

Greg M. Keil

From: Bob Drifka [bob@drifkagroup.com]
Sent: Wednesday, January 02, 2013 7:31 PM
To: Greg M. Keil
Subject: Listing Contract Renewals

Greg:

Pursuant to our telephone conversation I have attached two listing renewals; Racine Street and Midway Business Park / Oneida Street lots. On the Midway Business Park renewal I updated the available lots to the two that remain after the two lot sales in 2012.

Vacant land and office building sales(and leasing) has been very slow the past few years. Retail buildings and manufacturing buildings have been steadily filling with the lack of new construction. I have a very positive feeling about vacant land sales in 2013 and 2014 due to the absorption of said buildings and the historically low interest rates for commercial development. Three year rate locks are under 3% and five year rate locks are under 4%.

If you have any questions please feel free to call.

Bob Drifka

Broker/Owner
DRIFKA GROUP INC.
N9601 Crystal Drive
Appleton, WI 54915
Phone: 920.993.9065
Mobile: 920.450.2876

WB-42 AMENDMENT TO LISTING CONTRACT

1 It is agreed that the Listing Contract dated October 6, 2010, between the undersigned,
2 for sale of the property known as (Street Address/Description) 81 & 87 Racine St. & 504 Broad St.
3 in the _____ City _____ of _____ Menasha _____, County of
4 _____ Winnebago _____, Wisconsin is amended as follows:

5 The list price is changed from \$ _____ to \$ _____
6 The expiration date of the contract is changed from midnight November 5, 2012 to
7 midnight November 5, 2013
8 The following items are (added to)(deleted from) STRIKE ONE the list of property to be included in the list
9 price: _____
10 _____

11 Other: Property is being sold subject to the following conditions: Within 18
12 months of closing, Purchaser must begin construction of a building or
13 structure in compliance with city ordinances and other applicable laws and
14 for a permitted purpose under city ordinances. Construction must be
15 completed within 1 year after construction begins. Seller will have a right
16 to repurchase the property for the purchase price paid by the Purchaser if
17 Purchaser fails to perform these conditions.
18 _____
19 _____
20 _____
21 _____
22 _____

23 ALL OTHER TERMS OF THIS CONTRACT AND ANY PRIOR AMENDMENTS REMAIN UNCHANGED.

24 CAUTION: Agents (salespersons) for Broker (firm) do not have the authority to enter into a mutual
25 agreement to terminate a listing contract, amend the commission amount or shorten the term of a
26 listing contract, without the written consent of the Agent(s)' supervising broker.

27 Drifka Group Inc.

28 Broker/Firm ▲

29

30 (x) *R Drifka* 1-2-13

31 By ▲

32 Print name ▶ Robert Drifka

(x) _____

Seller's Signature ▲

Date ▲

Print name ▶ City of Menasha

(x) _____

Seller's Signature ▲

Date ▲

Print name ▶

WB-42 AMENDMENT TO LISTING CONTRACT

1 It is agreed that the Listing Contract dated January 19, 2010, between the undersigned,
2 for sale of the property known as (Street Address/Description) See lines 11 - 12 below
3 in the _____ City _____ of _____ Menasha _____, County of
4 _____ Calumet _____, Wisconsin is amended as follows:

5 The list price is changed from \$ _____ to \$ _____
6 The expiration date of the contract is changed from midnight January 19, 2013 to
7 midnight January 19, 2014
8 The following items are (added to)(deleted from) STRIKE ONE the list of property to be included in the list
9 price: _____
10 _____

11 Other: Properties Midway Business Park - Lots 5 and 7. Province Terrace - Lots
12 1, 2, 4, 10, 11, 12.
13 _____
14 _____
15 _____
16 _____
17 _____
18 _____
19 _____
20 _____
21 _____
22 _____

23 ALL OTHER TERMS OF THIS CONTRACT AND ANY PRIOR AMENDMENTS REMAIN UNCHANGED.

24 CAUTION: Agents (salespersons) for Broker (firm) do not have the authority to enter into a mutual
25 agreement to terminate a listing contract, amend the commission amount or shorten the term of a
26 listing contract, without the written consent of the Agent(s)' supervising broker.

27 Drifka Group Inc.
28 Broker/Firm ▲

(x) _____
Seller's Signature ▲ Date ▲
Print name ▶ City of Menasha

30 (x) RE Drifka 1-2-13
31 By ▲ Date ▲
32 Print name ▶ Robert E. Drifka

(x) _____
Seller's Signature ▲ Date ▲
Print name ▶