

FIRST AMENDMENT TO OPTION TO PURCHASE

This document pertains to an Option to Purchase that is not a conveyance per Wis. Stats. 77.21(1).

EXHIBIT - AMENDMENTS

This First Amendment to Option to Purchase (“First Amendment”) is made as of March 10, 2023, by and between **Gold Star Real Estate, LLC**, a Wisconsin limited liability company (“Seller”), and the **City of Madison**, a Wisconsin municipal corporation (“City”).

WITNESSETH:

WHEREAS, the City and Seller are parties to two certain Options to Purchase, the first dated March 26, 2021, and recorded as Document No. **5711614** on March 31, 2021 (“Option 1”), and the second dated June 1, 2021, and recorded as Document No. **5735575** on June 3, 2021 (“Option 2”), both as renewed by Renewal of Option to Purchase dated March 25, 2022, and recorded as Document No. 5821781 on March 28, 2022 (“Renewal”), all in the Office of the Dane County Register of Deeds (together, the Renewal, Option 1 and Option 2 are the “Options”); and

WHEREAS, the Options pertain to the property legally described as follows:

Per Option 1 (Document No. 5711614):

Lot Fifteen (15) and Lot Sixteen (16), Owl’s Creek Subdivision, in the City of Madison, Dane County, Wisconsin.

Per Option 2 (Document No. 5735575):

Lot Thirteen (13), Lot Eighty Seven (87), and Lot Eighty Eight (88), Owl’s Creek Subdivision, in the City of Madison, Dane County, Wisconsin.

WHEREAS, Option 1 is due to expire March 26, 2023, and Option 2 will expire June 1, 2023; and

WHEREAS, the Seller and the City desire to extend the expiration date of both Options as detailed in this First Amendment.

NOW, THEREFORE, for good and valuable mutual consideration, the delivery and receipt of which is hereby acknowledged by and between the parties, the Seller and City agree as follows:

1. The “March 26, 2023” expiration date of the Option Term Extension for Option 1, as stated in Section 1 of the Renewal, is hereby deleted and replaced with “March 26, 2024.”

Return to: City of Madison
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel Nos.: 251-0710-274-1118-2
251-0710-274-1119-0
251-0710-274-1116-6
251-0710-274-1811-2
251-0710-274-1812-0

2. The “June 1, 2023” expiration date of the Option Term Extension for Option 2, as stated in Section 2 of the Renewal, is hereby deleted and replaced with “June 1, 2024.”
3. Following the process detailed in Section 3 of the Options, the Option Terms may be extended again by the City for a period of up to One (1) additional year beyond the respective amended expiration dates listed in Section 1 and Section 2 above.
4. All other provisions of the Options remain in full force and effect.

IN WITNESS WHEREOF, the parties have entered into this First Amendment to Option to Purchase as of the date first set forth above.

GOLD STAR REAL ESTATE, LLC

By: _____
(Signature)

By: _____
(Print name and title)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2023, the above named Amy Lewison, Managing Member of Gold Star Real Estate, LLC, a Wisconsin limited liability company, known to me to be the person who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such Managing Member as the deed of such limited liability company, by its authority.

Notary Public, State of Wisconsin

(print or type name)

My Commission expires: _____

Signatures continue on following page.

CITY OF MADISON

By: _____

Satya Rhodes-Conway, Mayor

By: _____

Maribeth Witzel-Behl, Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, Mayor, and Maribeth Witzel-Behl, Clerk, on behalf of the City of Madison, are authenticated on this ____ day of _____, 2023.

Matthew Robles, Assistant City Attorney
Member of the Wisconsin Bar

Execution of this document by the City is authorized by Resolution Enactment No. RES-23-_____,
File I.D. No. _____, adopted by the Common Council of the City of Madison on _____, 2023.

Drafted by the City of Madison Office of Real Estate Services

Project No. 11540

FIRST AMENDMENT TO OPTION TO PURCHASE

This document pertains to an Option to Purchase that is not a conveyance per Wis. Stats. 77.21(1).

This First Amendment to Option to Purchase (“First Amendment”) is made as of March 10, 2023, by and between **Tri-State Custom Construction, LLC**, a Wisconsin limited liability company (“Seller”), and the **City of Madison**, a Wisconsin municipal corporation (“City”).

WITNESSETH:

WHEREAS, the City and Seller are parties to a certain Option to Purchase dated April 7, 2021, and recorded as Document No. **5715287** on April 9, 2021, as renewed by Renewal of Option to Purchase dated April 7, 2022, recorded as Document No. **5825518** on April 12, 2022, both in the Office of the Dane County Register of Deeds (together, the “Option”); and

WHEREAS, the Option pertains to the property legally described as follows:

Lot Seventy Eight (78), Lot Eighty (80), Lot Eighty Four (84), Owl’s Creek Subdivision, in the City of Madison, Dane County, Wisconsin.

WHEREAS, the Option is due to expire April 7, 2023; and

WHEREAS, the Seller and the City desire to extend the expiration date of the Option as detailed in this First Amendment.

NOW, THEREFORE, for good and valuable mutual consideration, the delivery and receipt of which is hereby acknowledged by and between the parties, the Seller and City agree as follows:

1. The “April 7, 2023” expiration date of the Option Term Extension, as stated in Section 1 of the Renewal, is hereby deleted and replaced with “April 7, 2024.”
2. Following the process detailed in Section 3 of the Option, the Option Term may be extended again by the City for a period of up to One (1) additional year beyond the amended expiration date listed in Section 1 above.
3. All other provisions of the Option remains in full force and effect.

Return to: City of Madison
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel Nos.: 251-0710-274-1802-1
251-0710-274-1804-7
251-0710-274-1808-9

IN WITNESS WHEREOF, the parties have entered into this First Amendment to Option to Purchase as of the date first set forth above.

TRI-STATE CUSTOM CONSTRUCTION, LLC

By: _____
(Signature)

By: _____
(Print name and title)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2023, the above named Chad Hawkins, Owner of Tri-State Custom Construction, LLC, a Wisconsin limited liability company, known to me to be the person who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such Owner as the deed of such limited liability company, by its authority.

Notary Public, State of Wisconsin

(print or type name)

My Commission expires: _____

Signatures continue on following page.

CITY OF MADISON

By: _____

Satya Rhodes-Conway, Mayor

By: _____

Maribeth Witzel-Behl, Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, Mayor, and Maribeth Witzel-Behl, Clerk, on behalf of the City of Madison, are authenticated on this ____ day of _____, 2023.

Matthew Robles, Assistant City Attorney
Member of the Wisconsin Bar

Execution of this document by the City is authorized by Resolution Enactment No. RES-23-_____,
File I.D. No. _____, adopted by the Common Council of the City of Madison on _____, 2023.

Drafted by the City of Madison Office of Real Estate Services

Project No. 11540