

**VILLAGE OF WINDSOR
RESOLUTION 2020-58**

**ACCEPTANCE OF A DEDICATION OF PUBLIC INFRASTRUCTURE AND
APPROVAL OF A RELEASE IN THE LETTER OF CREDIT
FOR WINDSOR CROSSING – VILLAGE CENTER PHASE I**

WHEREAS, Windsor Crossing, LLC (“Developer”) is developing property within the Village referred to as the Village Center Phase I of Windsor Crossing (the “Development”); and

WHEREAS, as part of the Development, the Developer is required to construct certain public infrastructure serving the Development (the “Infrastructure”); and

WHEREAS, the Developer has provided a letter of credit to the Village to secure completion of the Infrastructure (the “Letter of Credit”); and

WHEREAS, the Developer has now completed the Infrastructure and dedicated same to the Village as specifically described in the Developer’s Dedication of Public Improvements which is incorporated herein; and

WHEREAS, the Developer has requested a release in the Letter of Credit; and

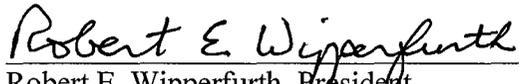
WHEREAS, the Village Engineer has reviewed the Infrastructure and approved same, and recommends approval of the Developer’s request to release the Letter of Credit; and

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor as follows:

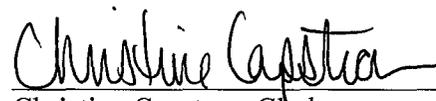
- A. The Infrastructure is hereby accepted by the Village.
- B. The Developer’s Letter of Credit for the Village Center Phase I of Windsor Crossing shall be released in its entirety, as approved by the Village Engineer, contingent upon receipt by the Village of lien waivers in a form satisfactory to the Village Engineer for all work upon which the release is based.
- C. The Developer may provide a copy of this Resolution and the attachments thereto to any third-party requesting verification of the Village's approval of the release.

The above and foregoing Resolution was duly adopted by the Village Board of the Village of Windsor, Dane County, Wisconsin at a meeting held on July 16, 2020 by a vote of 4 in favor and 0 opposed.

VILLAGE OF WINDSOR


Robert E. Wipperfurth, President

Attested by:


Christine Capstran, Clerk

Incorporated by Reference:
Petitioner Request
Dedication of Public Improvements
Engineer's Email 07-13-2020



Forward Development Group

Moving Business Forward
161 Horizon Drive, Suite 101A
Verona, WI 53593
Ph 608 848 9050
Fax 608 848 9051
forwarddevgroup.com

July 13, 2020

Village of Windsor
Attn: Jamie Rybarczyk
4084 Mueller Road
Windsor, WI 53532

Re: Windsor Crossing Letters of Credit

Dear Jamie:

Windsor Crossing, LLC has posted two irrevocable letters of credit in the amounts of \$130,349.00 for the Village Center and \$96,700 for Phase 1 of Banbury Heights. Phase 2 of Banbury Heights has \$22,072.43 (file balance attached) of funds in escrow at First American Title Company to be used for the remaining public improvements (surface paving and trees).

As the letters of credit are maturing in August we'd like to request the following:

- Village Center - The public improvements for the Village Center were completed last fall and have been paid. At this point we'd like to request a full reduction of the letter of credit (worksheet attached) as all public work has been satisfied.
- Phase 1- We are requesting a renewal of the Phase 1 letter of credit (\$96,700) as we are still working on the surface paving and tree planting for this phase.

Thank you and please let us know if you have any questions.

Sincerely,

FORWARD DEVELOPMENT GROUP

DocuSigned by:

Ron Henshue

E254C129A67A484
Ronald J. Henshue

CFO/Vice President of Operations

Enclosure(s) FATC Escrow Interest Detail (2018-2019)
Village Center at Windsor Crossing Phase 1 LOC Reduction Calculations

Interest Bearing Account Transaction Detail Report

Processing Region: NATLAC - National Commercial Services Division (529)
Office Name: 160 - Madison-NCSD (1746)
Office Address: 25 West Main Street, Suite 400, Madison, WI 53703
Office Phone/Fax: (608)204-7409 / (608)204-7414

File No.: NCS-925262-MAD	Officer: Mallory Virtue	Est. Settlement Date: 11/07/2018
Buyer: Windsor Crossing, LLC	Property: 5 lots Replat of Windsor Crossing	Settlement Date: 11/07/2018
Seller: Community Development Authority of the Village of Windsor	Windsor, WI	Disbursement Date: 11/07/2018

IBA Bank: First American Trust, FSB 5 First American Way Santa Ana, CA 92707 122241255	Beneficiary: Windsor Crossing, LLC Type: Role: IBA Other Beneficiary	Account No.: 4600059963 IBA Seq. No.: 01 IBA Type: FAST Tiered Rate IBA APY: 0.00	IBA Status: Current Balance: 22,072.43 Total Interest Paid: 42.72
Routing No.:			Open 42.72

Transaction Totals by Transaction Type

IBA Credits	
Open IBA Deposit	115,000.00
Additional Deposits	0.00
Interest Paid Deposits	42.43
Unpaid Accrued Interest Paid at Close	0.00
Total IBA Deposits	115,042.43

IBA Debits	
Partial Withdrawals	-92,970.00
Close IBA Withdrawal*	0.00
*All Deposits + Unpaid Accrued Interest Paid at Close	
Total IBA Withdrawals	-92,970.00

Transaction	Transaction ID	Doc. No.	Amount	New Balance	Transaction Status
Interest Paid	0000842938	N/A	1 45	22,072.43	Received 05/01/2020 03 49 AM
Interest Paid	0000836118	N/A	1 50	22,070.98	Received 04/01/2020 03 51 AM
Interest Paid	0000828201	N/A	1 40	22,069.48	Received 03/02/2020 03 51 AM
Interest Paid	0000820671	N/A	1 50	22,068.08	Received 02/03/2020 03 48 AM
Interest Paid	0000812434	N/A	1 50	22,066.58	Received 01/02/2020 03 47 AM
Interest Paid	0000803633	N/A	1 45	22,065.08	Received 12/02/2019 03 47 AM
Interest Paid	0000795384	N/A	1 50	22,063.63	Received 11/01/2019 05 31 AM
Interest Paid	0000786638	N/A	1 45	22,062.13	Received 10/01/2019 03 49 AM
Interest Paid	0000778428	N/A	1 50	22,060.68	Received 09/03/2019 03 49 AM
Interest Paid	0000769985	N/A	1 50	22,059.18	Received 08/01/2019 03 48 AM
Interest Paid	0000761801	N/A	1 45	22,057.68	Received 07/01/2019 03 47 AM

Interest Bearing Account Transaction Detail Report

Processing Region NATLAC - National Commercial Services Division 0
 Office Name 160 - Madison-NCSD (1746)
 File No. NCS-925262-MAD

Interest Paid	0000753907	N/A	1 50	22,056.23	Received 06/03/2019 03 47 AM
Interest Paid	0000745667	N/A	1 45	22,054.73	Received 05/01/2019 03 15 AM
Interest Paid	0000737827	N/A	1 50	22,053.28	Received 04/01/2019 03 15 AM
Interest Paid	0000730346	N/A	1 35	22,051.78	Received 03/01/2019 03 15 AM
Interest Paid	0000723354	N/A	3 10	22,050.43	Received 02/01/2019 03 15 AM
Partial Withdrawal	0000717660	16050242	-92,970.00	22,047.33	Completed 01/07/2019 01 26 PM Added 01/07/2019 01 15 PM USERID_X_CORP\pkatte Approved 01/07/2019 01 17 PM USERID_CORP\cholson Sent 01/07/2019 01 17 PM USERID_CORP\cholson
Interest Paid	0000716199	N/A	9 77	115,017.33	Received 01/02/2019 03 16 AM
Interest Paid	0000708686	N/A	7 56	115,007.56	Received 12/03/2018 03 16 AM
Open IBA	0000702449	526	115,000.00	115,000.00	Completed 11/07/2018 10 24 AM Added 11/07/2018 10 12 AM USERID_X_CORP\pkatte Approved 11/07/2018 10 18 AM USERID_CORP\WPrice Sent 11/07/2018 10 18 AM USERID_CORP\WPrice

FORWARD DEVELOPMENT GROUP
 VILLAGE CENTER AT WINDSOR CROSSING PHASE 1
 SUMMARY OF QUANTITIES FOR LOC Village of Windsor

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT	\$/UNIT	ITEM TOTAL	Quantity Completed To Date	LOC Calculation
1	CLEARING & GRUBBING	1	LS	\$ 1.00	\$ 1.00	\$ 1.00	
2	EXCAVATION COMMON (4,254 CY)	1	LS	\$ 15,250.00	\$ 15,250.00	\$ 15,250.00	
3	TOPSOIL						
3.1	SALVAGED TOPSOIL STRIP, STOCKPILE (3,020 CY @ 8' Depth)	13570	SY	\$ 0.65	\$ 8,820.50	\$ 8,820.50	
3.2	SALVAGED TOPSOIL RESPREAD (1,235 CY @ 4' Depth)	11060	SY	\$ 0.65	\$ 7,189.00	\$ 5,775.25	
4	PAVEMENT REMOVAL						
4.1	SAWCUT ASPHALT PAVEMENT	115	LF	\$ 4.00	\$ 460.00	\$	
4.2	SAWCUT CONCRETE CURB	5	LF	\$ 6.00	\$ 30.00	\$	
4.3	REMOVE ASPHALT PAVEMENT	135	SY	\$ 4.00	\$ 540.00	\$	
4.4	REMOVE CONCRETE CURB	95	LF	\$ 4.00	\$ 380.00	\$	
5	INITIAL EROSION CONTROL						
5.1	STONE TRACKING PAD	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
5.2	SILT FENCE	340	LF	\$ 3.00	\$ 1,020.00	\$ 1,020.00	
5.3	INLET PROTECTION, TYPE D	5	EACH	\$ 240.00	\$ 1,200.00	\$ 240.00	
6	EROSION CONTROL/STABILIZATION						
6.1	RIP RAP, MEDIUM	54	SY	\$ 43.00	\$ 2,322.00	\$	
6.2	GEOTEXTILE FABRIC, TYPE HR	54	SY	\$ 2.00	\$ 108.00	\$	
6.3	COIR EROSION LOG	80	LF	\$ 10.00	\$ 800.00	\$ 800.00	
6.4	EROSION MATTING URBAN, CLASS I, TYPE B	560	SY	\$ 2.30	\$ 1,288.00	\$	
6.5	EROSION MATTING, CLASS II, TYPE B	2095	SY	\$ 2.75	\$ 5,761.25	\$ 3,355.00	
6.6	SEEDING, WisDOT HWY #40 MIXTURE	560	SY	\$ 2.05	\$ 1,148.00	\$	
6.7	SEEDING, WisDOT HWY #10 MIXTURE	2095	SY	\$ 1.25	\$ 2,618.75	\$ 1,525.00	
6.8	SEED & MULCH, WisDOT #10 MIX	2	ACRE	\$ 2,830.00	\$ 5,660.00	\$ 7,527.80	
	SUBTOTAL EARTHWORK AND EROSION CONTROL				\$ 55,796.50	\$ 45,514.55	\$
10	SANITARY SEWER						
10.1	SANITARY SEWER, PVC, SDR 35, 6-INCH, GRANULAR BACKFILL	148	LF	\$ 39.00	\$ 5,772.00	\$ 5,772.00	\$
10.2	SANITARY SEWER, PVC, SDR 35, 8-INCH, GRANULAR BACKFILL	500	LF	\$ 29.00	\$ 14,500.00	\$ 14,500.00	\$
10.3	SANITARY SEWER WYE, 8-INCH X 6-INCH (w/Riser)	3	EACH	\$ 600.00	\$ 1,800.00	\$ 1,800.00	\$
12	SANITARY MANHOLE, 4 DIAMETER	3	EACH	\$ 3,300.00	\$ 9,900.00	\$ 9,900.00	\$
14	CONNECT TO EXISTING SEWER	1	EACH	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$
16	TELEWISE SANITARY SEWER	558	LF	\$ 1.50	\$ 837.00	\$	\$
	SUBTOTAL SANITARY				\$ 34,509.00	\$ 33,672.00	\$
17	WATERMAIN						
17.1	WATERMAIN, DIP CL 52, 6-INCH, GRANULAR BACKFILL	126	LF	\$ 40.00	\$ 5,040.00	\$ 5,040.00	\$
17.2	WATERMAIN, DIP CL 52, 8-INCH, GRANULAR BACKFILL	296	LF	\$ 53.00	\$ 15,688.00	\$ 15,688.00	\$
17.3	WATERMAIN, DIP CL 52, 10-INCH, GRANULAR BACKFILL	199	LF	\$ 63.00	\$ 12,537.00	\$ 12,537.00	\$
18	VALVES						
18.1	GATE VALVE, 6-INCH	3	EACH	\$ 1,300.00	\$ 3,900.00	\$ 3,900.00	\$
18.2	GATE VALVE, 8-INCH	4	EACH	\$ 1,800.00	\$ 7,200.00	\$ 7,200.00	\$
19	HYDRANT						
19.1	HYDRANT ASSEMBLY	5	EACH	\$ 5,600.00	\$ 28,000.00	\$ 28,000.00	\$
20	INSULATION, POLYSTYRENE BOARD, 2-INCH	10	SF	\$ 5.00	\$ 50.00	\$	\$
21	CONNECT TO EXISTING WATERMAIN	1	EACH	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$
	SUBTOTAL WATERMAIN				\$ 74,115.00	\$ 74,065.00	\$
24	STORM SEWER						
24.1	STORM SEWER, RCP, 12-INCH, CLASS III, GRANULAR BACKFILL	317	LF	\$ 37.00	\$ 11,729.00	\$ 11,803.00	
24.2	STORM SEWER, RCP, 15-INCH, CLASS III, GRANULAR BACKFILL	109	LF	\$ 40.00	\$ 4,360.00	\$ 4,440.00	
25	STORM INLET						
25.1	STORM INLET, 24'X36'	4	EACH	\$ 1,450.00	\$ 5,800.00	\$ 5,800.00	
26	APRON ENDWALL WITH METAL GRATE, RCP, 15-INCH	1	EACH	\$ 925.00	\$ 925.00	\$ 925.00	
	SUBTOTAL STORM				\$ 22,814.00	\$ 22,968.00	\$
30	AGGREGATES						
30.1	AGGREGATE BASE DENSE, 1 1/4-INCH	635	TON	\$ 18.00	\$ 11,430.00	\$	
30.2	AGGREGATE BASE DENSE, 3-INCH	635	TON	\$ 18.00	\$ 11,430.00	\$	
30.3	Finish Grading	5.4	STA	\$ 750.00	\$ 4,050.00	\$	
32	ASPHALT PAVEMENT						
32.1	HMA PAVEMENT, 4 MT 58-28 S, BINDER COURSE	236	TON	\$ 80.00	\$ 18,880.00	\$	
32.2	HMA PAVEMENT, 5 MT 58-28 S, SURFACE COURSE	151	TON	\$ 90.00	\$ 13,590.00	\$	
34	CONCRETE SURFACES						
34.1	CONCRETE CURB & GUTTER, 30-INCH, TYPE A	531	LF	\$ 20.00	\$ 10,620.00	\$	
34.2	CONCRETE CURB & GUTTER, 30-INCH, REJECT, TYPE A	458	LF	\$ 19.00	\$ 8,702.00	\$	
34.3	CONCRETE CURB & GUTTER, 18-INCH, REJECT, TYPE A	14	LF	\$ 29.00	\$ 406.00	\$	
34.4	CONCRETE SIDEWALK, 5-INCH	4296	SF	\$ 5.00	\$ 21,480.00	\$	
34.5	CONCRETE PAVEMENT, 7-INCH, COLORED	207	SY	\$ 82.00	\$ 16,974.00	\$	
34.6	ADA DETECTABLE WARNING FIELDS (4'X2')	14	EACH	\$ 230.00	\$ 3,220.00	\$	
36	PAVEMENT MARKING						
36.1	PAVEMENT STRIPING, 4-INCH	253	LF	\$ 9.25	\$ 2,340.25	\$	
36.2	PAVEMENT STRIPING, 24-INCH	21	LF	\$ 12.25	\$ 257.25	\$	
36.3	PAVEMENT MARKING, SYMBOLS	3	EACH	\$ 310.00	\$ 930.00	\$	
37	TRAFFIC SIGNS						
37.1	SIGN AND POST	7	EACH	\$ 350.00	\$ 2,450.00	\$	
37.2	BARRICADES, TYPE III	3	EACH	\$ 800.00	\$ 2,400.00	\$	
	SUBTOTAL AGGREGATES AND PAVEMENTS				\$ 129,159.50	\$	\$
38	STREET LIGHTING & CONTROL						
38.1	STREET LIGHT POLE AND BASE	0	EACH	\$	\$	\$	
38.2	PULL BOX	5	EACH	\$ 725.00	\$ 3,625.00	\$	
38.3	LIGHTING CONTROL CABINET	0	EACH	\$	\$	\$	
38.4	CONDUIT, 2-INCH	600	LF	\$ 10.00	\$ 6,000.00	\$	
38.5	GUAGE WIRE		LF	\$	\$	\$	
38.6	ELECTRIC SERVICE	0	EACH	\$	\$	\$	
39	MOBILIZATION	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 6,000.00	
40	TRAFFIC CONTROL	1	LS	\$ 1,475.00	\$ 1,475.00	\$	
41	DECIDUOUS TREES SHORT (1 1/2' Caliper, B&B)	10	EACH	\$ 515.00	\$ 5,150.00	\$	
42	EBS WITH 3-INCH DENSE AGGREGATE BASE BACKFILL	500	CY	\$ 35.00	\$ 17,500.00	\$	
	SUBTOTAL STREET LIGHTING/MISCELLANEOUS				\$ 45,750.00	\$ 6,000.00	\$
	PROJECT LOC TOTAL	=			\$ 362,144.00	\$ 182,219.55	\$ -

Letter of Credit 120% \$ -

Only items in green are pertinent to the LOC calculation

Jamie Rybarczyk

From: Gerald D. Groth <ggroth@baxterwoodman.com>
Sent: Monday, July 13, 2020 4:13 PM
To: Jamie Rybarczyk
Subject: RE: Windsor Crossing - Letters of Credit

Jamie,

FDG is only asking for a reduction in the letter of credit of \$130,349 for the public water and public sanitary sewer in Windsor Crossing Village Center. The water main portion (\$34,509) and sanitary sewer portion (\$74,115) total \$108,624 which when multiplied by 1.20 is the \$130,349.

FDG is not asking for a letter of credit reduction on Phase 1 of Banbury Heights (LOC of \$96,700), but instead asking for it to be renewed.

One item that needs to be corrected on the public water side at Windsor Crossing Village Center is that the fire hydrant nozzles were not installed with the required Storz nozzles. We do want these nozzles replaced, but can overlook this item in terms of the \$130,349 LOC reduction, since we still have a \$96,700 LOC with Banbury Heights.

Let me know if you need anything further in this regard.

Jerry

Gerald D. Groth, P.E.
Madison Office Regional Manager



Main Phone 608 277 1230, Ext 3264
Desk Phone (direct) 815-444-3264
Mobile Phone 608 347 1542
email ggroth@baxterwoodman.com
www.baxterwoodman.com
2005 W Beltline Hwy Suite 201
Madison, WI 53713

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Thank You

From: Konner Kearney <ktk@forwarddevgroup.com>
Sent: Monday, July 13, 2020 3:08 PM
To: Jamie Rybarczyk <Jamie@windsorwi.gov>
Cc: Gerald D. Groth <ggroth@baxterwoodman.com>; Tina Butteris <tina@windsorwi.gov>; Amy Anderson Schwappe <amy@windsorwi.gov>; Dave M. Jenkins (dave.jenkins@jsdinc.com) <dave.jenkins@jsdinc.com>; Ron Henshue <rjh@forwarddevgroup.com>; Brittany Mescher <bbm@forwarddevgroup.com>; Scott Hoerth <shoerth@msbonline.com>
Subject: RE: Windsor Crossing - Letters of Credit

Jamie,

Attached please find our formal request for the reduction and renewal for the Letters of Credit. I will plan to be in attendance and available for questions at the upcoming Village Board meeting.

Windsor

Growing Forward

Dedication of Public Improvements

The undersigned hereby dedicates the below listed public improvements to the Village of Windsor, and represents in their individual capacity they possess the legal authority to do so. The undersigned further acknowledges no dedication is effective until accepted by resolution of the Windsor Village Board.

Property Owner / Petitioner

Windsor Crossing, LLC

Name

161 Horizon Drive, Ste 101A

Address

Verona, WI 53593

City, State, Zip Code

1-608-848-9050

Phone (Residence / Business / Cell)

rjh@forwarddevgroup.com

DocuSigned by:

Ron Henshue

Signature

If signing on behalf of a corporation, limited liability company or partnership indicate your full name and title:

Ron Henshue

Name

CFO/Vice President of Operations

Title

Acceptance of Public Improvements and Reduction in Letter of Credit will require submittal of:
(1) Computation of Quantities Completed, and (2) As-Built Plan Set for the Development Phase.

Windsor Crossing Village Center, Phase I

Plat Name & Phase

Date Inspected by Village or County

Date Accepted

Right-of-Way

Street

Sanitary Sewer Main

Water Main

Storm Sewer Main

Culvert and Ditch

Sidewalk or Path

Trees

Lighting

Signage

Park, Conservancy, and/or Open Space (Site Stabilization – Grade, Seed, & Matte)

Park

Conservancy

Open Space

Stormwater System (per Stormwater Management Agreement)

Swales

Culverts and Storm Sewers

Wet Detention Basins

Infiltration Basins

Vegetative Buffers

Other: _____

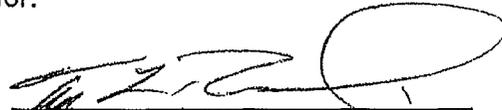


PARTIAL WAIVER OF LIEN

For value received we hereby waive all rights and claims for lien on land and on buildings about to be erected, altered or repaired and on to the appurtenances thereunto, for, Windsor Crossing Village Center Phase 1, owner, by Dane County Contracting, LLC, contractor, for labor and/or materials in the amount of \$48,634.92, for work completed through Invoice thru 11/22/2019 same being situated in Dane County, State of Wisconsin, described as Windsor Crossing Village Center Phase 1
Part of Lot 2 CSM 14307
Windsor, WI 53598

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except NONE.

The undersigned further represents and warrants that he has paid for all the labor, materials, equipment and services that he has used or supplied to the above premises through the date hereof; and that any materials which have been supplied or incorporated into the above premises were either taken from his fully-paid or open stock or were fully paid for.


Authorized Signature

Dane County Contracting
Company Name

February 7, 2020
Date

Escrow #966856-WC
Draw # Draw 01
Pay App Dates 11/22/2019

First American Title Company
Email: msndisbursing@firstam.com
25 W Main St Suite 400
Madison, WI 53703





PARTIAL WAIVER OF LIEN

For value received we hereby waive all rights and claims for lien on land and on buildings about to be erected, altered or repaired and on to the appurtenances thereunto, for, Windsor Crossing Village Center Phase 1, owner, by Wingra Redi Mix, contractor, for labor and/or materials in the amount of \$1,223.28, for work completed through Invoice 216799, 217014 same being situated in Dane County, State of Wisconsin, described as Windsor Crossing Village Center Phase 1
Part of Lot 2 CSM 14307
Windsor, WI 53598

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except NONE.

The undersigned further represents and warrants that he has paid for all the labor, materials, equipment and services that he has used or supplied to the above premises through the date hereof; and that any materials which have been supplied or incorporated into the above premises were either taken from his fully-paid or open stock or were fully paid for.

Nick Carpenter
Authorized Signature

Wingra Stone Co.
Company Name

2/4/20
Date

Escrow #966856-WC
Draw # Draw 01
Pay App Dates 11/22/2019

First American Title Company
Email: msndisbursing@firstam.com
25 W Main St Suite 400
Madison, WI 53703





PARTIAL WAIVER OF LIEN

For value received we hereby waive all rights and claims for lien on land and on buildings about to be erected, altered or repaired and on to the appurtenances thereunto, for, Windsor Crossing Village Center Phase 1, owner, by Wingra Stone, contractor, for labor and/or materials in the amount of \$5,434.05, for work completed through Invoice 17446, 17407 same being situated in Dane County, State of Wisconsin, described as Windsor Crossing Village Center Phase 1
Part of Lot 2 CSM 14307
Windsor, WI 53598

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except NONE.

The undersigned further represents and warrants that he has paid for all the labor, materials, equipment and services that he has used or supplied to the above premises through the date hereof; and that any materials which have been supplied or incorporated into the above premises were either taken from his fully-paid or open stock or were fully paid for.

Nick Carpenter
Authorized Signature

Wingra Stone Co
Company Name

2/4/20
Date

Escrow #966856-WC
Draw # Draw 01
Pay App Dates 11/22/2019

First American Title Company
Email: msndisbursing@firstam.com
25 W Main St Suite 400
Madison, WI 53703





PARTIAL WAIVER OF LIEN

For value received we hereby waive all rights and claims for lien on land and on buildings about to be erected, altered or repaired and on to the appurtenances thereunto, for, Windsor Crossing Village Center Phase 1, owner, by Madison Sand & Gravel Company, Inc., contractor, for labor and/or materials in the amount of \$6,648.33, for work completed through Invoice 0027452-IN, 00277080-IN, 0027709-IN same being situated in Dane County, State of Wisconsin, described as Windsor Crossing Village Center Phase 1
Part of Lot 2 CSM 14307
Windsor, WI 53598

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except NONE.

The undersigned further represents and warrants that he has paid for all the labor, materials, equipment and services that he has used or supplied to the above premises through the date hereof; and that any materials which have been supplied or incorporated into the above premises were either taken from his fully-paid or open stock or were fully paid for.

[Handwritten Signature]
Authorized Signature

Madison Sand & Gravel Co.
Company Name

2-3-20
Date

Escrow #966856-WC
Draw # Draw 01
Pay App Dates 11/22/2019

First American Title Company
Email: msndisbursing@firstam.com
25 W Main St Suite 400
Madison, WI 53703



PARTIAL WAIVER OF LIEN

For value received we hereby waive all rights and claims for lien on land and on buildings about to be erected, altered or repaired and on to the appurtenances thereunto, for, Windsor Crossing Village Center Phase 1, owner, by CFM, contractor, for labor and/or materials in the amount of \$1,106.96, for work completed through Invoice 188033 same being situated in Dane County, State of Wisconsin, described as Windsor Crossing Village Center Phase 1
Part of Lot 2 CSM 14307
Windsor, WI 53598

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except NONE.

The undersigned further represents and warrants that he has paid for all the labor, materials, equipment and services that he has used or supplied to the above premises through the date hereof; and that any materials which have been supplied or incorporated into the above premises were either taken from his fully-paid or open stock or were fully paid for.

Emin Dedim

Authorized Signature

Construction Fabrics + Materials

Company Name

2/3/20

Date

Escrow #966856-WC
Draw # Draw 01
Pay App Dates 11/22/2019

First American Title Company
Email: msndisbursing@firstam.com
25 W Main St Suite 400
Madison, WI 53703





PARTIAL WAIVER OF LIEN

For value received we hereby waive all rights and claims for lien on land and on buildings about to be erected, altered or repaired and on to the appurtenances thereunto, for, Windsor Crossing Village Center Phase 1, owner, by Moll Construction, contractor, for labor and/or materials in the amount of \$27,846.00, for work completed through Invoice 19274 same being situated in Dane County, State of Wisconsin, described as Windsor Crossing Village Center Phase 1
Part of Lot 2 CSM 14307
Windsor, WI 53598

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except NONE.

The undersigned further represents and warrants that he has paid for all the labor, materials, equipment and services that he has used or supplied to the above premises through the date hereof; and that any materials which have been supplied or incorporated into the above premises were either taken from his fully-paid or open stock or were fully paid for.

Kevin Moll
Authorized Signature

Moll Construction, Inc.
Company Name

2-4-20
Date

Escrow #966856-WC
Draw # Draw 01
Pay App Dates 11/22/2019

First American Title Company
Email: msndisbursing@firstam.com
25 W Main St Suite 400
Madison, WI 53703

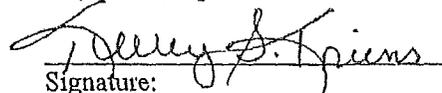


FINAL LIEN WAIVER

Core & Main (Subcontractor/Supplier) in receipt of One Thousand One Hundred Seventy Eight and 58/100 Dollars, (\$1,178.58) of the Windsor Crossing (Project), in Madison, WI (City), here by executes this Lien Waiver and waives and releases any and all lien rights accruing for materials and services furnished for which the above payment is made. The undersigned represents that all employees, laborers, materials and subcontractors employed by the undersigned in connection with the Project and all bills currently due for labor, materials, supplies and taxes furnished in connection with the Project, have been fully paid their respective portions of previous payments. This Lien Waiver is executed in consideration of the payment of said amount and is effective only to the extent of such payment.

Dated this 29th day of January, 2020.

Core and Main, LP
SUBCONTRACTOR/SUPPLIER:
1830 Craig Park Court
Address:
St. Louis, MO 63146
City, State, Zip:


Signature:

Date	Invoice #	Amount
10/30/19	L443559	\$40.09
10/30/19	L454031	\$33.76
10/31/19	L455276	\$16.88
11/01/19	L466593	\$512.73
11/01/19	L467441	\$276.41
11/06/19	L482707	\$103.05
11/06/19	L489929	\$195.66

Please fax or email this form to:

Dane County Contracting, LLC
7346 Darlin Court, Suite #6
Dane, WI 53529
Phone: (608) 849-3040
Fax: (608) 849-3041
Email: trisha-dcc@tds.net

**Payment was made on check #



FULL WAIVER OF LIEN

For value received we hereby waive all rights and claims for lien on land and on buildings about to be erected, altered or repaired and on to the appurtenances thereunto, for, Windsor Crossing Village Center Phase 1 owner, by Ferguson Waterworks contractor, for all services, labor, materials, inventory used, rental equipment and all other costs associated with the construction including full payment to all subs and suppliers, same being situated in Dane County, State of Wisconsin, described as:

Windsor Crossing Village Center Phase 1
Part of Lot 2 CSM 14307
Windsor, WI 53598

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except NONE.

The undersigned further represents and warrants that he has paid for all the labor, materials, equipment and services that he has used or supplied to the above premises through the date hereof; and that any materials which have been supplied or incorporated into the above premises were either taken from his fully-paid or open stock or were fully paid for.

Michelle Hittinger
Authorized Signature

Ferguson Waterworks
Company Name

2/4/2020
Date

Escrow # 966856-WC
Draw # Draw 01
Pay App Dates 11/22/2019

Complete and return to:
First American Title Insurance Company
National Commercial Services
Email: msndisbursing@firstam.com
25 W Main St Suite 400
Madison, WI 53703





FULL WAIVER OF LIEN

For value received we hereby waive all rights and claims for lien on land and on buildings about to be erected, altered or repaired and on to the appurtenances thereunto, for, Windsor Crossing Village Center Phase 1 _____ owner, by Concrete Specialties _____ contractor, for all services, labor, materials, inventory used, rental equipment and all other costs associated with the construction including full payment to all subs and suppliers, same being situated in Dane _____ County, State of Wisconsin, described as:

Windsor Crossing Village Center Phase 1
Part of Lot 2 CSM 14307
Windsor, WI 53598

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except NONE.

upon receipt of a check for \$12,378.87 payable to supplier and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to hereby waive all rights to liens and claims only to the extent of the amount shown above

The undersigned further represents and warrants that ~~he has paid~~ for all the labor, materials, equipment and services that he has used or supplied to the above premises through the date hereof; and that any materials which have been supplied or incorporated into the above premises were either taken from his fully-paid or open stock or were fully paid for.

Authorized Signatory _____

Oldcastle Infrastructure, Inc.

Company Name

5/27/2020

Date

Escrow # 966856-WC
Draw # Draw 01
Pay App Dates 11/22/2019

First American Title Insurance Company
National Commercial Services
msndisbursing@firstam.com
25 W Main St Suite 400
Madison, WI 53703



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