. A motion for approval was made and seconded. Unanimously Approved.

NEXT MEETING DATE

The next meeting of PW Board will be held on August 10, 2023, at 11:00 a.m. via teleconference.

ADJOURNMENT

Meeting was adjourned by Chairman Miles at 11:18 a.m.

RESOLUTION NO. 23-12

PACE WISCONSIN

**A RESOLUTION IMPOSING A SPECIAL CHARGE
PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN
STATUTES IN AN AMOUNT NOT TO EXCEED \$951,421.00
AGAINST CERTAIN REAL PROPERTY, SOMETIMES
KNOWN AS “851 SOUTH MAIN STREET” LOCATED IN
WINNEBAGO COUNTY, WISCONSIN FOR MK LOFTS,
LLC AND CERTAIN OTHER MATTERS RELATING
THERE TO**

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

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

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

WHEREAS, **MK LOFTS, LLC**, a Wisconsin corporation (the “Borrower(s)”) owns or is/are acquiring a parcel of commercial real property and improvements (the “Property,” a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at **851 S. MAIN STREET** in the City of **OSHKOSH** in **WINNEBAGO County**, Wisconsin (the “Project Jurisdiction”) and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the “Project”), and **INLAND GREEN CAPITAL** (including its successors and assignees, the “Lender”) has agreed to provide such financing in an amount not to exceed **\$951,421.00** (the “PACE Loan”) and is requesting the assistance of the Commission in financing the Project; and

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

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the “Financing Agreement”), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein , and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the **\$951,421.00** hereinabove stated; and

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

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

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

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

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

Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of **\$951,421.00** against the Property (the “Special Charge”). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

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

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

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

documents authorized hereby or otherwise relating to the financing contemplated hereby all be signed by the same Authorized Signatory.

Section 6. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the Secretary, or any other appropriate officers and agents of the Commission with respect to the matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

Section 7. These Resolutions shall take effect from and after their adoption; provided, that the special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as hereinabove recited.

Passed and adopted this 10TH day of August 2023

PACE WISCONSIN

Name: Jim Braughler
Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

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

PACE WISCONSIN

 Name: Jim Braughler
 Title: Secretary

_____ Number of Directors	_____ Number of Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
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_____ Number of Representative Directors	_____ Number of Representative Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
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Vote by Directors	_____ AYE	_____ NAY	_____ ABSTAIN
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Vote by Representative Directors	_____ AYE	_____ NAY	_____ ABSTAIN
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Project Jurisdiction	WINNEBAGO County
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Representative Director of Project Jurisdiction	_____ (name)
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Vote by Representative Director of Project Jurisdiction	_____ AYE	_____ NAY	_____ ABSTAIN
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Exhibit A

Legal Description

LOT 1 CSM 7845 DOC #1869792 AND #1871307 R OF D, CITY OF OSHKOSH, COUNTY OF WINNEBAGO, WISCONSIN.

EXHIBIT B

PACE Project Summary



Property Owner	MK Lofts, LLC
Address	851 S Main St.
City	Oshkosh, WI 54901
County	Winnebago County
Tax ID	90301300000
Property Type	Hospitality
Property Size	21,600
PACE Lender	Inland Green Capital
Financing Type	Current Project
High Performance Building	No



PACE Project Direct Costs	\$754,547
Program Fee	\$9,990
Commission Fee	\$951
Commission Legal Fee	\$951
Other Program Expenses	\$0
Other Soft Costs	\$185,128

PACE Financing Amount	\$951,421
Interest Rate	425bsp above 10 yr UST
Loan Term	30 Years

Mortgage Balance Total	\$4,656,000
Mortgage Balance + PACE Loan - to- Value	PASS

Primary Contractor(s)	CR Structures
Project Developer/Energy Auditor	Other PACE Contractor

Summary of Improvements	Split systemRoofing, masonry, framing, waterproofing, entrancesInterior and exterior LEDsDHW
Projected Avg. Annual Cost Savings	\$44,304
Savings Percentage Above WI Energy Code	61%
Completion Date	4th Quarter 2023
Jobs Created By Project	14.3
Projected Environmental Benefits	202.55

Status of Documentation



Property Owner

Address

County

MK Lofts, LLC
851 S Main St. Oshkosh, WI 54901
Winnebago County

Pre-Closing Document Checklist

Corporation Report

County Assessor Property Report

Final Application

Construction/Installation Contract (unsigned)

Energy Assessment

Completion Docs. (Retroactive)

Property Valuation

Capital Provider Offer to Fund

Mortgage Loan Documentation

Administrator's Preliminary Approval

PASS
PASS
PASS
PASS
PASS
N/A
PASS
PASS
Condition - Closing
PASS

PACE Commission Director's Approval

Conditional

Closing Document Checklist

Construction Contract(s) - Executed

Title Report

Mortgage Lender Consent

Property Insurance

PASS
Condition - Closing
Condition - Closing
Condition - Closing

On-Board Report & Amortization Table

Executed PACE Special Charge & Financing Agrmt

Condition - Closing
Condition - Closing

RESOLUTION NO. 23-13

PACE WISCONSIN

A RESOLUTION IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$3,980,560.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “285 SAND DRIVE” LOCATED IN WASHINGTON COUNTY, WISCONSIN FOR SH PROPERTIES WEST BEND, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

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

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

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

WHEREAS, **SH PROPERTIES WEST BEND, LLC**, a Wisconsin corporation (the "Borrower(s)") owns or is/are acquiring a parcel of commercial real property and improvements (the "Property," a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at **285 SAND DRIVE** in the City of **WEST BEND** in **WASHINGTON County**, Wisconsin (the "Project Jurisdiction") and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the "Project"), and **FORBRIGHT BANK**, (including its successors and assignees, the "Lender") has agreed to provide such financing in an amount not to exceed **\$3,980,560.00** (the "PACE Loan") and is requesting the assistance of the Commission in financing the Project; and

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

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the "Financing Agreement"), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein , and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the **\$3,980,560.00** hereinabove stated; and

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

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

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

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

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

Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of **\$3,980,560.00** against the Property (the “Special Charge”). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

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

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

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

documents authorized hereby or otherwise relating to the financing contemplated hereby all be signed by the same Authorized Signatory.

Section 6. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the Secretary, or any other appropriate officers and agents of the Commission with respect to the matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

Section 7. These Resolutions shall take effect from and after their adoption; provided, that the special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as hereinabove recited.

Passed and adopted this 10TH day of August 2023

PACE WISCONSIN

Name: Jim Braughler

Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

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

PACE WISCONSIN

Name: Jim Braughler
Title: Secretary

_____ Number of Directors	_____ Number of Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
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_____ Number of Representative Directors	_____ Number of Representative Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
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Vote by Directors	_____ AYE	_____ NAY	_____ ABSTAIN
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Vote by Representative Directors	_____ AYE	_____ NAY	_____ ABSTAIN
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Project Jurisdiction	WASHINGTON County		
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Representative Director of Project Jurisdiction	_____ (name)		
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Vote by Representative Director of Project Jurisdiction	_____ AYE	_____ NAY	_____ ABSTAIN
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Exhibit A

Legal Description

PT SE NW+SW NE CSM 7256 LOT 1 DOC 1533622, CITY OF WEST BEND, COUNTY OF WASHINGTON,
WISCONSIN.

EXHIBIT B

PACE Project Summary



Property Owner	SH Properties West Bend, LLC
Address	285 Sand Drive
City	West bend, WI 53095
County	Washington County
Tax ID	11192410027
Property Type	Other
Property Size	107,468
PACE Lender	Forbright Bank



Financing Type	Current Project
High Performance Building	No

PACE Project Direct Costs	\$3,659,390
Program Fee	\$29,623
Commission Fee	\$3,083
Commission Legal Fee	\$2,500
Other Program Expenses	\$0
Other Soft Costs	\$0

PACE Financing Amount	\$3,980,560
Interest Rate	425 bsp over UST 10 yr
Loan Term	30 Years

Mortgage Balance Total	\$20,921,000
Mortgage Balance + PACE Loan - to- Value	PASS

Primary Contractor(s)	American Construction Services
Project Developer/Energy Auditor	Donovan Energy

Summary of Improvements	High efficiency HVAC, additional details in Energy Model report High efficiency wall systems, roof, windows and doors, see energy report for additional details.
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Projected Avg. Annual Cost Savings	\$9,206,454
Savings Percentage Above WI Energy Code	15%
Completion Date	Quarter
Jobs Created By Project	46.2
Projected Environmental Benefits	123.00

Status of Documentation



Property Owner

SH Properties West Bend, LLC

Address

285 Sand Drive West bend, WI 53095

County

Washington County

Pre-Closing Document Checklist

Corporation Report

PASS

County Assessor Property Report

PASS

Final Application

PASS

Construction/Installation Contract (unsigned)

PASS

Energy Assessment

Conditional

Completion Docs. (Retroactive)

N/A

Property Valuation

PASS

Capital Provider Offer to Fund

PASS

Mortgage Loan Documentation

PASS

Administrator's Preliminary Approval

PASS

PACE Commission Director's Approval

Conditional

Closing Document Checklist

Construction Contract(s) - Executed

PASS

Title Report

Condition - Closing

Mortgage Lender Consent

Condition - Closing

Property Insurance

Condition - Closing

On-Board Report & Amortization Table

Condition - Closing

Executed PACE Special Charge & Financing Agrmt

Condition - Closing

RESOLUTION NO. 23-14

PACE WISCONSIN

A RESOLUTION IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$2,696,261.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “6501 BRIDGE ROAD” LOCATED IN DANE COUNTY, WISCONSIN FOR BESA MONONA, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

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

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

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

WHEREAS, **BESA MONONA, LLC**, a Wisconsin corporation (the “Borrower(s)”) owns or is/are acquiring a parcel of commercial real property and improvements (the “Property,” a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at **6501 Bridge Road** in the City of **MONONA** in **DANE County**, Wisconsin (the “Project Jurisdiction”) and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the “Project”), and **ONE COMMUNITY BANK**, (including its successors and assignees, the “Lender”) has agreed to provide such financing in an amount not to exceed **\$2,696,261.00** (the “PACE Loan”) and is requesting the assistance of the Commission in financing the Project; and

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

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the “Financing Agreement”), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein , and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the **\$2,696,261.00** hereinabove stated; and

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

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

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

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

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

Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of **\$2,696,261.00** against the Property (the “Special Charge”). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

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

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

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

documents authorized hereby or otherwise relating to the financing contemplated hereby all be signed by the same Authorized Signatory.

Section 6. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the Secretary, or any other appropriate officers and agents of the Commission with respect to the matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

Section 7. These Resolutions shall take effect from and after their adoption; provided, that the special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as hereinabove recited.

Passed and adopted this 10TH day of August 2023

PACE WISCONSIN

Name: Jim Braughler

Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

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

PACE WISCONSIN

 Name: Jim Braughler
 Title: Secretary

_____ Number of Directors	_____ Number of Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
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_____ Number of Representative Directors	_____ Number of Representative Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
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Vote by Directors	_____ AYE	_____ NAY	_____ ABSTAIN
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Vote by Representative Directors	_____ AYE	_____ NAY	_____ ABSTAIN
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Project Jurisdiction	DANE County
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Representative Director of Project Jurisdiction	_____ (name)
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Vote by Representative Director of Project Jurisdiction	_____ AYE	_____ NAY	_____ ABSTAIN
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Exhibit A

Legal Description

Tax ID: 258/0710-292-2234-7, City of Monona, County of Dane, Wisconsin.

EXHIBIT B

PACE Project Summary



Property Owner	Besa Monona, LLC
Address	6501 Bridge Road
City	Madison, WI 53713
County	Dane County
Tax ID	258/0710-292-2234-7
Property Type	Mixed Use
Property Size	43,875
PACE Lender	One Community Bank
Financing Type	Current Project
High Performance Building	No



PACE Project Direct Costs	\$4,497,517
Program Fee	\$26,142
Commission Fee	\$2,696
Commission Legal Fee	\$2,500
Other Program Expenses	\$0
Other Soft Costs	\$79,962

PACE Financing Amount	\$2,696,261
Interest Rate	8.50%
Loan Term	30 Years

Mortgage Balance Total	\$8,100,000
Mortgage Balance + PACE Loan - to- Value	PASS

Primary Contractor(s)	1848 Construction, Inc.
Project Developer/Energy Auditor	EE Consultants, LLC

Summary of Improvements	Envelope- Wall Upgrade Envelope-Window Upgrade Envelope-Roof Upgrade Envelope-Window Upgrade Lighting- Interior LED Lighting- Exterior LED SDHW- Low Flow Fixtures Geothermal Heat pumps DHW- Heater
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Projected Avg. Annual Cost Savings	\$20,710
Savings Percentage Above WI Energy Code	24%
Completion Date	3rd Quarter 2024
Jobs Created By Project	40.4
Projected Environmental Benefits (metric tons CO2e)	84.83

Status of Documentation



Property Owner

Besa Monona, LLC

Address

6501 Bridge Road Madison, WI 53713

County

Dane County

Pre-Closing Document Checklist

Corporation Report

PASS

County Assessor Property Report

PASS

Final Application

PASS

Construction/Installation Contract (unsigned)

PASS

Energy Assessment

PASS

Completion Docs. (Retroactive)

N/A

Property Valuation

PASS

Capital Provider Offer to Fund

PASS

Mortgage Loan Documentation

PASS

Administrator's Preliminary Approval

PASS

PACE Commission Director's Approval

Conditional

Closing Document Checklist

Construction Contract(s) - Executed

Condition - Closing

Title Report

Condition - Closing

Mortgage Lender Consent

Condition - Closing

Property Insurance

Condition - Closing

On-Board Report & Amortization Table

Condition - Closing

Executed PACE Special Charge & Financing Agrmt

Condition - Closing

RESOLUTION NO. 23-15

PACE WISCONSIN

A RESOLUTION IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$2,800,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “735 & 743 WEST KEMP STREET” LOCATED IN ONEIDA COUNTY, WISCONSIN FOR RHINELANDER COBBLESTONE, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

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

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

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

WHEREAS, **RHINELANDER COBBLESTONE, LLC**, a Wisconsin corporation (the “Borrower(s)”) owns or is/are acquiring a parcel of commercial real property and improvements (the “Property,” a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at **735 & 743 WEST KEMP STREET** in the City of **RHINELANDER** in **ONEIDA County, Wisconsin** (the “Project Jurisdiction”) and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the “Project”), and **PACE EQUITY, LLC**, (including its successors and assignees, the “Lender”) has agreed to provide such financing in an amount not to exceed \$2,800,000.00 (the “PACE Loan”) and is requesting the assistance of the Commission in financing the Project; and

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

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the “Financing Agreement”), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein , and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the **\$2,800,000.00** hereinabove stated; and

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

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

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

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

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

Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of **\$2,800,000.00** against the Property (the “Special Charge”). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

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

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

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

documents authorized hereby or otherwise relating to the financing contemplated hereby all be signed by the same Authorized Signatory.

Section 6. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the Secretary, or any other appropriate officers and agents of the Commission with respect to the matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

Section 7. These Resolutions shall take effect from and after their adoption; provided, that the special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as hereinabove recited.

Passed and adopted this 10TH day of August 2023

PACE WISCONSIN

Name: Jim Braughler
Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

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

PACE WISCONSIN

Name: Jim Braughler
Title: Secretary

_____ Number of Directors	_____ Number of Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
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_____ Number of Representative Directors	_____ Number of Representative Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
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Vote by Directors	_____ AYE	_____ NAY	_____ ABSTAIN
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Vote by Representative Directors	_____ AYE	_____ NAY	_____ ABSTAIN
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Project Jurisdiction	ONEIDA County		
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Representative Director of Project Jurisdiction	_____ (name)		
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Vote by Representative Director of Project Jurisdiction	_____ AYE	_____ NAY	_____ ABSTAIN
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Exhibit A

Legal Description

Parcel 1:

A parcel of land located in Government Lot Four (4), Section One (1), Township Thirty-six (36) North, Range Eight (8) East, City of Rhinelander, Oneida County, Wisconsin, described as follows: Commencing at the Southeast corner of said Section One (1); thence North 65° 53' 55" West, a distance of 1350.82 feet, to an iron pipe; thence South 81° 40' 10" West, a distance of 70.54 feet, to an iron pipe on the Northerly bank of the Wisconsin River and point of Beginning; thence leaving said river bank North 10° 27' 50" West, a distance of 204.20 feet, to a PK nail on the Southerly right of way line of Kemp Street; thence along said right of way line along the arc of a curve concave to the Southeast having a radius of 2486.60 feet and a long chord which bears South 65° 21' 20" West, 176.21 feet, a distance of 176.25 feet, to an iron pipe; thence leaving said right of way line South 18° 24' 10" East, a distance of 238.98 feet, to an iron pipe on the Northerly bank of the Wisconsin River; thence along the meander line of the Wisconsin River North 50° 47' 55" East, a distance of 157.21 feet, to the end of the meander line and point of beginning. Including those lands lying between the above described meander line and the river's edge. Grantor's reserving an Easement 30' X 20' in the Northwest corner of above described lands and as shown on Genisot Map No 9846 and an Easement 20' in width along the North line of the above described parcel and as shown on Genisot Map No. 6768.

For informational purposes only:

Property Address: 735 W Kemp St, Rhinelander, WI 54501

Tax Key Number: RH-9001-1505

Parcel 2:

That part of Government Lot Four (4), Section One (1), Township Thirty-six (36) North, Range Eight (8) East, City of Rhinelander, Oneida County, Wisconsin, described as follows: Commencing at the Southeast corner of Section 1, Township 36 North, Range 8 East, thence N 65° 29' 50" W., 1350.73' to an iron pipe on the northerly shore of the Wisconsin River; thence S. 81° 40' 10" W., 70.50' to an iron pipe; thence S. 50° 47' 55" W., 157.21' to an iron pipe; thence N. 18° 24' 10" W., 238.98' to an iron pipe and the Place of Beginning; thence retracing the last bearing S. 18° 24' 10" E., 238.98' to an iron pipe; thence S. 50° 47' 55" W., 100.00' to an iron pipe; thence N. 86° 31' 40" W., 158.67' to an iron pipe; thence N. 41° 16' W., 121.33' to an iron pipe; thence N. 7° 49' 20" E., 56.47' to a highway right-of-way post; thence northeasterly along the southerly right-of-way of U.S. Highway 8 to the Place of Beginning.

For informational purposes only:

Property Address: 743 W Kemp St., Rhinelander, WI 54501

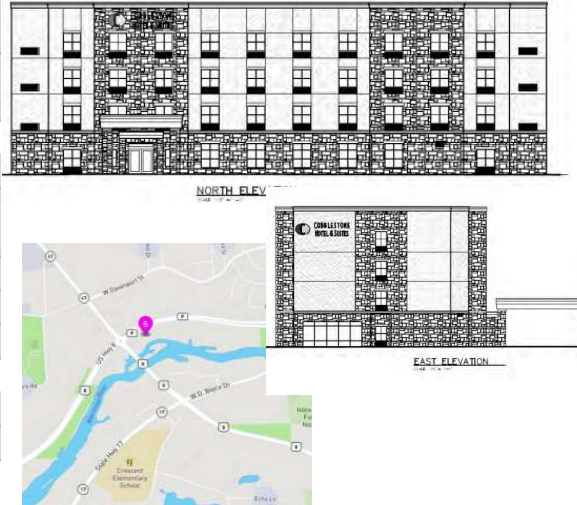
Tax Key Number: RH-9001-1503

EXHIBIT B

PACE Project Summary



Property Owner	Rhineland Cobblestone, LLC
Address	735 & 743 W. Kemp St.
City	Rhineland, WI 54501
County	Oneida County
Tax ID	RH-9001-1503, RH-9001-1505
Property Type	Hospitality
Property Size	36,868
PACE Lender	PACE Equity, LLC
Financing Type	Current Project
High Performance Building	20% Code



PACE Project Direct Costs	\$2,400,000
Program Fee	\$27,075
Commission Fee	\$2,800
Commission Legal Fee	\$2,500
Other Program Expenses	\$0
Other Soft Costs	\$320,131

PACE Financing Amount	\$2,800,000
Interest Rate	7.20%
Loan Term	30 Years

Mortgage Balance Total	\$4,650,000
Mortgage Balance + PACE Loan - to- Value	PASS

Primary Contractor(s)	RIMARK BUILDERS CONSTRUCTION
Project Developer/Energy Auditor	Other PACE Contractor

Summary of Improvements	Installation of building envelope that exceeds IECC 2015 requirements. Installation of high efficiency condensing furnaces with high efficiency condensing units on the first floor. Installation of Package Terminal Heat Pumps In lieu of Package Terminal
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Projected Avg. Annual Cost Savings	\$44,031
Savings Percentage Above WI Energy Code	34%
Completion Date	3rd Quarter 2024
Jobs Created By Project	42
Projected Environmental Benefits (metric tons CO2e)	194.60

Status of Documentation



Property Owner

Rhineland Cobblestone, LLC

Address

735 & 743 W. Kemp St. Rhineland, WI 54501
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County

Oneida County

Pre-Closing Document Checklist

Corporation Report

PASS

County Assessor Property Report

PASS

Final Application

PASS

Construction/Installation Contract (unsigned)

PASS

Energy Assessment

Conditional

Completion Docs. (Retroactive)

N/A

Property Valuation

PASS

Capital Provider Offer to Fund

PASS

Mortgage Loan Documentation

PASS

Administrator's Preliminary Approval

PASS

PACE Commission Director's Approval

Conditional

Closing Document Checklist

Construction Contract(s) - Executed

PASS

Title Report

PASS

Mortgage Lender Consent

Condition - Closing

Property Insurance

Condition - Closing

On-Board Report & Amortization Table

Condition - Closing

Executed PACE Special Charge & Financing Agrmt

Condition - Closing

PACE WI Closed Loan Report

As of 2023-08-03 12:54:38 Central Standard Time/CST • Generated by Holly Edinger • Sorted by Date Closed (Descending)

PACE Financing Number	Date Closed	County (Zip)	Project Name	PACE Financing Amount	Financing Term	PACE Capital Provider	Property Type	PACE Program Fees	Value of Property	Avg Annual Savings (\$)	Total Energy Savings %
01_000093	6/28/2023	Sawyer County	Winter Coop	\$292,500.00	20	Inland Green Capital	Retail	\$3,656.25	\$1,200,000	\$41,840	38%
01_000092	6/2/2023	Chippewa County	Riverstone Hotel Chippewa	\$2,910,000.00	27	Petros PACE Finance, LLC	Hospitality	\$33,475.00	\$9,700,000	\$19,039	22%
01_000091	4/28/2023	Sheboygan County	Home2 Suites Sheboygan	\$4,627,500.00	30	Nuveen Green Capital	Hospitality	\$50,650.00	\$16,900,000	\$6,393	17%
01_000090	3/22/2023	Washington County	F Street Development Germantown	\$4,535,000.00	25	PACE Equity, LLC	Industrial	\$49,725.00	\$38,700,000	\$78,869	33%
01_000089	3/17/2023	Outagamie County	F Street Appleton 3	\$1,890,520.00	25	PACE Equity, LLC	Industrial	\$23,280.20	\$19,020,000	\$68,020	22%
01_000088	2/13/2023	Outagamie County	Urbane 115	\$2,107,828.00	25	Petros PACE Finance, LLC	Mixed Use	\$25,453.28	\$11,570,000	\$159,578	24%
01_000087	2/1/2023	Bayfield County	The St. James	\$896,000.00	25	PACE Loan Group, LLC	Hospitality	\$11,200.00	\$2,560,000	\$63,254	21%
01_000086	10/31/2022	Dane County	Peloton Residences	\$1,000,000.00	30	One Community Bank	Mixed Use	\$12,500.00	\$51,500,000	\$65,094	15%
01_000085	9/16/2022	Dane County	Middleton Center 3	\$2,400,000.00	30	Nuveen Green Capital	Mixed Use	\$28,375.00	\$20,500,000	\$62,897	17%
01_000084	8/15/2022	Marathon County	Mosinee Hotel	\$1,782,000.00	25	Northern State Bank	Hospitality	\$22,195.00	\$350,000	\$15,060	16%
01_000083	8/7/2022	Dane County	Paoli Seven Acre Dairy	\$3,026,996.00	25	Nuveen Green Capital	Hospitality	\$34,644.96	\$14,009,688	\$37,403	28%
01_000081	8/1/2022	Forest County	Nicolet Hardwood	\$1,500,000.00	20	German American State Bank	Industrial	\$18,750.00	\$3,640,000	\$421,634	3%
01_000082	7/28/2022	Milwaukee County	Oak Creek Hotel (OCB)	\$1,217,685.00	25	One Community Bank	Hospitality	\$15,221.06	\$15,480,000	\$13,729	13%
01_000080	7/18/2022	Brown County	The Common Place	\$4,657,810.19	25	Petros PACE Finance, LLC	Multifamily	\$50,953.10	\$21,000,000	\$53,283	23%
01_000079	6/14/2022	Winnebago County	Woodstock Village Oshkosh	\$1,000,000.00	25	One Community Bank	Multifamily	\$12,500.00	\$12,430,000	\$56,654	
01_000078	6/1/2022	Milwaukee County	The Broadacre, Oak Creek	\$2,400,000.00	25	PACE Loan Group, LLC	Multifamily	\$28,375.00	\$41,620,000	\$169,455	
01_000077	6/1/2022	Eau Claire County	Wilson Square Phase II	\$2,365,000.00	25	PACE Loan Group, LLC	Multifamily	\$28,025.00	\$25,000,000	\$108,849	
01_000076	5/31/2022	Washington County	Krescent Valley Dairy	\$185,000.00	20	German American State Bank	Agriculture	\$2,312.50	\$475,000	\$27,737	
01_000075	5/27/2022	Outagamie County	Stoney Brook Storage	\$540,000.00	25	One Community Bank	Retail	\$6,750.00	\$7,610,000	\$20,194	
01_000074	4/29/2022	Brown County	Legacy Hotel Green Bay	\$4,770,000.00	25	One Community Bank	Hospitality	\$52,075.00	\$46,200,000	\$153,890	
01_000072	4/28/2022	La Crosse County	Holmen Assisted Living	\$1,851,292.00	25	PACE Loan Group, LLC	Multifamily	\$22,887.92	\$22,000,000	\$80,132	
01_000073	4/28/2022	Brown County	Bellevue Assisted Living	\$1,828,000.00	25	PACE Loan Group, LLC	Multifamily	\$22,655.00	\$22,700,000	\$77,909	
01_000071	4/15/2022	Winnebago County	Discovery Point Apartments	\$556,000.00	25	One Community Bank	Multifamily	\$6,950.00	\$5,426,000	\$35,605	
01_000070	3/17/2022	Dane County	Moxy Hotel (last CRM app)	\$3,500,000.00	25	One Community Bank	Hospitality	\$39,375.00	\$45,000,000	\$170,060	
01_000069	3/17/2022	Dane County	West Wilson Apartments	\$1,000,000.00	20	State Bank of Cross Plains	Multifamily	\$12,500.00	\$13,215,000	\$38,158	
01_000068	3/15/2022	Waukesha County	Spring Hill Suites Menomonee Falls	\$2,668,500.00	25	One Community Bank	Hospitality	\$31,060.00	\$17,800,000	\$107,745	
01_000067	1/31/2022	Racine County	300 Main Street_Racine_TigerOp	\$308,000.00	25	Inland Green Capital	Mixed Use	\$3,850.00	\$800,000	\$14,344	
01_000066	1/20/2022	Pierce County	700 S Main_Sycamore of River Falls	\$2,328,181.00	30	PACE Equity, LLC	Other	\$27,656.81	\$22,100,000	\$12,802	
01_000065	12/23/2021	Waukesha County	New Perspective Waukesha Assisted	\$7,270,958.00	27	PACE Equity, LLC	Other	\$77,084.58	\$44,500,000	\$290,472	
01_000063	12/21/2021	Dane County	Hidden Creek 2 Residences	\$1,000,000.00	25	One Community Bank	Multifamily	\$12,500.00	\$14,740,000	\$122,735	
01_000064	12/21/2021	Milwaukee County	New Perspective Ballpark Commons	\$8,003,461.00	27	PACE Equity, LLC	Other	\$84,409.61	\$47,800,000	\$425,989	
01_000061	12/17/2021	Waupaca County	Cobblestone Fremont	\$861,260.00	25	Nuveen Green Capital	Hospitality	\$10,765.75	\$6,400,000	\$31,176	
01_000062	12/16/2021	Racine County	Verdant Hotel Racine (Loan A & B)_M	\$7,684,332.00	20	Twain Financial Partners	Hospitality	\$81,218.32	\$3,700,000	\$101,763	
01_000060	10/26/2021	Brown County	De Pere Hotel	\$2,340,000.00	25	Petros PACE Finance, LLC	Hospitality	\$27,775.00	\$7,800,000	\$107,295	
01_000058	9/17/2021	Outagamie County	208 W Main St. _LittleChute Cobblest	\$1,100,000.00	20	Nuveen Green Capital	Hospitality	\$13,750.00	\$6,962,000	\$36,011	
01_000057	9/3/2021	Dane County	1121 South Park St	\$500,000.00	22	State Bank of Cross Plains	Mixed Use	\$6,250.00	\$12,532,000	\$68,305	
01_000056	8/17/2021	Winnebago County	Banta 460 Ahnaip Street	\$1,723,561.00	29	Inland Green Capital	Mixed Use	\$21,544.51	\$10,600,000	\$100,230	
01_000055	8/6/2021	Winnebago County	The Brin	\$1,978,050.00	24	Nuveen Green Capital	Mixed Use	\$24,155.50	\$13,075,000	\$90,591	
01_000054	7/13/2021	Dane County	John Nolan Hotel	\$170,353.00	20	Baker Tilly	Hospitality	\$2,129.41	\$9,578,800	\$12,947	
01_000053	6/23/2021	Winnebago County	Annex 71	\$5,625,000.00	25	Petros PACE Finance, LLC	Multifamily	\$60,625.00	\$22,500,000	\$270,353	
01_000052	6/11/2021	Dane County	SCC Mixed Use - Commercial	\$685,000.00	23	Twain Financial Partners	Mixed Use	\$8,562.50	\$2,920,000	\$34,386	
01_000051	6/11/2021	Dane County	SCC Mixed Use - Residential	\$2,490,500.00	24	Twain Financial Partners	Mixed Use	\$29,280.00	\$2,920,000	\$167,896	
01_000050	5/25/2021	Dane County	The Masters 2 Residences	\$1,500,000.00	25	One Community Bank	Multifamily	\$18,750.00	\$6,389,900	\$78,243	
01_000049	5/14/2021	Marathon County	Nidus- amt. increase	\$111,044.00	25	Inland Green Capital	Hospitality	\$2,000.00	\$4,280,000	\$69,979	
01_000048	4/30/2021	Washington County	Badger Packaging	\$1,420,581.00	20	PACE Equity, LLC	Industrial	\$17,757.26	\$3,700,000	\$308,960	
01_000047	2/3/2021	Eau Claire County	Wilson Square	\$1,175,000.00	25	PACE Loan Group, LLC	Multifamily	\$14,687.50	\$8,000,000	\$65,492	
01_000046	1/28/2021	Douglas County	Superior Hotel	\$2,275,000.00	25	Petros PACE Finance, LLC	Hospitality	\$27,125.00	\$9,100,000	\$115,258	

01_000045	1/22/2021	Calumet County	Lakeshore Ridge Apartments	\$1,298,164.00	25	One Community Bank	Multifamily	\$16,227.05	\$10,980,000	\$122,862	
01_000044	1/21/2021	Dane County	Newport Shores	\$4,000,000.00	25	German American State Bank	Mixed Use	\$44,375.00	\$18,449,508	\$260,111	
01_000043	12/17/2020	Winnebago County	North Koeller St Hotel	\$4,000,000.00	25	Petros PACE Finance, LLC	Hospitality	\$44,375.00	\$16,000,000	\$180,927	
01_000042	12/16/2020	Marathon County	Nidus Holdings	\$820,000.00	25	Inland Green Capital	Hospitality	\$10,250.00	\$4,280,000	\$69,979	
01_000036	12/14/2020	Dane County	KPW Hospitality	\$2,040,807.00	27	Twain Financial Partners	Hospitality	\$24,783.07	\$12,920,000	\$59,190	
01_000041	11/3/2020	Shawano County	Green Valley Dairy	\$3,000,000.00	11	German American State Bank	Agriculture	\$34,375.00	\$18,700,000	\$155,417	
01_000040	11/1/2020	Manitowoc County	Two Rivers Hotel	\$1,000,000.00	25	One Community Bank	Hospitality	\$12,500.00	\$5,050,000	\$37,010	
01_000039	10/22/2020	Dane County	Oakmont Senior Living	\$2,250,847.00	25	Twain Financial Partners	Multifamily	\$26,883.47	\$21,100,000	\$105,765	
01_000038	9/30/2020	Brown County	520 N Broadway	\$1,011,520.00	26	Nuveen Green Capital	Mixed Use	\$12,644.00	\$9,700,000	\$55,471	
01_000035	9/30/2020	Dane County	Hotel Indigo Phase 2	\$3,169,031.00	23	Nuveen Green Capital	Hospitality	\$36,065.31	\$31,889,000	\$85,449	
01_000037	9/29/2020	Calumet County	Appleton Industrial	\$1,998,390.00	25	PACE Equity, LLC	Industrial	\$24,358.90	\$15,400,000	\$21,273	
01_000034	8/19/2020	Rock County	Janesville Cobblestone Hotel	\$1,225,000.00	25	Nuveen Green Capital	Hospitality	\$15,312.50	\$5,410,000		
01_000033	8/12/2020	Dane County	210 S Dickinson Street	\$150,000.00	20	One Community Bank	Office	\$2,000.00	\$1,420,000	\$10,031	
01_000032	7/9/2020	Outagamie County	Holiday Inn Appleton - Wisco Hotel C	\$550,000.00	20	One Community Bank	Hospitality	\$6,875.00	\$16,684,000	\$19,667	
01_000030	4/30/2020	Dane County	Oscar Mayer Station	\$7,076,579.00	25	Nuveen Green Capital	Mixed Use	\$75,140.79	\$37,900,000	\$304,600	
01_000031	4/13/2020	Rock County	Oak Park Assisted Living	\$3,343,182.00	20	Twain Financial Partners	Healthcare	\$37,806.82	\$36,460,000	\$159,700	
01_000029	3/30/2020	Bayfield County	Wild Rice Retreat - Lodging	\$867,000.00	20	PACE Loan Group, LLC	Hospitality	\$10,837.50	\$8,550,000	\$99,111	
01_000028	2/28/2020	Sheboygan County	Sheboygan Wisco Hotel	\$430,000.00	20	One Community Bank	Hospitality	\$5,375.00	\$15,642,500	\$19,384	
01_000027	1/20/2020	Winnebago County	University Lofts	\$900,000.00	25	One Community Bank	Multifamily	\$11,250.00	\$3,500,000	\$65,733	
01_000025	12/12/2019	Outagamie County	Avant Apartments	\$590,000.00	20	One Community Bank	Multifamily	\$7,375.00	\$5,639,000	\$35,172	
01_000026	12/12/2019	Columbia County	Riverwoods Eagle's Nest	\$1,600,000.00	25	One Community Bank	Healthcare	\$20,000.00	\$12,200,000	\$86,300	
01_000024	11/1/2019	Racine County	My Place Mt Pleasant	\$875,000.00	20	PACE Loan Group, LLC	Hospitality	\$10,937.50	\$8,190,000	\$43,019	
01_000020	9/18/2019	Door County	Sister Bay - Goose & Twigs	\$147,561.00	20	Nuveen Green Capital	Hospitality	\$2,000.00	\$1,200,000	\$5,839	
01_000022	9/13/2019	Washburn County	Spooner Storage Rink	\$206,071.00	20	Nuveen Green Capital	Mixed Use	\$2,575.89	\$1,030,000	\$42,223	
01_000023	9/11/2019	Milwaukee County	West Milwaukee Hotel	\$1,141,886.00	20	Baker Tilly	Hospitality	\$14,273.58	\$17,300,000	\$81,119	
01_000021	9/6/2019	Brown County	Larsen Green Condominiums	\$800,000.00	25	PACE Equity, LLC	Mixed Use	\$10,000.00	\$9,500,000	\$82,915	
01_000018	8/13/2019	Brown County	435 E Walnut- GB Press Gazette	\$249,000.00	20	Inland Green Capital	Office	\$3,112.50	\$5,300,000	\$3,814	
01_000019	8/13/2019	Brown County	533 E Walnut GB Census 2020	\$249,000.00	25	Inland Green Capital	Office	\$3,112.50	\$890,000	\$2,605	
01_000015	7/17/2019	Washington County	Hartford Hotel	\$910,000.00	20	Twain Financial Partners	Hospitality	\$11,375.00	\$7,645,000	\$45,472	
01_000017	7/17/2019	Chippewa County	Hotels International Chippewa	\$661,000.00	20	Twain Financial Partners	Hospitality	\$8,262.50	\$5,635,000	\$29,525	
01_000016	7/17/2019	Portage County	Hotels America - Stevens Point	\$900,000.00	20	Twain Financial Partners	Hospitality	\$11,250.00	\$5,400,000	\$63,890	
01_000014	7/1/2019	Milwaukee County	Drexel Hotel - TownePlace Suites	\$2,500,000.00	20	One Community Bank	Hospitality	\$29,375.00	\$14,702,400	\$110,931	
01_000013	6/27/2019	Brown County	The Hotel Northland	\$8,759,000.00	28	CCG PACE Funding	Hospitality	\$85,000.00	\$38,600,000	\$453,946	
01_000012	4/15/2019	Dane County	Prestige Worldwide	\$249,500.00	20	One Community Bank	Mixed Use	\$3,118.75	\$2,550,000	\$2,868	
01_000011	2/13/2019	Dane County	The Edge Apartments	\$1,420,000.00	20	One Community Bank	Mixed Use	\$17,750.00	\$15,750,000	\$54,763	
01_000010	12/18/2018	Winnebago County	Fox Crossing Hotel	\$850,000.00	20	Nuveen Green Capital	Hospitality	\$10,625.00	\$7,050,000	\$41,008	
01_000009	12/6/2018	Kenosha County	Weiskoph School Apartments	\$249,998.00	20	Nuveen Green Capital	Multifamily	\$3,124.98	\$2,250,000	\$2,134	
01_000008	10/25/2018	Waukesha County	Hilton Garden Inn, Brookfield Square	\$1,600,000.00	19	One Community Bank	Hospitality	\$20,000.00	\$22,000,000	\$118,819	
01_000007	7/24/2018	Dane County	Home2Suites - 2155 Rimrock Rd.	\$1,500,000.00	20	One Community Bank	Hospitality	\$18,750.00	\$18,000,000	\$90,840	
01_000006	6/5/2018	Dane County	818 Post Road	\$203,839.00	20	Nuveen Green Capital	Industrial	\$2,547.99	\$1,220,000	\$9,910	
01_000005	4/4/2018	Dane County	Velocity Mixed Use Property	\$232,996.00	20	PACE Equity, LLC	Mixed Use	\$2,912.45	\$5,200,000	\$5,206	
01_000004	2/22/2018	Jefferson County	The Waterloo Technology Center	\$249,000.00	19	One Community Bank	Office	\$3,112.50	\$2,000,000	\$47,294	
01_000003	2/21/2018	Dane County	Uniroyal Property	\$355,000.00	10	One Community Bank	Industrial	\$4,437.50	\$3,300,000	\$70,698	
01_000002	2/6/2018	Fond du Lac County	The Hotel Retlaw	\$2,373,798.00	20	PACE Equity, LLC	Hospitality	\$28,112.98	\$22,500,000	\$289,011	
01_000001	12/27/2017	Dane County	The Hotel Indigo	\$1,500,000.00	20	Nuveen Green Capital	Hospitality	\$18,750.00	\$33,800,000	\$89,832	
Total	92			\$175,561,081.19	2126			\$2,020,747.05	\$1,304,889,796	\$8,418,541	21%

PACE WI Impact Report for Comm

As of 2023-08-03 12:50:51 Central Standard Time/CST • Generated by Holly Edinger • Sorted by Date Closed (Descending)

Date Closed	County (Zip)	Project Name	Property Type	PACE Capital Provider	PACE Financing Amount	Total Energy Savings %	Electricity Saved (kWh)	Electricity Generated (kWh)	Natural Gas Savings (Therms)	Avg Annual Savings (\$)	Annual CO2 Savings
6/28/2023	Sawyer County	Winter Coop	Retail	Inland Green Capital	\$292,500.00	38%	0	0	0	\$41,840.00	0
6/2/2023	Chippewa County	Riverstone Hotel Chippewa	Hospitality	Petros PACE Finance, LLC	\$2,910,000.00	22%	57984	0	2651	\$19,039.00	43
4/28/2023	Sheboygan County	Home2 Suites Sheboygan	Hospitality	Nuveen Green Capital	\$4,627,500.00	17%	36813	0	2543	\$6,393.00	31.3
3/22/2023	Washington County	F Street Development Germantown	Industrial	PACE Equity, LLC	\$4,535,000.00	33%	554318	0	33900	\$78,869.00	448.3
3/17/2023	Outagamie County	F Street Appleton 3	Industrial	PACE Equity, LLC	\$1,890,520.00	22%	570469	0	6043	\$68,020.00	308.2
2/13/2023	Outagamie County	Urbane 115	Mixed Use	Petros PACE Finance, LLC	\$2,107,828.00	24%	199351	0	666	\$159,578.00	100
2/1/2023	Bayfield County	The St. James	Hospitality	PACE Loan Group, LLC	\$896,000.00	21%	38240	14425	0	\$63,254.00	26.2
10/31/2022	Dane County	Peloton Residences	Mixed Use	One Community Bank	\$1,000,000.00	15%	322060	0	13376	\$65,094.00	231.4
9/16/2022	Dane County	Middleton Center 3	Mixed Use	Nuveen Green Capital	\$2,400,000.00	17%	150330	0	6328	\$62,897.00	108.5
8/15/2022	Marathon County	Mosinee Hotel	Hospitality	Northern State Bank	\$1,782,000.00	16%	99219	0	795	\$15,060.00	53.6
8/7/2022	Dane County	Paoli Seven Acre Dairy	Hospitality	Nuveen Green Capital	\$3,026,996.00	28%	131967	0	4871	\$37,403.00	115.9
8/1/2022	Forest County	Nicolet Hardwood	Industrial	German American State Bank	\$1,500,000.00	3%	282025	77900	398250	\$421,634.00	2360.6
7/28/2022	Milwaukee County	Oak Creek Hotel (OCB)	Hospitality	One Community Bank	\$1,217,685.00	13%	44190	0	1708	\$13,729.00	30.5
7/18/2022	Brown County	The Common Place	Multifamily	Petros PACE Finance, LLC	\$4,657,810.19	23%	88023	0	1105	\$53,283.00	65.9
6/14/2022	Winnebago County	Woodstock Village Oshkosh	Multifamily	One Community Bank	\$1,000,000.00		243257	0	10646	\$56,654.00	222.4
6/1/2022	Milwaukee County	The Broadacre, Oak Creek	Multifamily	PACE Loan Group, LLC	\$2,400,000.00		579967	0	0	\$169,455.00	280.7
6/1/2022	Eau Claire County	Wilson Square Phase II	Multifamily	PACE Loan Group, LLC	\$2,365,000.00		636714	0	0	\$108,849.00	434.2
5/31/2022	Washington County	Krescent Valley Dairy	Agriculture	German American State Bank	\$185,000.00		0	112827	0	\$27,737.00	54.6
5/27/2022	Outagamie County	Stoney Brook Storage	Retail	One Community Bank	\$540,000.00		106796	0	1440	\$20,194.00	59.3
4/29/2022	Brown County	Legacy Hotel Green Bay	Hospitality	One Community Bank	\$4,770,000.00		1228868	0	-18349	\$153,890.00	740.6
4/28/2022	La Crosse County	Holmen Assisted Living	Multifamily	PACE Loan Group, LLC	\$1,851,292.00		247903	0	15695	\$80,132.00	252.4
4/28/2022	Brown County	Bellevue Assisted Living	Multifamily	PACE Loan Group, LLC	\$1,828,000.00		396191	0	16558	\$77,909.00	358.1
4/15/2022	Winnebago County	Discovery Point Apartments	Multifamily	One Community Bank	\$556,000.00		24582	0	40932	\$35,605.00	229.3
3/17/2022	Dane County	Moxy Hotel (last CRM app)	Hospitality	One Community Bank	\$3,500,000.00		1005246	0	-25528	\$170,060.00	550
3/17/2022	Dane County	West Wilson Apartments	Multifamily	State Bank of Cross Plains	\$1,000,000.00		86906	0	11466	\$38,158.00	104.2
3/15/2022	Waukesha County	Spring Hill Suites Menomonee Falls	Hospitality	One Community Bank	\$2,668,500.00		384510	0	3569	\$107,745.00	205.1
1/31/2022	Racine County	300 Main Street_Racine_TigerOp	Mixed Use	Inland Green Capital	\$308,000.00		23504	0	5687	\$14,344.00	41.6
1/20/2022	Pierce County	700 S Main_Sycamore of River Falls	Other	PACE Equity, LLC	\$2,328,181.00		123288	0	2344.05	\$12,802.00	73.8
12/23/2021	Waukesha County	New Perspective Waukesha Assisted Living	Other	PACE Equity, LLC	\$7,270,958.00		1396686	0	-39749	\$290,472.00	464.9
12/21/2021	Dane County	Hidden Creek 2 Residences	Multifamily	One Community Bank	\$1,000,000.00		875144	0	-17528	\$122,735.00	503.8
12/21/2021	Milwaukee County	New Perspective Ballpark Commons_Franklin	Other	PACE Equity, LLC	\$8,003,461.00		1778138	0	-39947	\$425,989.00	648.5
12/17/2021	Waupaca County	Cobblestone Fremont	Hospitality	Nuveen Green Capital	\$861,260.00		126606	0	123	\$31,176.00	61.9
12/16/2021	Racine County	Verdant Hotel Racine (Loan A & B)_Main Attr	Hospitality	Twain Financial Partners	\$7,684,332.00		1195518	0	-1020	\$101,763.00	573.2
10/26/2021	Brown County	De Pere Hotel	Hospitality	Petros PACE Finance, LLC	\$2,340,000.00		572680	0	-1137	\$107,295.00	271.1
9/17/2021	Outagamie County	208 W Main St._LittleChute Cobblestone	Hospitality	Nuveen Green Capital	\$1,100,000.00		209849	0	3898	\$36,011.00	139.1
9/3/2021	Dane County	1121 South Park St	Mixed Use	State Bank of Cross Plains	\$500,000.00		460432	0	-9496	\$68,305.00	298.1
8/17/2021	Winnebago County	Banta 460 Ahnaip Street	Mixed Use	Inland Green Capital	\$1,723,561.00		501514	0	-6504	\$100,230.00	248.3
8/6/2021	Winnebago County	The Brin	Mixed Use	Nuveen Green Capital	\$1,978,050.00		433171	0	-10355	\$90,591.00	189.3
7/13/2021	Dane County	John Nolan Hotel	Hospitality	Baker Tilly	\$170,353.00		0	90700	0	\$12,947.00	68.7
6/23/2021	Winnebago County	Annex 71	Multifamily	Petros PACE Finance, LLC	\$5,625,000.00		723305	0	0	\$270,353.00	547.5
6/11/2021	Dane County	SCC Mixed Use - Commercial	Mixed Use	Twain Financial Partners	\$685,000.00		108712	0	45	\$34,386.00	82.5
6/11/2021	Dane County	SCC Mixed Use - Residential	Mixed Use	Twain Financial Partners	\$2,490,500.00		369489	0	26857	\$167,896.00	422.3
5/25/2021	Dane County	The Masters 2 Residences	Multifamily	One Community Bank	\$1,500,000.00		370025	0	-2932	\$78,243.00	264.5
5/14/2021	Marathon County	Nidus- amt. increase	Hospitality	Inland Green Capital	\$111,044.00		565987	0	-85	\$69,979.00	428
4/30/2021	Washington County	Badger Packaging	Industrial	PACE Equity, LLC	\$1,420,581.00		2079620	0	-1789	\$308,960.00	1163.4
2/3/2021	Eau Claire County	Wilson Square	Multifamily	PACE Loan Group, LLC	\$1,175,000.00		721246	0	0	\$65,492.00	405.3
1/28/2021	Douglas County	Superior Hotel	Hospitality	Petros PACE Finance, LLC	\$2,275,000.00		119486	0	219	\$115,258.00	68.3

1/22/2021	Calumet County	Lakeshore Ridge Apartments	Multifamily	One Community Bank	\$1,298,164.00		731726	0	-17837	\$122,862.00	318
1/21/2021	Dane County	Newport Shores	Mixed Use	German American State Bank	\$4,000,000.00		857951	0	-26415	\$260,111.00	343.6
12/17/2020	Winnebago County	North Koeller St Hotel	Hospitality	Petros PACE Finance, LLC	\$4,000,000.00		575055.5	0	-240	\$180,927.00	434
12/16/2020	Marathon County	Nidus Holdings	Hospitality	Inland Green Capital	\$820,000.00		570229	0	-789	\$69,979.00	427.5
12/14/2020	Dane County	KPW Hospitality	Hospitality	Twain Financial Partners	\$2,040,807.00		227390	0	2490	\$59,190.00	185.4
11/3/2020	Shawano County	Green Valley Dairy	Agriculture	German American State Bank	\$3,000,000.00		0	2240000	0	\$155,417.00	1263.4
11/1/2020	Manitowoc County	Two Rivers Hotel	Hospitality	One Community Bank	\$1,000,000.00		106086	0	2048	\$37,010.00	91.2
10/22/2020	Dane County	Oakmont Senior Living	Multifamily	Twain Financial Partners	\$2,250,847.00		427953	0	6426	\$105,765.00	358.1
9/30/2020	Brown County	520 N Broadway	Mixed Use	Nuveen Green Capital	\$1,011,520.00		-316707	0	99819	\$55,471.00	290.4
9/30/2020	Dane County	Hotel Indigo Phase 2	Hospitality	Nuveen Green Capital	\$3,169,031.00		103039	0	108742	\$85,449.00	655.5
9/29/2020	Calumet County	Appleton Industrial	Industrial	PACE Equity, LLC	\$1,998,390.00		311154	0	2438	\$21,273.00	188.4
8/19/2020	Rock County	Janesville Cobblestone Hotel	Hospitality	Nuveen Green Capital	\$1,225,000.00		324774	0	0		245.9
8/12/2020	Dane County	210 S Dickinson Street	Office	One Community Bank	\$150,000.00		41320	0	3528	\$10,031.00	50
7/9/2020	Outagamie County	Holiday Inn Appleton - Wisco Hotel Group	Hospitality	One Community Bank	\$550,000.00		115125	0	2877	\$19,667.00	80.2
4/30/2020	Dane County	Oscar Mayer Station	Mixed Use	Nuveen Green Capital	\$7,076,579.00		1036841	0	65166	\$304,600.00	1131
4/13/2020	Rock County	Oak Park Assisted Living	Healthcare	Twain Financial Partners	\$3,343,182.00		619886	0	18288	\$159,700.00	566.4
3/30/2020	Bayfield County	Wild Rice Retreat - Lodging	Hospitality	PACE Loan Group, LLC	\$867,000.00		335.76	0	0	\$99,111.00	0.2
2/28/2020	Sheboygan County	Sheboygan Grand Hotel	Hospitality	One Community Bank	\$430,000.00		163687	0	0	\$19,384.00	123.9
1/20/2020	Winnebago County	University Lofts	Multifamily	One Community Bank	\$900,000.00		8684	0	33630	\$65,733.00	185.2
12/12/2019	Outagamie County	Avant Apartments	Multifamily	One Community Bank	\$590,000.00		118101	0	2514	\$35,172.00	80
12/12/2019	Columbia County	Riverwoods Eagle's Nest	Healthcare	One Community Bank	\$1,600,000.00		279908	0	3919	\$86,300.00	232.7
11/1/2019	Racine County	My Place Mt Pleasant	Hospitality	PACE Loan Group, LLC	\$875,000.00		150166	0	4995	\$43,019.00	111.2
9/18/2019	Door County	Sister Bay - Goose & Twigs	Hospitality	Nuveen Green Capital	\$147,561.00		13417	9888	0	\$5,839.00	17.6
9/13/2019	Washburn County	Spooner Storage Rink	Mixed Use	Nuveen Green Capital	\$206,071.00		23218.7	464374	0	\$42,223.00	274
9/11/2019	Milwaukee County	West Milwaukee Hotel	Hospitality	Baker Tilly	\$1,141,886.00		209211	0	15466	\$81,119.00	200.1
9/6/2019	Brown County	Larsen Green Condominiums	Mixed Use	PACE Equity, LLC	\$800,000.00		403995	0	20426	\$82,915.00	414.3
8/13/2019	Brown County	435 E Walnut - GB Press Gazette	Office	Inland Green Capital	\$249,000.00		65291	0	75	\$3,814.00	49.8
8/13/2019	Brown County	533 E Walnut GB Census 2020	Office	Inland Green Capital	\$249,000.00		23132	0	-473	\$2,605.00	15
7/17/2019	Washington County	Hartford Hotel	Hospitality	Twain Financial Partners	\$910,000.00		122654	0	4244	\$45,472.00	91.7
7/17/2019	Chippewa County	Hotels International Chippewa	Hospitality	Twain Financial Partners	\$661,000.00		119527	0	2524	\$29,525.00	80.6
7/17/2019	Portage County	Hotels America - Stevens Point	Hospitality	Twain Financial Partners	\$900,000.00		137297	0	4620	\$63,890.00	128.5
7/1/2019	Milwaukee County	Drexel Hotel - TownePlace Suites	Hospitality	One Community Bank	\$2,500,000.00		187341	0	12557	\$110,931.00	172.4
6/27/2019	Brown County	The Hotel Northland	Hospitality	CCG PACE Funding	\$8,759,000.00		1080099	0	138763	\$453,946.00	1554.6
4/15/2019	Dane County	Prestige Worldwide	Mixed Use	One Community Bank	\$249,500.00		30740	0	-221	\$2,868.00	22.1
2/13/2019	Dane County	The Edge Apartments	Mixed Use	One Community Bank	\$1,420,000.00		427102	0	22635	\$54,763.00	443.5
12/18/2018	Winnebago County	Fox Crossing Hotel	Hospitality	Nuveen Green Capital	\$850,000.00		233718	0	4608	\$41,008.00	156.3
12/6/2018	Kenosha County	Weiskoph School Apartments	Multifamily	Nuveen Green Capital	\$249,998.00		15361	0	0	\$2,134.00	8.7
10/25/2018	Waukesha County	Hilton Garden Inn, Brookfield Square Mall	Hospitality	One Community Bank	\$1,600,000.00		297267	0	23473	\$118,819.00	292.3
7/24/2018	Dane County	Home2Suites - 2155 Rimrock Rd.	Hospitality	One Community Bank	\$1,500,000.00		129830	0	20712	\$90,840.00	208.3
6/5/2018	Dane County	818 Post Road	Industrial	Nuveen Green Capital	\$203,839.00		3450	70400	0	\$9,910.00	55.9
4/4/2018	Dane County	Velocity Mixed Use Property	Mixed Use	PACE Equity, LLC	\$232,996.00		24231.58	0	1037.8	\$5,206.00	23.9
2/22/2018	Jefferson County	The Waterloo Technology Center	Office	One Community Bank	\$249,000.00		189745	0	-1740	\$47,294.00	97.8
2/21/2018	Dane County	Uniroyal Property	Industrial	One Community Bank	\$355,000.00		336443	0	5300	\$70,698.00	282.8
2/6/2018	Fond du Lac County	The Hotel Retlaw	Hospitality	PACE Equity, LLC	\$2,373,798.00		1529974	0	11338	\$289,011.00	1218.4
12/27/2017	Dane County	The Hotel Indigo	Hospitality	Nuveen Green Capital	\$1,500,000.00		123989	0	108802	\$89,832.00	663.5
Total	92				\$175,561,081.19	291%	32450066.54	3080514	1143041.85	\$8,418,541.00	28212.7