

INVEST/REDEVELOP/OWNER OCCUPY OFFICE HQ OPPORTUNITY


TRANSWESTERN
REAL ESTATE
SERVICES

1 RUNZHEIMER PARKWAY

VILLAGE OF WATERFORD. WI 53185



EXCLUSIVE LISTING AGENT:

MARIANNE BURISH, MBA

Executive Vice President

C 414.305.3070

E marianne.burish@transwestern.com

310 W Wisconsin Ave, Ste ME110

Milwaukee, WI 53203

T 414.225.9700

transwestern.com/milwaukee

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VILLAGE OF WATERFORD (waterfordwi.org)

- Waterford Overview & Demographics
- Milwaukee Overview
- Westerra Business Campus – Site Map & Available Sites
- Village & County Resources & Web Links
 - o Vision Waterford – 2018 Master Plan Update
- Economic Development Incentives

PROPERTY SUMMARY

| | |
|----------------------------------|--|
| Sale or Lease | Built in 2001, this high-quality office property offers outstanding visibility at the northeast corner of major transportation arterials State Hwys 36 & 164 in the Westerra Business Campus and is available for sale or lease. The neighboring communities of Milwaukee, Waukesha, Racine/Kenosha, and northern Illinois are within an easy-to-reach 30-minute radius of the Property. |
| SALE PRICE | \$3,990,000 (\$60.45/sf) |
| LEASE RATE | \$14.00 to \$18.00 NNN (see separate lease marketing package) |
| Building Name & Property Address | Runzheimer International Ltd. 1 Runzheimer Parkway, Village of Waterford, Wisconsin 53185 |
| Property Parcel Size | +14.48 acres (developed lands and conservancy areas) |
| Building Size | +66,000 GSF on 3 Floors (1 st , 2 nd , & Walk-out grade level overlooking pond and conservancy) |
| Year Built | 2001 |
| Occupancy | Developed as a single tenant building; possible full floor user configurations |
| Lease Type | Absolute Net Lease |
| Lease Expiration | 10/31/2024 |
| Price | \$3,990,000 (\$60.45/SF) |
| LY 2023/24 Annual NOI | \$1,261,747.28 |
| Offering Highlights | <ul style="list-style-type: none"> • Premier suburban low-rise Class A office building in excellent condition • Investor appeal (interim or long-term) as well as end-user appeal (whole or partial building) • Opportunity to renovate, reposition, or redevelop at end of lease term • High-visibility conservancy setting at gateway entrance to Village on Highway 36 • Full complement of on-site building features & amenities: fitness & exercise rooms, men's and women's locker rooms, cafeteria, vending, game room, outdoor terrace, pond & conservancy setting, meeting & conferencing areas, and data center. • <i>May be eligible for development incentives from the Village of Waterford and/or Racine County.</i> |
| Seller Documents | Except for CADD file, seller documents and financial data beyond those provided in this Offering Memorandum to be shared subject to an executed Purchase & Sale Contract. |
| Guidelines | Following the distribution of materials, Transwestern, will be available to assist prospective buyers with on-site inspections of the property and review of provided information. |

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

PROPERTY SPECIFICATIONS

| | |
|-----------------------------|---|
| Location | 1 Runzheimer Parkway, Village of Waterford, Wisconsin 53185 |
| Legal Description | Various; see attached certified survey and tax bills |
| Zoning | Village & A1; see attached parcel maps |
| Special Assessments/TID | None; the property is located in Tax Incremental District #3 of the Village of Waterford. |
| Park Associations | Westerra Business Campus Association |
| Tax Key | Various; see attached parcel maps and real estate tax bills |
| Assessed Value (2023) | \$6,411,300 |
| Real Estate Taxes (2023) | \$99,887.82 |
| Construction Type | Masonry, concrete, & steel |
| Parking | 318 surface parking spaces (including 8 handicap spaces). Park Ratio: 4.82/1000 sf |
| Shipping & Receiving | Enclosed receiving/staging area connected to mail room. |
| Roof | Ballasted EPDM roof membrane system over insulation on a structural metal deck |
| Floor Load | Per CADD data |
| Floor Heights | 1 st , 2 nd & Terrace Level: +-9' 6" to grid; +-13'6" to underside of metal deck |
| Elevator - Passenger | Schindler 2500# capacity with +- 4' D x 7' W interior cab dimensions |
| Utilities | Gas: Provided by WE Energies Electric: Provided by WE Energies Water: Municipal (Village of Waterford) Sewer: Municipal (Village of Waterford) |
| Electrical | 3 phase/4 wire/480V/277V/3000 amp service |
| HVAC | Two (2) Carrier brand natural gas roof-mounted 85 ton units |
| A/C – Data Center | Three (3) Liebert units (two 5 units; one 3-ton unit) |
| Life Safety/Fire Protection | Fully sprinklered; wet system. |
| Security | Electronic passcard access at all exterior doors & selected interior areas; silent intruder alert system with silent strobe ceiling mounted blue lights throughout building (activation buttons at main lobby reception and at executive offices level on 2 nd floor). |
| Generator | 2001 81 kW Spectrum Generator Model 80 GSG/8.1L-GM, with diesel fuel, gas-fired engine (est. +-135 engine hours based on historical service records). |
| Internet Broadband | Ample; specific service specs and provider information forthcoming. |

TENANT INFORMATION

Thoma Bravo

Thoma Bravo is a leading private equity investment firm building on a 35+ year history of providing capital and strategic support to experienced management teams and growing companies.

Motus, LLC (a Thoma Bravo company)

Headquarters: Boston, MA

Motus (which Thoma Bravo combined with Runzheimer International in 2018) is a leading, technology-driven provider of vehicle management and reimbursement solutions and other mobile workforce management tools. The company provides a sophisticated configuration engine that incorporates real-time data across hundreds of variables to drive significant cost reductions for companies reimbursing employees for business miles driven, while helping to ensure regulatory compliance.

LEASE ABSTRACT HIGHLIGHTS

Selected key lease terms are presented below. Please note specific conditions to rights and other terms are more fully described in the underlying lease document (to be forwarded under separate cover).

ABSOLUTE NET LEASE

Tenant is responsible for all aspects of the building's care, repair, and replacement, and management.

LEASE DOCUMENTS

The original lease dated 7/20/2000, is supplemented by a first Amendment To Lease Agreement dated 4/15/2016 and a Second Amendment to Lease Agreement dated 1/17/2018.

BASE RENT

The remaining net rental income stream, reflecting 2% annual increases, is as follows:

| <u>Lease Period</u> | <u>Annual Base Rent</u> | <u>Monthly Base Rent</u> |
|-------------------------|-------------------------|--------------------------|
| 10/1/2023 to 9/30/2024 | \$1,162,900.72 | \$96,908.39 |
| 10/1/2024 to 10/31/2024 | 1,186,158.73 | 98,846.56 |

OPTIONS TO EXTEND

Tenant has two (2) five (5) year options to extend the lease. However, please note: Tenant has stated they do not intend to renew and has completed vacated the property.

TENANTS ONGOING OPTION TO ACQUIRE PROPERTY

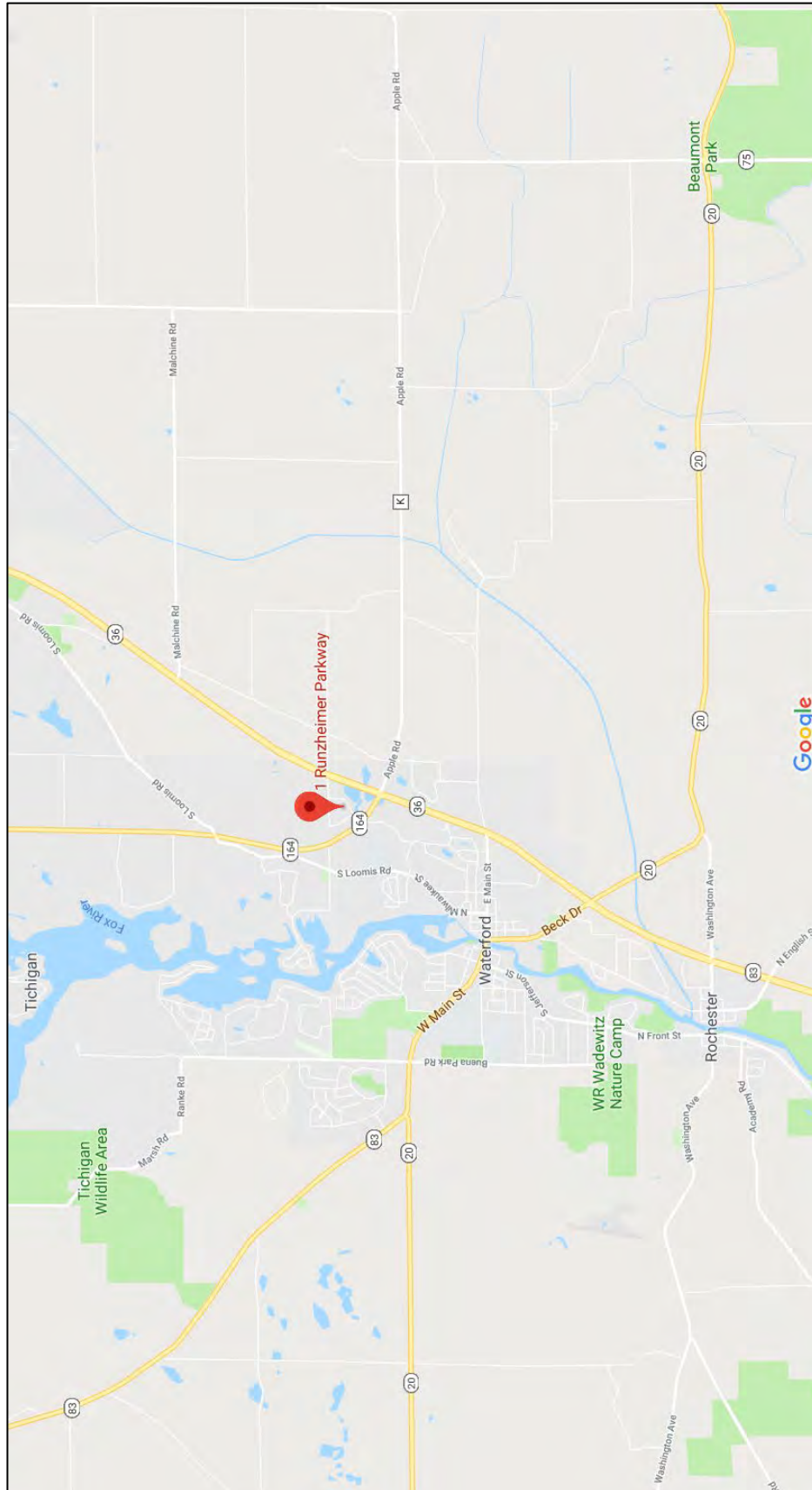
Tenant has an ongoing right of first refusal (ROFR) to purchase the property. Notwithstanding, given Tenant's recent decision to vacate the premises, in Sellers opinion it is highly unlikely Tenant would exercise this right.

TENANT'S OCCUPANCY OF PREMISES & PERSONAL PROPERTY

Tenant's no longer occupies the premises such that Tenant's personal property (including artwork), may be available (per separate negotiation with Motus) to a buyer seeking to occupy all or a portion of the premises. Notwithstanding the preceding, Tenant is not relieved of any obligations pursuant to the lease and continues to honor its obligations.

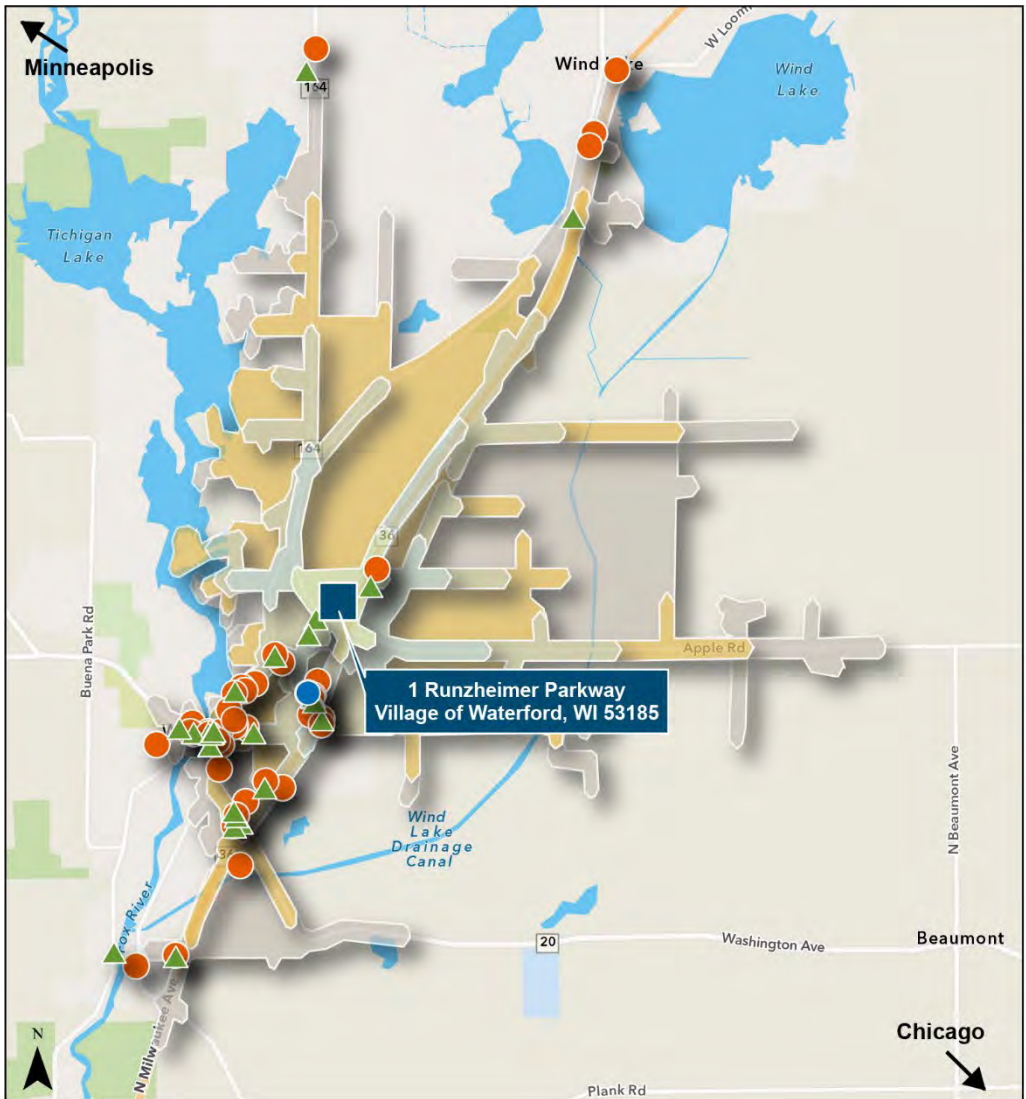
PROPERTY DATA

LOCATION MAP



1 RUNZHEIMER PARKWAY
VILLAGE OF WATERFORD, WI

PROXIMITY (DRIVE-TIME) ANALYSIS



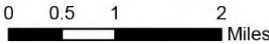
Drive Time

- ≤ 1 Minute
- ≤ 2 Minutes
- ≤ 3 Minutes
- ≤ 4 Minutes
- ≤ 5 Minutes

Area Amenities

(Within Driving Distances)

- Retail (51)
- Lodging Facilities (1)
- ▲ Restaurants & Bars (29)



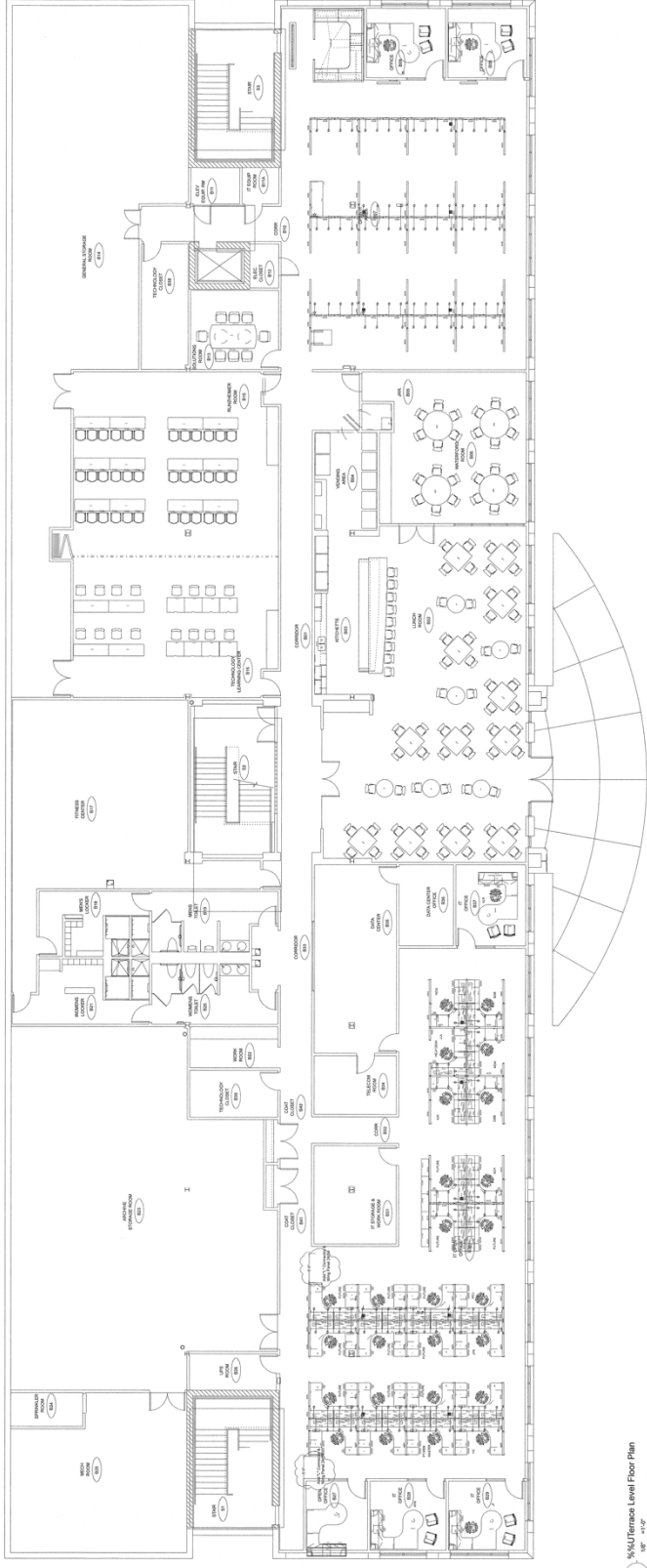
The information provided herein was obtained from sources believed reliable, however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

FLOOR PLAN – TERRACE LEVEL



FORRER
666 W. Eastwood Blvd.
Waterford, Wisconsin
53112
414.666.3200 Fax
414.666.3200 Tel
www.forrerinteriors.com

Print Date: 5/4/2018 10:06:04 AM
Drawn By: Laura Schalk
Revisions:
12-6-16-S-notesteps
1-18-15
10-27-16-FURN ADDS
10-28-16
[Sales person #2,
12-9-16



1/8" = 1'-0"
Terrace Level Floor Plan

PLAN VIEW-OVERALL
Scale: 1/8" = 1'-0"



Project Number: 7432
Sheet: 1/5
Runzheimer - Terrace Level
Waterford, WI
[Ship to address,]
Scale: 1/8" = 1'-0"

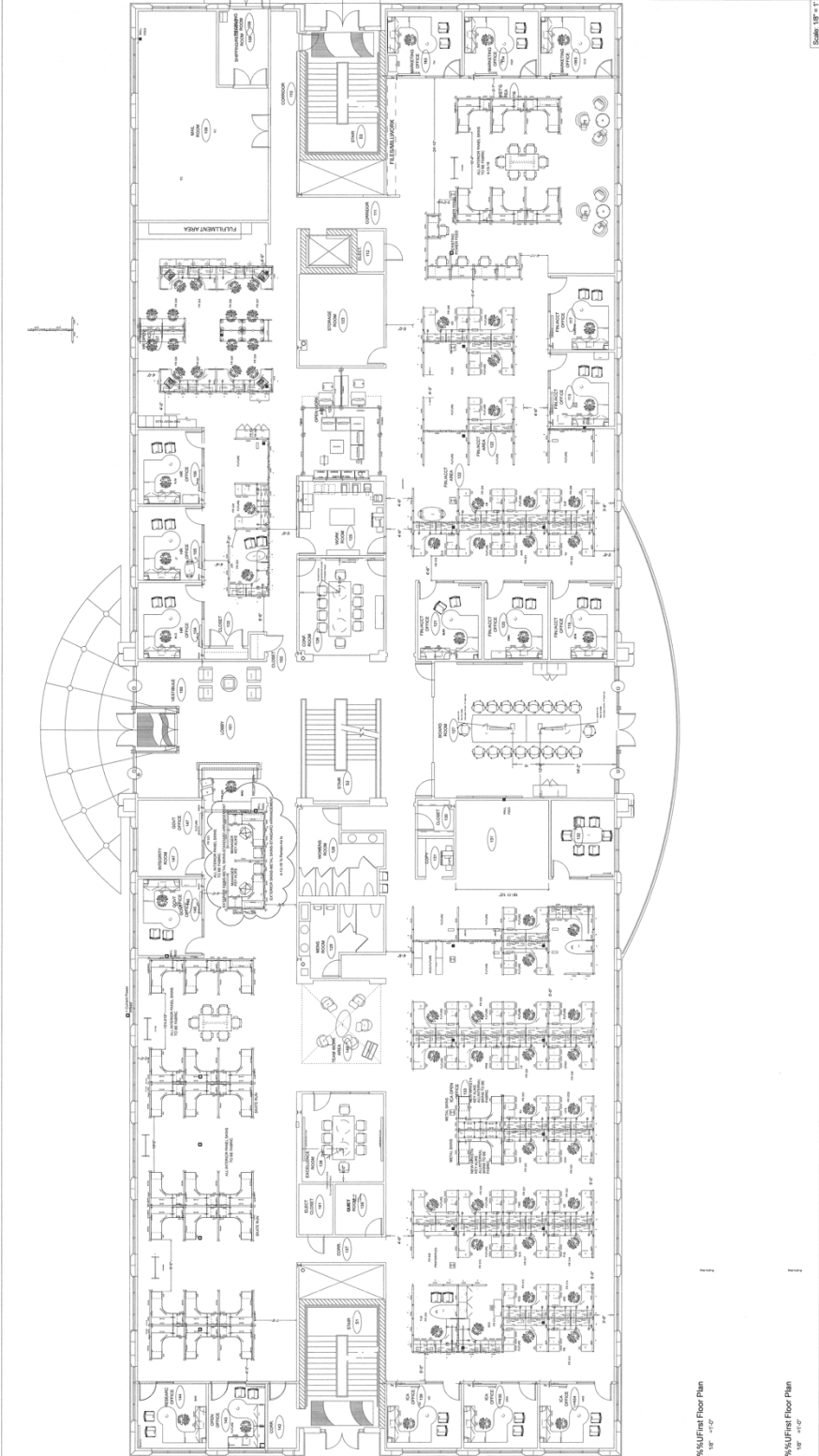
These documents meet the requirements of building codes and ADA guidelines to the best of our knowledge. The owner shall be responsible for compliance with all codes and guidelines in place at the location of this project.
z:\ActiveDesign\Runzheimer\11-2 Rework\Terrace
The designs and/or details as represented on these documents are the exclusive property of Forrer Business Interiors, Inc. Any unauthorized use of these documents will result in payment due for services rendered by Forrer Business Interiors, Inc. Approved By: _____ Date: _____
Last Saved Date/Time: 5/4/2018 10:07:57 AM

FLOOR PLAN - 1st FLOOR / MAIN ENTRY LEVEL



FORNER
100 W. Eastbrook Blvd.
Wauwatosa, Wisconsin
53222
Tel: 414.961.3333
Fax: 414.900.1339
www.fornerinteriors.com

Print Date: 5/4/2018 12:48:28 PM
Drawn By: Laura Schalk
Revisions:
1-14-18
1-18-18
10-27-18 FURN.ADDS
10-28-18
4-15-18 LUS
5-1-18 LUS



Order entry Project name: Runzheimer - Floor 1 Rework
Waterford, WI
Project Number: 7060
Sheet: 19

PLAN VIEW-FLR 1 OVERALL
Scale: 1/8" = 1'-0"

These documents meet the requirements of building codes and ADA guidelines to the best of our knowledge. The owner shall be responsible for compliance with all codes and guidelines in place at the location of this project.
2:ActiveDesigner\Runzheimer\1-2 Rework\Floor 1\Floor 19.dwg
Last Saved Date/Time: 5/4/2018 11:28:37 AM
The designs and/or details as represented on these documents are the exclusive property of Forner Business Interiors, Inc. and shall not be copied, otherwise reproduced, or distributed without prior written consent of Forner Business Interiors, Inc.
Project Number: 7060
Sheet: 19

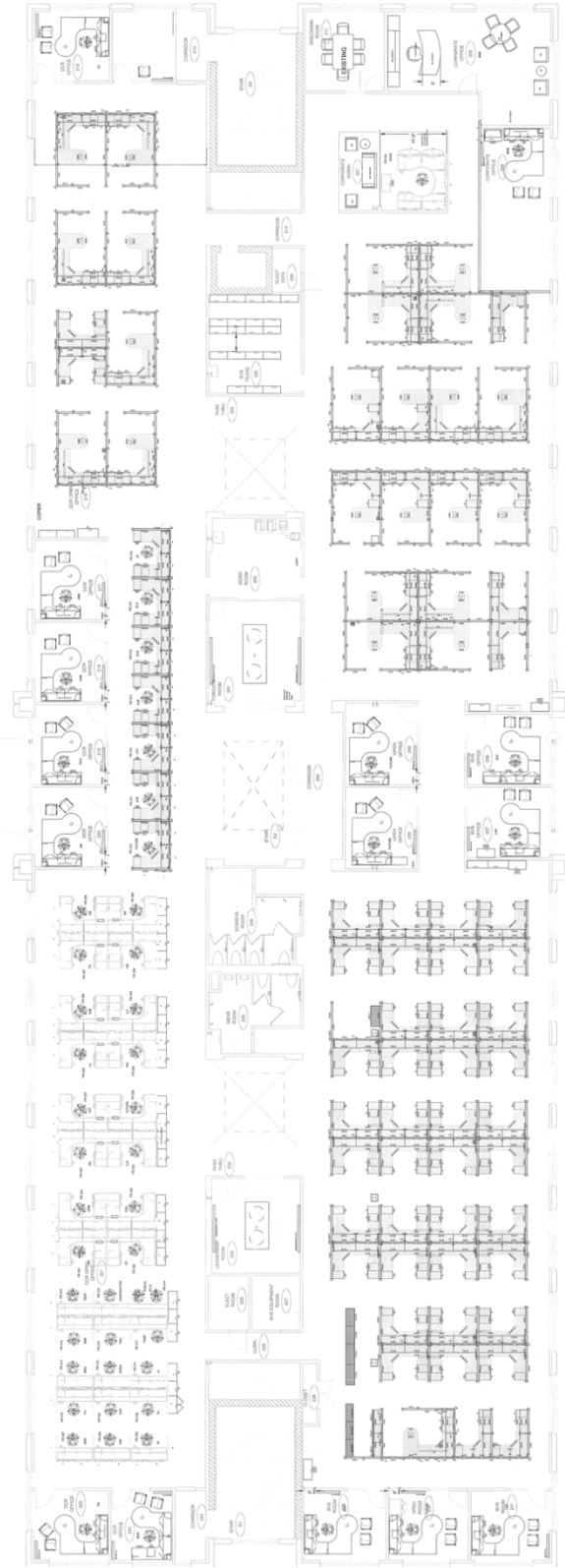
FLOOR PLAN – 2nd FLOOR



FORNER
555 W. Eastbrook Blvd.
53211 Mukwonago, Wisconsin
414.606.5000 Tel
414.606.5000 Fax
www.fornerinteriors.com

| | |
|-------------|--|
| Print Date: | 5/4/2018 10:35:50 AM |
| Drawn By: | LSCHALK |
| Revisions: | 1-21-18 1-27-18 Layout#6 2-24-18 [Sales person # 1, [Sales person #2, [Sales person #3. |

| | |
|----------------------------|--|
| Project Number: | 7061 |
| Sheet: | 1/5 |
| [Ship to Address, Line #1] | RUNZHEIMER-FLOOR 2 |
| [Ship to Address, Line #1] | RECONFIGURATION OF WORKSTATIONS-PROPOSAL |



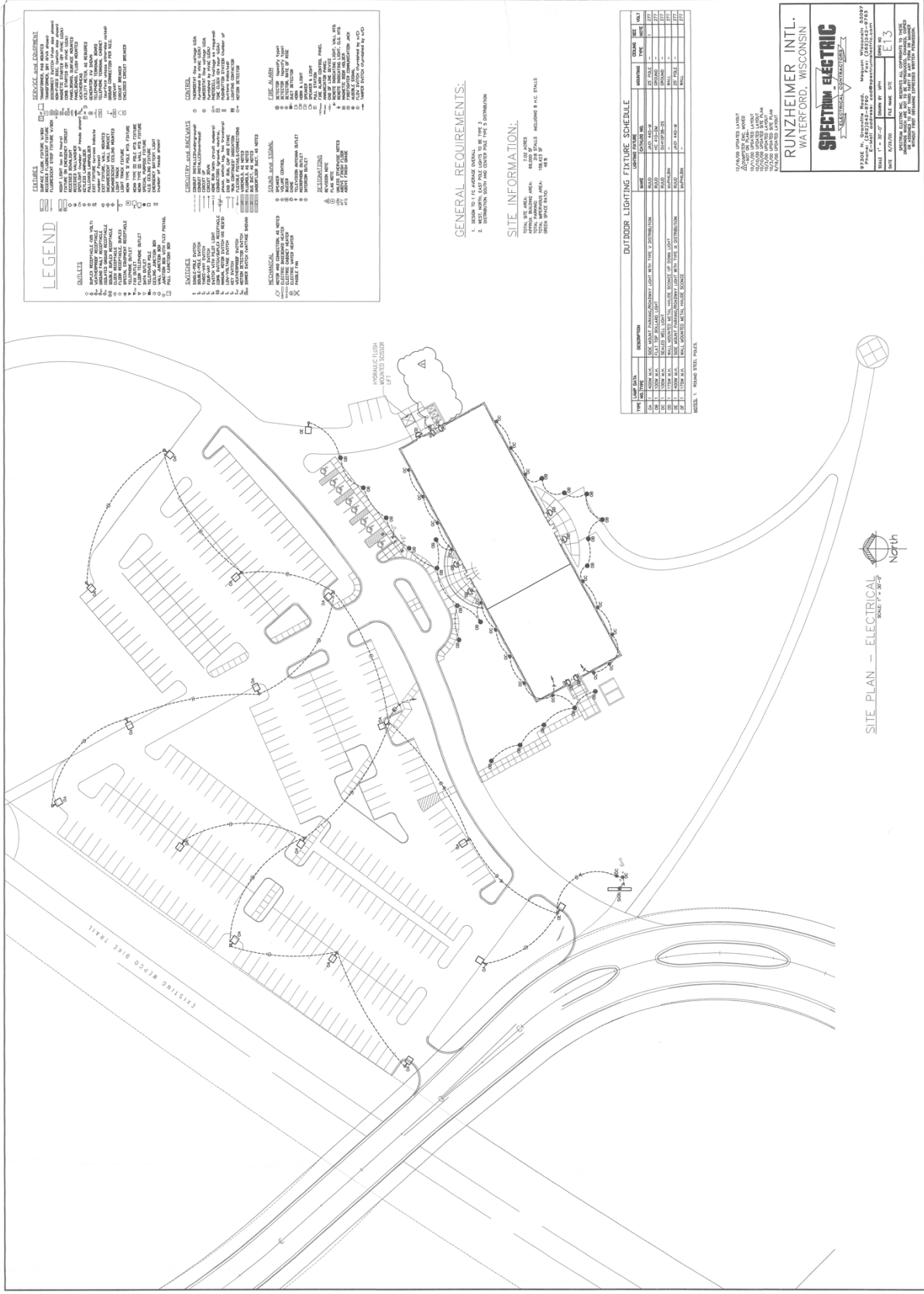
Scale: 1/8" = 1'-0"

1. BASE POWER FEED LOCATIONS TO BE VERIFIED.
2. ALL EXISTING INVENTORY TO BE VERIFIED

PLAN VIEW-EXISTING PLAN
Scale: 1/8" = 1'-0"

These documents meet the requirements of building codes and ADA guidelines to the best of our knowledge. The owner shall be responsible for compliance with all codes and guidelines in place at the location of this project.
 The designs and/or details as represented on these documents are the exclusive property of Forner Business Interiors, Inc. Any unauthorized use of these documents will result in payment due for services rendered by Forner Business Interiors, Inc. Approved By: _____ Date: _____
 Last Saved Date/Time: 5/4/2018 10:35:29 AM
 Project Number: 7061
 Sheet: 1/5
 x:\ActiveDesign\RR\Runzheimer\1-2 Rework\Floor

PARKING SITE PLAN



1 RUNZHEIMER PARKWAY
 VILLAGE OF WATERFORD, WI

CERTIFIED SURVEY MAP - Continued

CERTIFIED SURVEY MAP

ALL OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 2309, VOLUME 7, PAGE 127,
BEING A PART OF THE NW 1/4 OF THE SE 1/4, SECTION 25, T. 4 N.-R. 19 E.,
VILLAGE OF WATERFORD, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Jeffrey S. Butzke, Registered Land Surveyor, hereby certify:

That I have surveyed and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Runzheimer International Ltd, bounded and described as follows:

All of Lot 1 and Lot 2, Certified Survey Map No. 2309, recorded in Volume 7, Page 127, Certified Survey Maps, Racine County Register of Deeds Office, Racine County, Wisconsin and being a part of the Northwest 1/4 of the Southeast 1/4, Section 25, T. 4 N.-R. 19 E., Village of Waterford, Racine County, Wisconsin and being further described as follows:

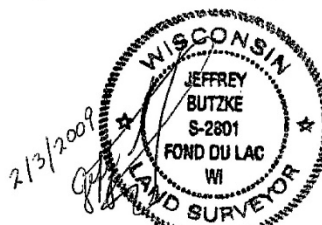
Commencing at the Northeast corner of the Southeast 1/4, said Section 25; thence South 87°-52'-02" West along the North line of the Southeast 1/4, said Section 25, 1328.75 feet; thence South 00°-12'-52" East, 66.04 feet to a point on the South right-of-way line of Kramer Road and to the point of real beginning; thence continuing South 00°-12'-52" East along the Easterly line of said Lot 1 and Lot 2, 725.07 feet to a Southeasterly corner of said Lot 2; thence South 62°-46'-58" West along a Easterly line of said Lot 2, 293.84 feet; thence South 35°-45'-20" East along an Easterly line of said Lot 2, 244.19 feet; thence North 73°-18'-48" West along a Southerly line of said Lot 2, 214.67 feet; thence North 59°-14'-20" West along a Southerly line of said Lot 2, 246.05 feet to a point on the Northeasterly right-of-way of Cornerstone Crossing, said point further described as "Reference Point A"; thence Northwesterly along said Northeasterly right-of-way line on a curve to the left having a radius of 320.00 feet, 75.32 feet along curve to a point that is North 16°-56'-07" West, 75.15 feet from last described point; thence Northwesterly along said Northeasterly right-of-way line on a curve to the left having a radius of 291.00 feet, 106.04 feet along curve to a point that is North 35°-22'-09" West, 105.46 feet from last described point; thence North 45°-48'-31" West along said Northeasterly right-of-way line, 108.87 feet to the Southwest corner of said Lot 2; thence Northeasterly on a curve to the right having a radius of 8,544.00 feet, 781.36 feet along curve to a point that is North 36°-30'-28" East, 781.09 feet from last described point and to the Southerly right-of-way line of said Kramer Road; thence North 87°-52'-02" East along said Southerly right-of-way line, 229.43 feet to the point of beginning and containing 10.286 acres (448,068 Sq. Ft.) of land more or less, and being subject to all easements and restrictions of record.

ALSO, the above described parcel of land being subject to a 32.00 foot wide Private Road Easement being 16.00 feet parallel with and measured perpendicular to the herein described centerline of such 32.00 foot wide Private Road Easement. Said Private Road to be known as Runzheimer Parkway.

Commencing at aforementioned "Reference Point A"; thence Northwesterly along said Northeasterly right-of-way line of Cornerstone Crossing on a curve to the left having a radius of 320.00 feet, 50.59 feet along curve to the point of beginning of said centerline of a 32.00 foot wide Private Road Easement; thence North 35°-30'-30" East along said centerline, 49.10 feet; thence Northeasterly along said centerline on a curve to the right having a radius of 265.00 feet, 173.76 feet along curve to a point that is North 54°-17'-35" East, 170.67 feet from last described point; thence Northeasterly along said centerline on a curve to the left having a radius of 570.50 feet, 238.64 feet along curve to a point that is North 61°-05'-40" East, 236.91 feet from last described point; thence North 49°-06'-39" East along said centerline, 95.87 feet; thence Northeasterly along said centerline on a curve to the left having a radius of 242.00 feet, 294.02 feet to a point that is North 14°-18'-20" East, 276.26 feet from last described point; thence Northwesterly along said centerline on a curve to the right having a radius of 265.00 feet, 118.40 feet along curve to a point that is North 07°-42'-01" West, 117.42 feet from last described point; thence North 05°-05'-57" East along said centerline, 119.50 feet to the terminus of the centerline of said 34.00 foot wide Private Road Easement, said point being on the Southerly right-of-way line of said Kramer Road; thence North 87°-52'-02" East along said Southerly right-of-way line, 35.71 feet to the point of real beginning.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of Village of Waterford in surveying and mapping the same.



Jeffrey S. Butzke, R.L.S. No. S-2801

Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

SURVEY – WESTERRA BUSINESS PARK PARCELS



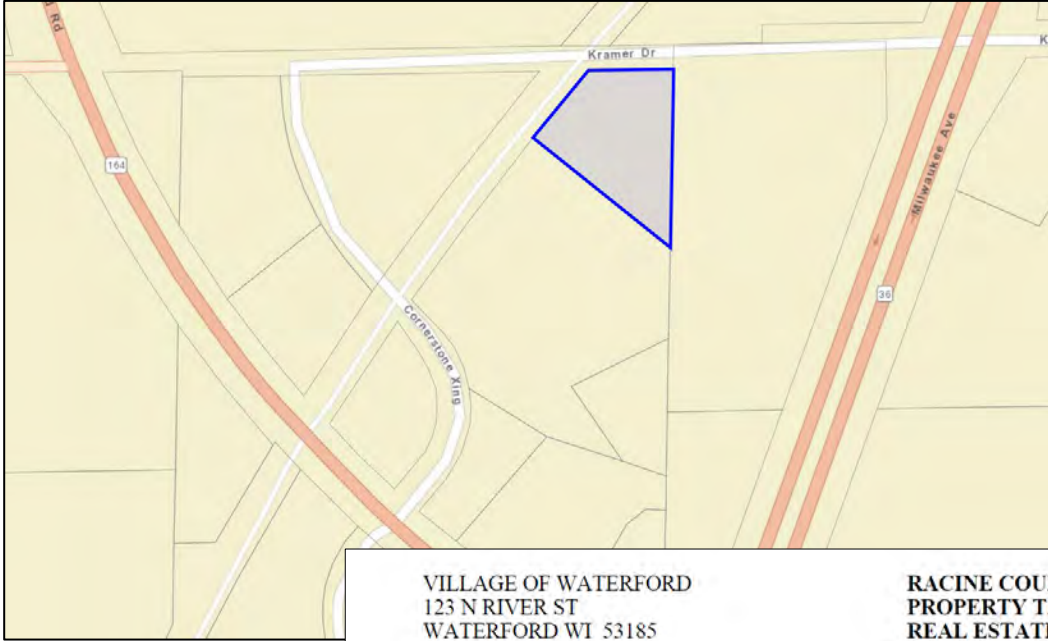
PROPERTY AERIAL VIEW

Yellow Line = Approximate Outline of 4 Parcels Comprising the Property



PARCEL MAPS & REAL ESTATE TAX BILLS – NORTH PARCEL

(VACANT LAND shown in **blue** on Certified Survey Map)



VILLAGE OF WATERFORD
123 N RIVER ST
WATERFORD WI 53185

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

RUNZHEIMER PARK LLC



Parcel Number: 191 041925019010
Bill Number: 700243

700243/191 041925019010
RUNZHEIMER PARK LLC
C/O MOTUS LLC
1 BEACON ST, FLOOR 15
BOSTON MA 02108

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
KRAMER DR
Sec. 25, T4N, R19E
PT SE1/4 CSM #2309 V7P126 LOT 1 FROM 191041925019000 IN
01 FOR 02 ROLL **TOTAL ACRES** 2.55
2.550 ACRES

Please inform County of address changes.

Drainage District Notification: \$138.22

| ASSESSED VALUE LAND | ASSESSED VALUE IMPROVEMENTS | TOTAL ASSESSED VALUE | AVERAGE ASSMT. RATIO | NET ASSESSED VALUE RATE | NET PROPERTY TAX | | |
|--|--|--|--|---|-------------------------|--|--------------------|
| 64,500 | 0 | 64,500 | 0.957814314 | 0.01559341 <small>(Does NOT reflect credits)</small> | 1005.77 | | |
| ESTIMATED FAIR MARKET VALUE LAND | ESTIMATED FAIR MARKET VALUE IMPROVEMENTS | TOTAL ESTIMATED FAIR MARKET VALUE | <input type="checkbox"/> A star in this box means unpaid prior year taxes. | School taxes also reduced by school levy tax credit | FARM #1 DRAINAGE 138.22 | | |
| 67,300 | 0 | 67,300 | | 113.91 | | | |
| TAXING JURISDICTION | 2022 EST STATE AIDS ALLOCATED TAX DIST. | 2023 EST STATE AIDS ALLOCATED TAX DIST. | 2022 NET TAX | 2023 NET TAX | % TAX CHANGE | | |
| RACINE COUNTY | 166,182 | 220,418 | 203.48 | 183.10 | -10.0% | | |
| VILLAGE OF WATERFORD | 417,744 | 615,842 | 291.52 | 249.54 | -14.4% | | |
| WATERFORD ELEM | 3,505,368 | 3,858,200 | 354.06 | 300.38 | -15.2% | | |
| WATERFORD UNION HS | 1,962,190 | 2,116,026 | 249.63 | 229.87 | -7.9% | | |
| GATEWAY TEC VTAE | 455,694 | 454,550 | 44.92 | 39.76 | -11.5% | | |
| COUNTY HANDICAPPED | 0 | 0 | 4.05 | 3.12 | -23.0% | | |
| TOTAL | 6,507,178 | 7,265,036 | 1,147.66 | 1,005.77 | -12.4% | | |
| FIRST DOLLAR CREDIT | | | 0.00 | 0.00 | 0.0% | | |
| LOTTERY AND GAMING CREDIT | | | 0.00 | 0.00 | 0.0% | | |
| NET PROPERTY TAX | | | 1,147.66 | 1,005.77 | -12.4% | | |
| TOTAL DUE: \$1,143.99 | | | | | | | |
| FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: JANUARY 31, 2024 | | | | | | | |
| <small>Warning: if not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</small> | | | | | | | |
| FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases | | | | | | | |
| Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends | Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends |
| WATERFORD UNION HS | 906,865 | 76.64 | 2037 | | | | |
| WATERFORD ELEM | 1,492,879 | 126.16 | 2031 | | | | |

PARCEL MAPS & REAL ESTATE TAX BILLS – 66,000 SF OFFICE BUILDING

(Developed parcel shown in **green** on Certified Survey Map)



VILLAGE OF WATERFORD
123 N RIVER ST
WATERFORD WI 53185

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

RUNZHEIMER PARK LLC



Parcel Number: 191 041925019020
Bill Number: 700244

700244/191 041925019020
RUNZHEIMER PARK LLC
C/O MOTUS LLC
1 BEACON ST, FLOOR 15
BOSTON MA 02108

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
1 RUNZHEIMER PKWY
Sec. 25, T4N, R19E
PT SE1/4 CSM #2309 V7P126 LOT 2 FROM 191041925019000 IN
01 FOR 02 ROLL **TOTAL ACRES** 7.74
7.740 ACRES

Please inform County of address changes.

Drainage District Notification: \$696.92

| | | | | | |
|--|--|---|---|---|---|
| ASSESSED VALUE LAND 670,500 | ASSESSED VALUE IMPROVEMENTS 5,629,500 | TOTAL ASSESSED VALUE 6,300,000 | AVERAGE ASSMT RATIO 0.957814314 | NET ASSESSED VALUE RATE 0.01559341 <small>(Does NOT reflect credits)</small> | NET PROPERTY TAX 98152.19 |
| ESTIMATED FAIR MARKET VALUE LAND 700,000 | ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 5,877,400 | TOTAL ESTIMATED FAIR MARKET VALUE 6,577,400 | <input type="checkbox"/> A star in this box means unpaid prior year taxes. | School taxes also reduced by school levy tax credit 11,126.04 | FARM #1 DRAINAGE 696.92 FIRE AMBULANCE 50.00 |

| TAXING JURISDICTION | 2022 EST. STATE AIDS ALLOCATED TAX DIST. | 2023 EST. STATE AIDS ALLOCATED TAX DIST. | 2022 NET TAX | 2023 NET TAX | % TAX CHANGE |
|---------------------------|--|--|-------------------|------------------|-----------------|
| RACINE COUNTY | 166,182 | 220,418 | 19,874.87 | 17,884.65 | -10.0% |
| VILLAGE OF WATERFORD | 417,744 | 615,842 | 28,473.60 | 24,374.11 | -14.4% |
| WATERFORD ELEM | 3,505,368 | 3,858,200 | 34,582.66 | 29,339.55 | -15.2% |
| WATERFORD UNION HS | 1,962,190 | 2,116,026 | 24,382.24 | 22,452.29 | -7.9% |
| GATEWAY TEC VTAE | 455,694 | 454,550 | 4,387.99 | 3,883.22 | -11.5% |
| COUNTY HANDICAPPED | 0 | 0 | 395.44 | 304.63 | -23.0% |
| TOTAL | 6,507,178 | 7,265,036 | 112,096.80 | 98,238.45 | -12.4% |
| FIRST DOLLAR CREDIT | | | -85.31 | -86.26 | 1.1% |
| LOTTERY AND GAMING CREDIT | | | 0.00 | 0.00 | 0.0% |
| NET PROPERTY TAX | | | 112,011.49 | 98,152.19 | -12.4% |

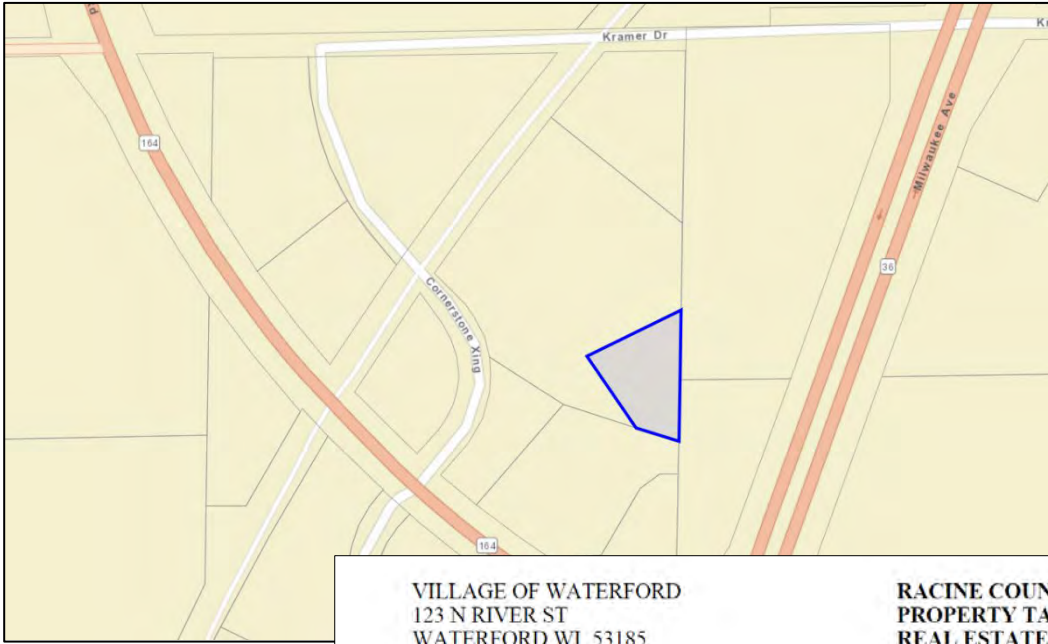
TOTAL DUE: \$98,899.11
FOR FULL PAYMENT, PAY TO LOCAL
TREASURER BY:
JANUARY 31, 2024
Warning: if not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

| Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends | Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends |
|---------------------|---------------------------|---|-----------------------|---------------------|---------------------------|---|-----------------------|
| WATERFORD ELEM | 1,492,879 | 12,322.42 | 2031 | | | | |
| WATERFORD UNION HS | 906,865 | 7,485.39 | 2037 | | | | |

PARCEL MAPS & REAL ESTATE TAX BILLS – ADDITIONAL PARCEL 1

(CONSERVANCY/WETLAND shown in yellow on Certified Survey Map)



VILLAGE OF WATERFORD
123 N RIVER ST
WATERFORD WI 53185

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

RUNZHEIMER PARK LLC



Parcel Number: 191 041925019030
Bill Number: 700245

700245 191 041925019030
RUNZHEIMER PARK LLC
C/O MOTUS LLC
1 BEACON ST, FLOOR 15
BOSTON MA 02108

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

RUNZHEIMER PKWY
Sec. 25, T4N, R19E
PT SE1/4 CSM #2309 V7P126 LOT 3 FROM 191041925019000 IN
01 FOR 02 ROLL **TOTAL ACRES** 1.32
1.320 ACRES

Please inform County of address changes.

Drainage District Notification: \$138.22

| ASSESSED VALUE | ASSESSED VALUE | TOTAL ASSESSED | AVERAGE ASSMT. | NET ASSESSED | NET PROPERTY TAX |
|----------------------------|--|--|---|---------------------------|-------------------------|
| LAND | IMPROVEMENTS | VALUE | RATIO | VALUE RATE | |
| 45,000 | 0 | 45,000 | 0.957814314 | 0.01559341 | 701.72 |
| (Does NOT reflect credits) | | | | | FARM #1 DRAINAGE 138.22 |
| ESTIMATED FAIR MARKET | ESTIMATED FAIR MARKET | TOTAL ESTIMATED | <input type="checkbox"/> | SCHOOL TAXES ALSO REDUCED | |
| VALUE LAND | VALUE IMPROVEMENTS | FAIR MARKET VALUE | A star in this box means unpaid prior year taxes. | BY SCHOOL LEVY TAX CREDIT | |
| 47,000 | 0 | 47,000 | | 79.47 | |
| TAXING JURISDICTION | 2022 EST. STATE AIDS ALLOCATED TAX DIST. | 2023 EST. STATE AIDS ALLOCATED TAX DIST. | 2022 NET TAX | 2023 NET TAX | % TAX CHANGE |
| RACINE COUNTY | 166,182 | 220,418 | 141.96 | 127.75 | -10.0% |
| VILLAGE OF WATERFORD | 417,744 | 615,842 | 203.38 | 174.10 | -14.4% |
| WATERFORD ELEM | 3,505,368 | 3,858,200 | 247.02 | 209.57 | -15.2% |
| WATERFORD UNION HS | 1,962,190 | 2,116,026 | 174.16 | 160.38 | -7.9% |
| GATEWAY TEC VTAE | 455,694 | 454,550 | 31.34 | 27.74 | -11.5% |
| COUNTY HANDICAPPED | 0 | 0 | 2.82 | 2.18 | -22.7% |
| TOTAL | 6,507,178 | 7,265,036 | 800.68 | 701.72 | -12.4% |
| FIRST DOLLAR CREDIT | | | 0.00 | 0.00 | 0.0% |
| LOTTERY AND GAMING CREDIT | | | 0.00 | 0.00 | 0.0% |
| NET PROPERTY TAX | | | 800.68 | 701.72 | -12.4% |

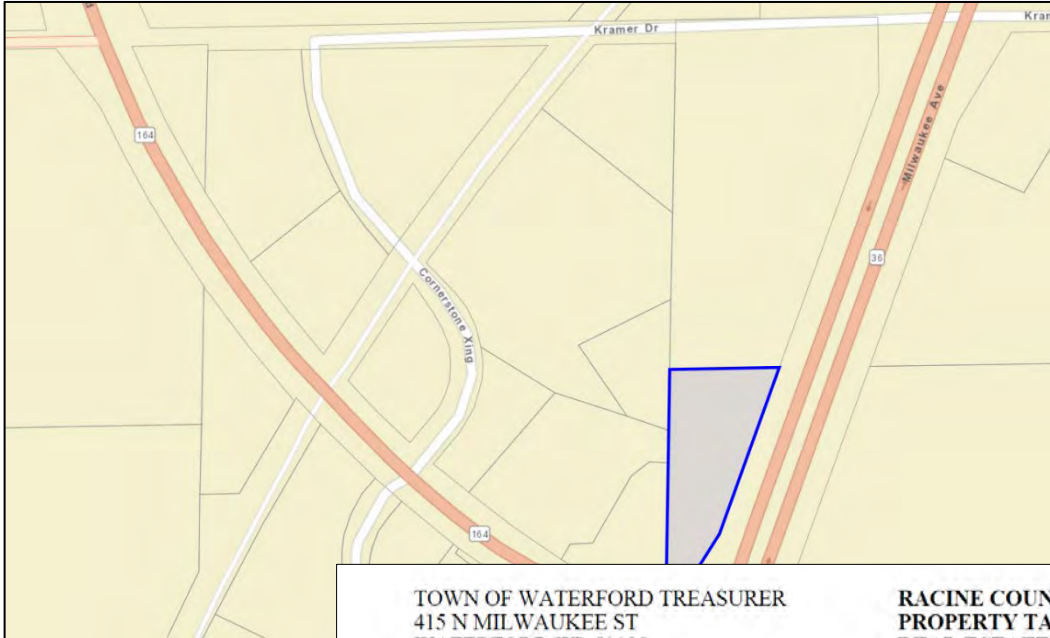
TOTAL DUE: \$839.94
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2024

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

| FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases | | | | | | | |
|--|------------------------|--|--------------------|---------------------|------------------------|--|--------------------|
| Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends | Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends |
| WATERFORD UNION HS | 906,865 | 53,47 | 2037 | | | | |
| WATERFORD ELEM | 1,492,879 | 88,02 | 2031 | | | | |

PARCEL MAPS & REAL ESTATE TAX BILLS – ADDITIONAL PARCEL 2

(CONSERVANCY/WETLAND shown in pink on Certified Survey Map)



TOWN OF WATERFORD TREASURER
415 N MILWAUKEE ST
WATERFORD WI 53185

RACINE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

RUNZHEIMER PARK LLC



Parcel Number: 016 041925019001
Bill Number: 666570

666570:016 041925019001
RUNZHEIMER PARK LLC
C/O MOTUS LLC
1 BEACON ST. FLOOR 15
BOSTON MA 02108

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

2830S KRAMER DR
Sec. 25, T4N, R19E
20RD ON S SIDE NE1/4 SE1/4 N1/2SE1/4SE1/4 NW1/4 SE1/4 EXC
STH 36 & CTH F EXC V124P58 V124P218 EXC LAND IN
VILLAGE WATERFORD & EXC LAND E/HWY 36 FROM
016041925019000 IN 00 FOR 01 ROLL **TOTAL ACRES** 2.63
2.630 ACRES

Please inform County of address changes.

Drainage District Notification: No Assessment

| ASSESSED VALUE | ASSESSED VALUE IMPROVEMENTS | TOTAL ASSESSED VALUE | AVERAGE ASSMT RATIO | NET ASSESSED VALUE RATE | NET PROPERTY TAX |
|----------------------------------|--|---|---|---|------------------|
| 1,800 | 0 | 1,800 | 0.865947450 | 0.01562803 <small>(Does NOT reflect credits)</small> | 28.14 |
| ESTIMATED FAIR MARKET VALUE LAND | ESTIMATED FAIR MARKET VALUE IMPROVEMENTS | TOTAL ESTIMATED FAIR MARKET VALUE | * A star in this box means unpaid prior year taxes. | School taxes also reduced by school levy tax credit | |
| 4,200 | 0 | 4,200 | | 4.06 | |
| TAXING JURISDICTION | 2022 EST. STATE AIDS ALLOCATED TAX DIST | 2023 EST. STATE AIDS ALLOCATED TAX DIST | 2022 NET TAX | 2023 NET TAX | % TAX CHANGE |
| RACINE COUNTY | 239,384 | 318,901 | 5.89 | 6.14 | 4.2% |
| TOWN OF WATERFORD | 284,884 | 474,333 | 4.60 | 4.80 | 4.3% |
| WATERFORD ELEM | 3,693,140 | 4,087,966 | 9.09 | 8.99 | -1.1% |
| WATERFORD UNION HS | 2,826,514 | 3,061,469 | 6.40 | 6.88 | 7.5% |
| GATEWAY TEC VTAE | 656,423 | 657,644 | 1.20 | 1.23 | 2.5% |
| COUNTY HANDICAPPED | 0 | 0 | 0.11 | 0.10 | -9.1% |
| TOTAL | 7,700,345 | 8,600,313 | 27.29 | 28.14 | 3.1% |
| FIRST DOLLAR CREDIT | | | 0.00 | 0.00 | 0.0% |
| LOTTERY AND GAMING CREDIT | | | 0.00 | 0.00 | 0.0% |
| NET PROPERTY TAX | | | 27.29 | 28.14 | |

TOTAL DUE: \$28.14
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2024
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

| Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends | Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends |
|---------------------|------------------------|--|--------------------|---------------------|------------------------|--|--------------------|
| WATERFORD ELEM | 1,581,784 | 446 | 2031 | | | | |
| WATERFORD UNION HS | 1,312,054 | 271 | 2037 | | | | |

PROPERTY PHOTOS - EXTERIOR



Pond/Conservancy View



Hwy 36 Monument Sign



Main Entry Experience



View from Hwy 36



View from South

1 RUNZHEIMER PARKWAY
VILLAGE OF WATERFORD, WI

PROPERTY PHOTOS - EXTERIOR



North Service Drive Entrance



Bike Trail Immediately to West of Building



8 Handicap Stalls at Main Entry



Sculpture – South Side of Building



Campus Monument Sign

1 RUNZHEIMER PARKWAY
VILLAGE OF WATERFORD, WI

PROPERTY PHOTOS – INTERIOR WHEN FULLY OCCUPIED (existing conditions may be different than shown)



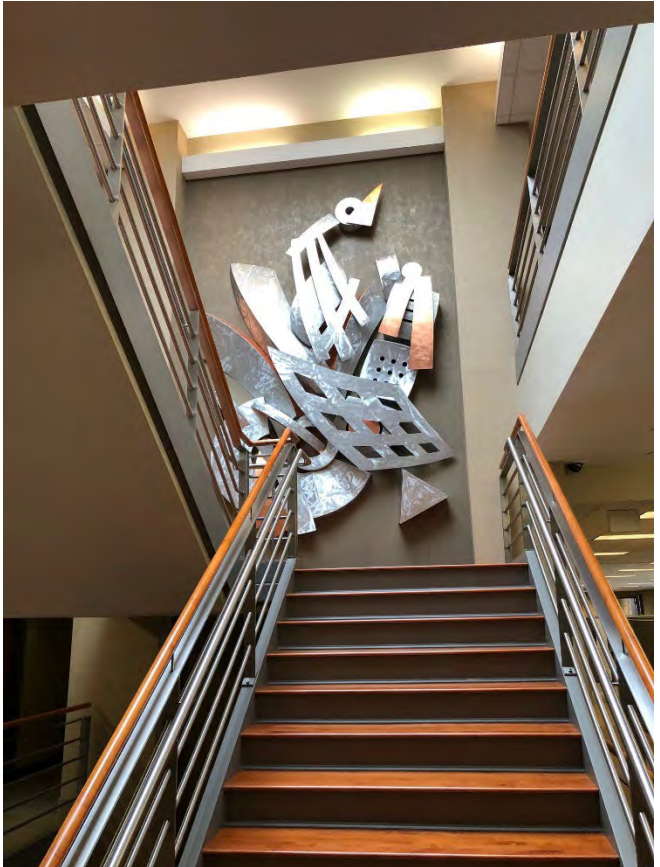
Atrium Stairway – Main/Lobby Level



Small Conference Room - Lobby

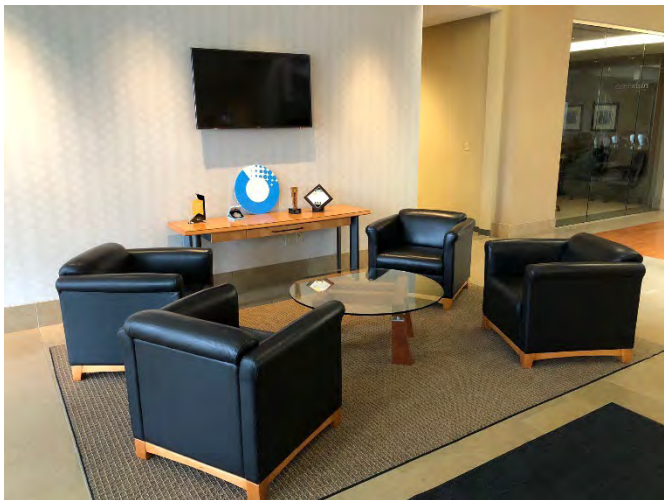


Artwork – Atrium Stairway at 2nd



Artwork – Atrium Stairway at 1st

PROPERTY PHOTOS – INTERIOR WHEN FULLY OCCUPIED (existing conditions may be different than shown)



Typical Break-Out Lounge Areas (above & to right)



Break Out/Lounge Area



Typical Open Office Area

PROPERTY PHOTOS – INTERIOR WHEN FULLY OCCUPIED (existing conditions may be different than shown)



Typical Open Office Area



Passenger Elevator

PROPERTY PHOTOS – INTERIOR WHEN FULLY OCCUPIED

(existing conditions may be different than shown)



Lobby Entry Reception



Fitness Room



Board Room



Cafeteria & Vending



Main File & Storage Room



Secured Data Center

1 RUNZHEIMER PARKWAY
VILLAGE OF WATERFORD, WI

PROPERTY PHOTOS – SELECTED MECHANICALS



81 Kw Spectrum Brand Generator



Water Softening System



Fire System Panel



Silent "Intruder" Light System

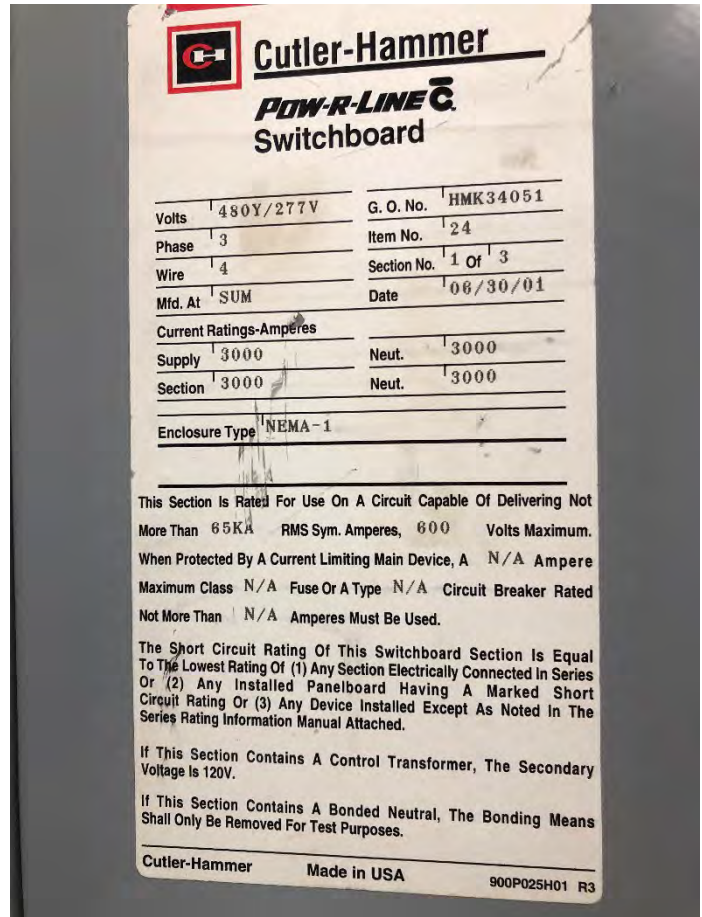
Fire Protection Main Valves



PROPERTY PHOTOS – SELECTED MECHANICALS



Main Electrical Switch Panels



Electrical Service Specifications

VILLAGE OF WATERFORD

WATERFORD OVERVIEW

Waterford is a pleasant community located along the Fox River in western Racine County in southeast Wisconsin. In the middle of a rich farming community, the village was the hub of commerce and continues to grow its industrial, manufacturing, retail and service. Its name reflects the area where early settlers forded the river with livestock and wagons carrying raw materials and goods to and from markets.

The village was incorporated in 1906 and covers over 2 square miles and has a population of over 5,400 people. It is a community rich in small town charm and large city opportunities. Located just 30 minutes from Racine, Kenosha and Milwaukee and one hour from Chicago and Madison, Waterford enjoys the best that both small town and big city has to offer.



The Village of Waterford boasts of many things including wonderful community events such as the River Rhythms outdoor summer music series along the shores of the Fox River, the annual Balloon Fest of hot air balloons, the River Art Walk showcasing the work of local artists, along with the activities surrounding all season holiday festivities.

Recreational activities abound, from organized sports teams to water recreation on the Fox River including motorized boating to canoe and kayak adventures from the headwaters of the Fox River in Waukesha County through Waterford, Rochester, and Burlington to the

Illinois state line. Enjoying time on the Fox may find you watching an eagle soar; deer, otter, beaver or red fox visiting for a drink or a frolic; see the swans, herons, egrets, geese ducks, sandpipers or cranes making their home on the river; or try throwing a line in to catch a couple of the many fish such as walleye, northern pike, pan fish and more making their way down the river.

Waterford has a Fire and EMS department that provides paramedic level service, the only department to do so in the area. Police services are provided by the Town of Waterford, continuing the Village's mission to keep the safety and protection of its citizens and visitors at the forefront.

Families often choose Waterford for the excellent schools, recognized education leaders and top-rated status in the State of Wisconsin. Waterford Union High School has just over 1,000 students and is ranked 32nd of 423 high schools, in the 88th percentile. Along with excellent public schools, parents can choose a private parochial school and from several preschool and day care options.



Waterford proudly claims a rich history of community commitment to philanthropy and caring for one another. Ten Club Park was founded by business leaders who donated the park land to the village. The giving continues as volunteers contribute to the good of the community with many hours donated to the events and activities that make Waterford a destination for families, singles, and seniors.

DEMOGRAPHICS



Demographic Report

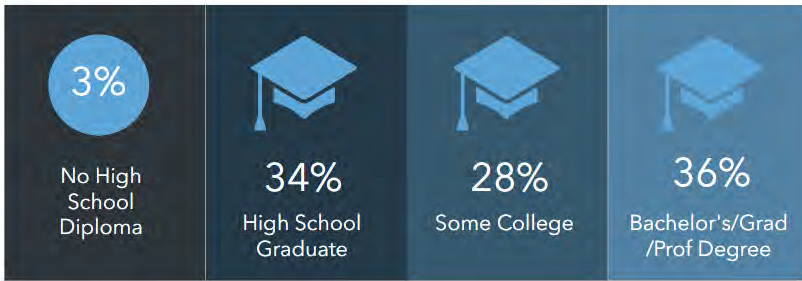
1 Runzheimer Pkwy, Waterford, Wisconsin, 53185

| | 1 mile | 3 miles | 5 miles |
|--|-----------|-----------|-----------|
| Population | | | |
| 2023 Total Population | 2,207 | 12,726 | 22,251 |
| 2028 Projected Total Population | 2,186 | 12,726 | 22,052 |
| 2010 Total Population | 2,249 | 12,125 | 21,747 |
| 2000 Total Population | 2,181 | 10,809 | 19,638 |
| 2023 Total Daytime Population | 1,782 | 9,315 | 15,006 |
| 2023-2028 Projected Annual Growth Rate | -0.2% | 0.0% | -0.2% |
| 2010-2020 Annual Growth Rate | -0.3% | 0.3% | 0.2% |
| 2023 Median Age | 43.2 | 44.5 | 44.8 |
| Income | | | |
| 2023 Median Household Income | \$84,669 | \$99,053 | \$100,499 |
| 2023 Average Household Income | \$108,954 | \$123,132 | \$126,880 |
| 2023 Per Capita Income | \$46,999 | \$49,161 | \$50,007 |
| 2023 Households Earning \$100,000+ | 39.9% | 49.5% | 50.4% |
| Households | | | |
| 2023 Total Households | 948 | 5,072 | 8,776 |
| 2028 Projected Total Households | 947 | 5,133 | 8,804 |
| 2010 Total Households | 917 | 4,628 | 8,147 |
| 2000 Total Households | 844 | 3,940 | 6,994 |
| 2023-2028 Projected Annual Growth Rate | 0.0% | 0.2% | 0.1% |
| 2010-2020 Annual Growth Rate | -0.3% | 0.3% | 0.2% |
| 2023 Average Household Size | 2.3 | 2.5 | 2.5 |
| Housing | | | |
| 2023 Total Housing Units | 1,040 | 5,427 | 9,334 |
| 2023 Occupied Housing Units: Owner | 71.3% | 83.2% | 84.6% |
| 2023 Occupied Housing Units: Renter | 28.7% | 16.8% | 15.4% |
| 2023 Vacant Housing Units | 8.9% | 6.5% | 6.0% |
| 2023 Median Home Value | \$398,707 | \$353,229 | \$356,539 |
| Race and Origin | | | |
| 2023 African American/Black Population | 0.1% | 0.3% | 0.3% |
| 2023 American Indian/Alaska Native Population | 0.1% | 0.2% | 0.2% |
| 2023 Asian Population | 0.9% | 0.7% | 0.7% |
| 2023 Pacific Islander Population | 0.1% | 0.0% | 0.0% |
| 2023 White Population | 92.6% | 93.2% | 93.1% |
| 2023 Other Race Population | 1.2% | 1.0% | 0.9% |
| 2023 Population of Two or More Races | 5.2% | 4.6% | 4.8% |
| 2023 Hispanic Population (Any Race) | 5.0% | 4.2% | 4.1% |
| Occupation and Education | | | |
| 2023 White Collar Population | 56.4% | 60.6% | 58.6% |
| 2023 Population with Bachelor's Degree or Higher | 35.6% | 36.8% | 34.8% |
| 2023 Unemployment Rate | 1.6% | 1.5% | 1.6% |

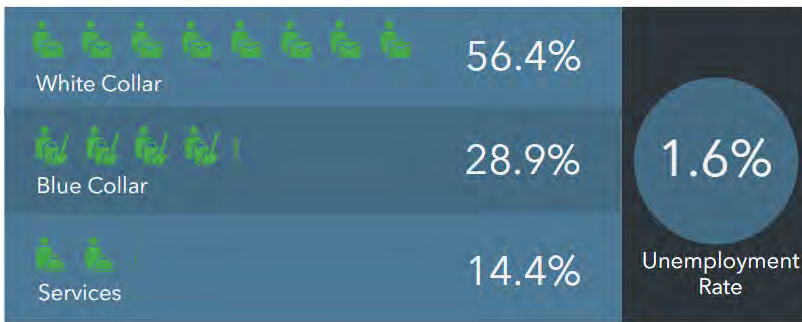
Source: Esri, Esri-Data Axle, U.S. Census

KEY FACTS – 1 MILE

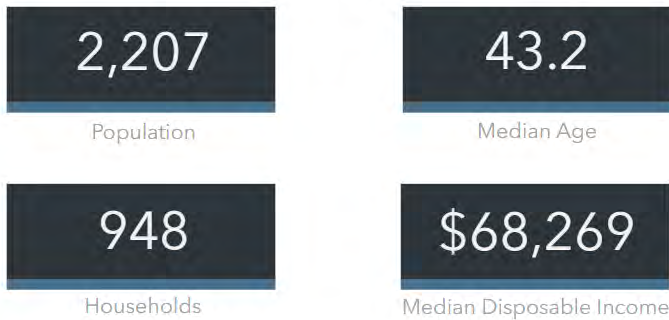
EDUCATION



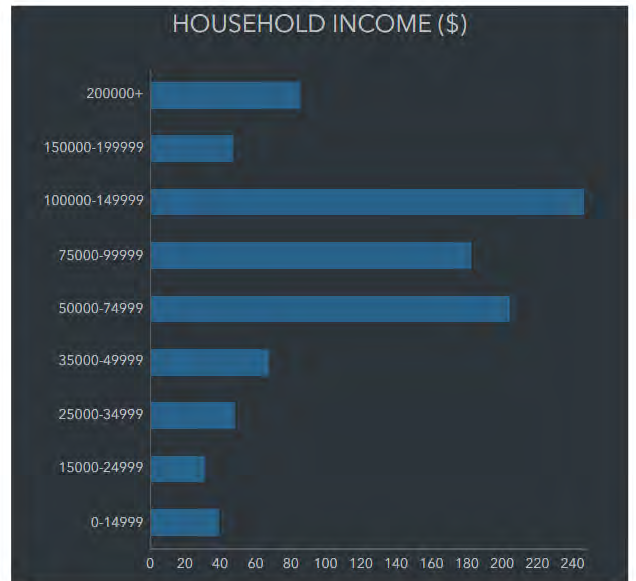
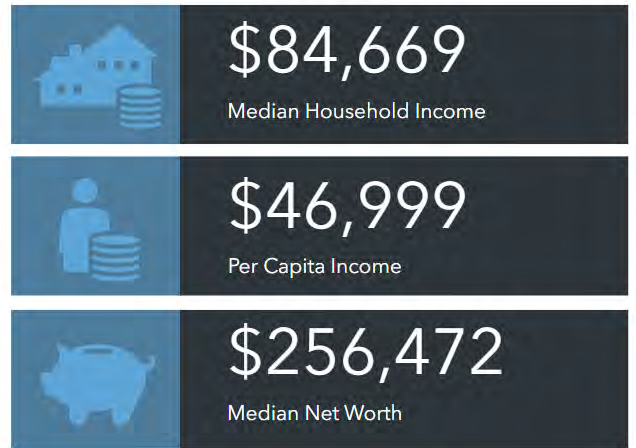
EMPLOYMENT



KEY FACTS

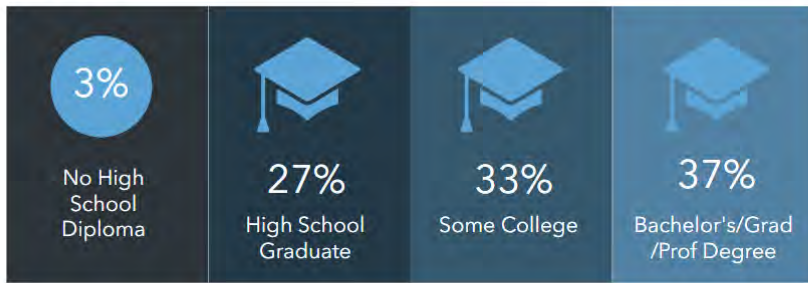


INCOME

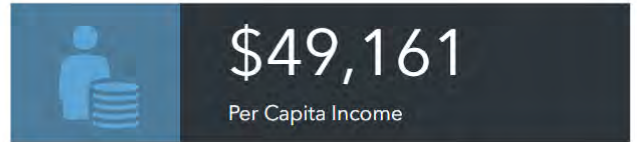
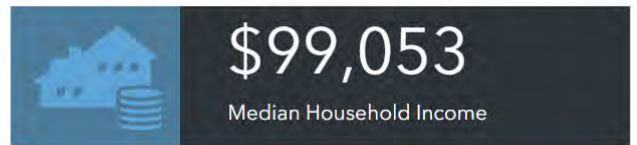


KEY FACTS – 3 MILES

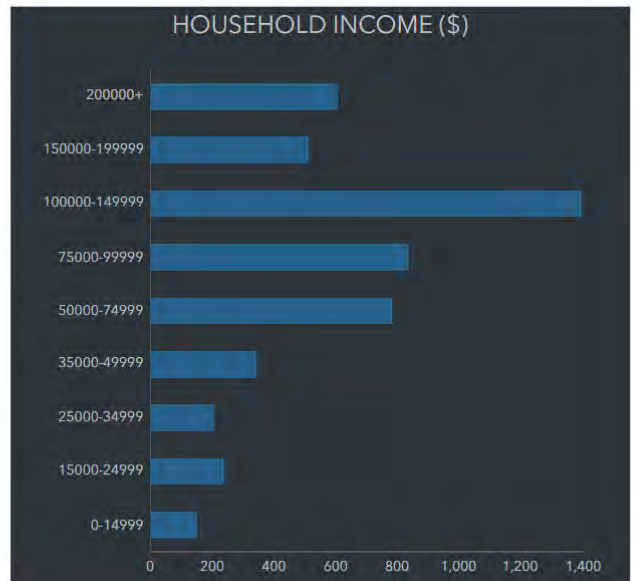
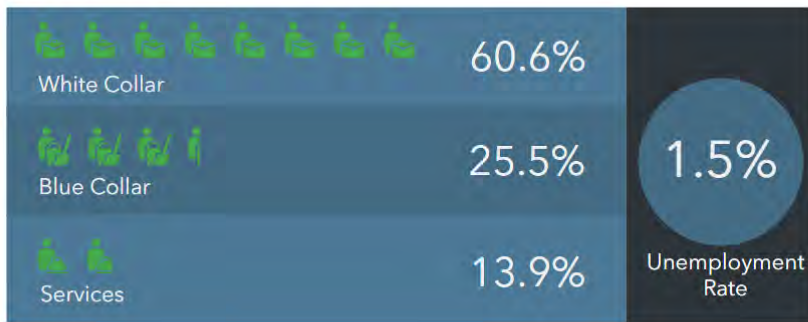
EDUCATION



INCOME



EMPLOYMENT



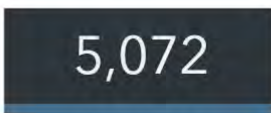
KEY FACTS



Population



Median Age



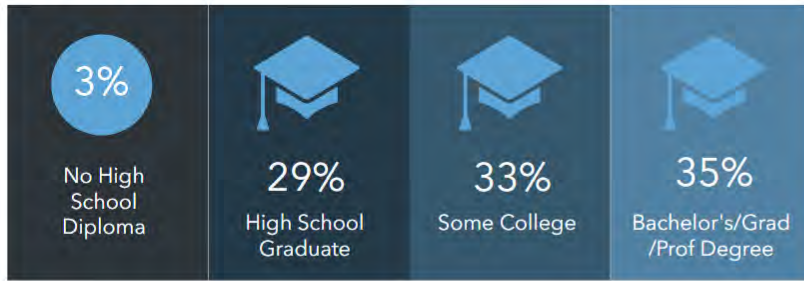
Households



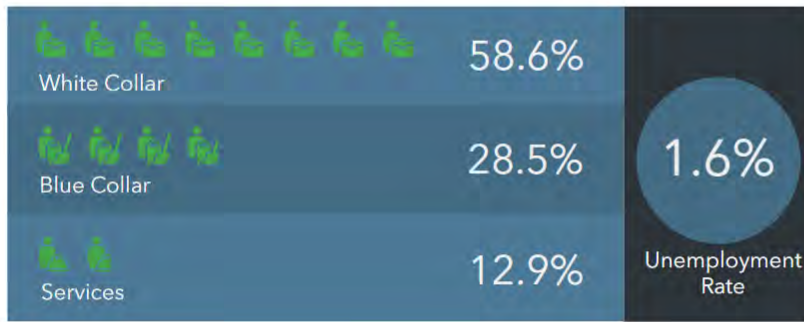
Median Disposable Income

KEY FACTS – 5 MILES

EDUCATION



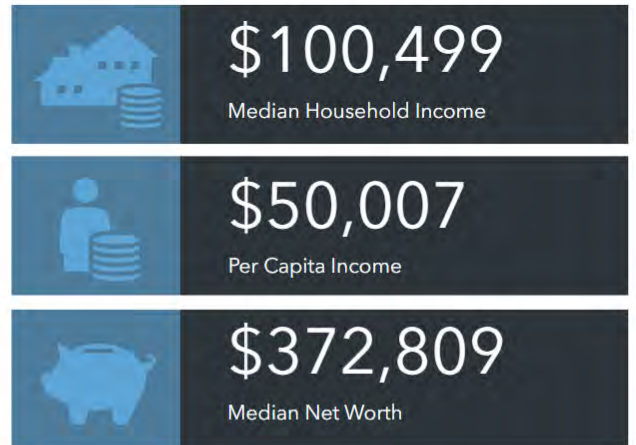
EMPLOYMENT



KEY FACTS



INCOME



MILWAUKEE OVERVIEW

Milwaukee is the largest city in the state of Wisconsin and the fifth-largest city in the Midwestern United States. The seat of the eponymous county, it is on Lake Michigan's western shore. Ranked by estimated 2014 population, Milwaukee was the 31st largest city in the United States. The city's estimated population in 2017 was 595,351. Milwaukee had grown to become one of the largest cities in the United States. Its population peaked at 741,324. In 1960, the Census Bureau reported city's population as 91.1% white and 8.4% black.

By the late 1960s, Milwaukee's population had started to decline as people moved to suburbs, aided by federal subsidies of highways. They moved to take advantage of new housing. Milwaukee had a population of 636,212 by 1980, while the population of the overall metropolitan area increased. Given its large immigrant population and historic neighborhoods, Milwaukee avoided the severe declines of some of its fellow "rust belt" cities.



Since the 1980s, the city has begun to make strides in improving its economy, neighborhoods, and image, resulting in the revitalization of neighborhoods such as the Historic Third Ward, Lincoln Village, the East Side, and more recently Walker's Point and Bay View, along with attracting new businesses to its downtown area. These efforts have substantially slowed the population decline and have stabilized many parts of Milwaukee.

Milwaukee was once the home to four of the world's largest beer breweries (Schlitz, Blatz, Pabst, and Miller), and was the number one beer producing city in the world for many years. Despite the decline in its position as the world's leading beer producer after the loss of two of those breweries, Miller Brewing Company remains a key employer by employing over 2,200 of the city's workers. Because of Miller's position as the second-largest beer-maker in the U.S., the city remains known as a beer town. The city and surrounding areas are seeing a resurgence in microbreweries, nanobreweries and brewpubs with the craft beer movement.

Three beer brewers with Wisconsin operations made the 2009 list of the 50 largest beermakers in the United States, based on beer sales volume. Making the latest big-breweries list from Wisconsin is MillerCoors at No. 2. MillerCoors is a joint venture formed in 2008 by Milwaukee-based Miller Brewing Co. and Golden, Colorado-based Molson Coors Brewing Company. The Minhas Craft Brewery in Monroe, Wisconsin, which brews Huber, Rhinelander and Mountain Crest brands, ranked No. 14 and New Glarus Brewing Company, New Glarus, Wisconsin, whose brands include Spotted Cow, Fat Squirrel and Uff-da, ranked No. 32.

Happy Days and *Laverne and Shirley*, two sitcoms that aired on ABC in the 1970s and 1980s, were set in Milwaukee, and often used the Milwaukee breweries as a backdrop for the storyline.

Milwaukee is the home to the international headquarters of six Fortune 500 companies: Johnson Controls, Northwestern Mutual, Manpower, Rockwell Automation, Harley-Davidson and Joy Global. Other companies based in Milwaukee include Briggs & Stratton, Alliance Federated Energy, Marshall & Ilsley (acquired by BMO Harris Bank in 2010), Hal Leonard, Wisconsin Energy, the American Society for Quality, A. O. Smith, Rexnord, Master Lock, American Signal Corporation, GE Healthcare Diagnostic Imaging and Clinical Systems and MGIC Investments. The Milwaukee metropolitan area ranks fifth in the United States in terms of the number of Fortune 500 company headquarters as a share of the population. Milwaukee also has a large number of financial service firms, particularly those specializing in mutual funds and transaction processing systems, and a number of publishing and printing companies.

In the early 21st century, the city is undergoing its largest construction boom since the 1960s. Major new additions to the city in the past two decades include the Milwaukee Riverwalk, the Wisconsin Center, Miller Park, an expansion to the Milwaukee Art Museum, Milwaukee Repertory Theater, and Pier Wisconsin, as well as major renovations to the UW-Milwaukee Panther Arena. The Fiserv Forum opened in late 2018.

Source: <https://en.wikipedia.org/wiki/Milwaukee>

WESTERRA BUSINESS CAMPUS

SITE MAP & AVAILABLE SITES

The Runzheimer International Ltd property is located in the Westerra Business Campus, in Waterford, Wisconsin. The property's "front and center" location is at the northernmost entry into the village along Highway 36 and represents an important "first impression" of the Village. Please note the parcel map below at present is a mix of developed and vacant parcels and is shown for general reference and orientation purposes only.



VILLAGE & COUNTY RESOURCES & WEB LINKS

VILLAGE OF WATERFORD (WATERFORDWI.ORG)

Business Resources

- [Waterford Area Chamber of Commerce](#)
- [Absolutely Waterford - Main Street Program](#)
- [Guide to Starting a Business in Waterford](#)
- [Curb Appeal Facade Improvement Grant Program](#)
- [RCEDC Summary of Services](#)
- [Racine County Economic Development Corporation \(RCEDC\)](#)
- [Business Lending Partners - Wisconsin SBA 504 Lender](#)
- [Racine County - Doing Business in Racine County](#)
- [Southeastern Wisconsin Regional Planning Commission](#)
- [Wisconsin Economic Development Corporation](#)
- [Wisconsin Women's Business Initiative](#)
- [UW-Parkside Small Business Development Center](#)
- [Wisconsin Innovation Service Center](#)
- [WI Alcohol & Tobacco Laws for Retailers](#)
- [Small Business Administration](#)
- [How to Write a Business Plan](#)
- [SCORE - Mentors to America's Small Business](#)

VISION OF WATERFORD – 2018 MASTER PLAN UPDATE (available at the Village website in downloadable PDF form)

ECONOMIC DEVELOPMENT INCENTIVES

Economic development incentives may be available from the Village of Waterford and/or Racine County. For further information, please contact the following government representatives:

Village of Waterford: Zeke Jackson
Village Administrator
123 N. River Street
Waterford, WI 53185
O: 262.534.3980
M: 920.421.4457
E: zjackson@waterfordwi.org

Racine County Economic
Development Corporation: Laura Million
Business Development Manager
2320 Renaissance Boulevard
Sturtevant, WI 53177
O: 262.898.7530
M: 262.676.9575
E: lmillion@rcedc.org