



First American Title Insurance Company
National Commercial Services

25 West Main Street, Suite 400 • Madison, WI 53703

Office Phone:(608)204-7409 Office Fax:(608)204-7414

Final Settlement Statement

File No: NCS-1133953-MAD
Escrow Officer: Allison Cripps/AC
Settlement Date: 12/02/2022
Disbursement Date: 12/02/2022

Property:
1650 Pankratz Street Unit Land, Madison, WI 53704

Buyer:
South Central Library System

Seller:
Corben Lakeland, LLC

Buyer Charge	Buyer Credit	Description	Seller Charge	Seller Credit
		Consideration		
2,005,000.00		Total Consideration		2,005,000.00
		Deposits In Escrow		
	10,000.00	Receipt No. 16063047 on 07/01/2022 by South Central Library System		
	1,874,867.57	Receipt No. 16064534 on 12/01/2022 by South Central Library System		
		Adjustments		
	60,150.00	3% Broker Commission Credit	60,150.00	
		Prorations		
	32,675.86	2022 Taxes - 251/0810-311-0396-4 01/01/22 to 12/01/22 @ \$35,708.65/yr	32,675.86	
	27,696.57	Lakeland College Rent 12/01/22 to 12/31/22 @ \$27,696.57/mo	27,696.57	
		Commission		
		Broker: Corben Land Development, LLC		
		Real Estate Commission	52,225.52	
		Attorney		
		Attorney: Reinhart Boerner Van Deuren s.c.		
		Attorney Fee - Invoice 13065434	37,000.00	
		Payoff Loan(s)		
		Lender: WoodTrust Bank, N.A.		
		Principal Balance	1,449,095.57	
		Interest Due to 12.01.2022	1,127.08	
		Per Diem Due to 12.02.22 12/02/22 to 12/02/22 @ \$281.768500/day	281.77	
		Satisfaction Fee - Mortgage	30.00	

Final Settlement Statement

Settlement Date: 12/02/2022
Officer: Allison Cripps/AC

File No: NCS-1133953-MAD

Buyer Charge	Buyer Credit	Description	Seller Charge	Seller Credit
		Satisfaction Fee - Assign of L&R	30.00	
		UCC Termination Fees	60.00	
		Escrow Balance		119,272.81
		Title/Escrow Charges		
250.00		Closing-Escrow Fee to First American Title Insurance Company National Commercial Services	250.00	
		Policy-Standard ALTA 2006 Owner's to First American Title Insurance Company National Commercial Services	2,409.00	
		[ALTA 39] Policy Authentication to First American Title Insurance Company National Commercial Services	0.00	
		[WI - GAP] GAP Coverage Commitment -WI to First American Title Insurance Company National Commercial Services	150.00	
		[ALTA 13] Leasehold - Owner's Policy to First American Title Insurance Company National Commercial Services	0.00	
30.00		Record Special Warranty Deed to Dane County Register of Deeds		
		Documentary Transfer Tax-State to Register of Deeds	5,244.00	
30.00		Record Amendment to Easement		
30.00		Record Consent Regarding Parking		
30.00		Record Assignment of Lease to Dane County Register of Deeds		
		Documentary Transfer Tax-State to Register of Deeds	771.00	
20.00		Recording Service Fee to First American Title Insurance Company National Commercial Services		
		Disbursements Paid		
		Miscellaneous Disbursement		
		Snow Removal Due to Corben Building A, LLC	13,625.85	
		Snow Removal Due to Corben Land Development, LLC	253.20	
		Proportionate Share for Bike Path to Corben Land Development, LLC	3,305.88	
		Corben Land Outstanding Balance to Dane County Treasurer	7,924.48	
		Cash (From) (To) Buyer		
		Cash (X To) (From) Seller	429,967.03	
2,005,390.00	2,005,390.00	Totals	2,124,272.81	2,124,272.81

See Attached Signatures

Final Settlement Statement

Settlement Date: 12/02/2022
Officer: Allison Cripps/AC

File No: NCS-1133953-MAD

BUYER(S):

South Central Library System

By: _____
Name: Gary Poulson
Title: Chair, Board of Trustees

Final Settlement Statement

Settlement Date: 12/02/2022
Officer: Allison Cripps/AC

File No: NCS-1133953-MAD

SELLER(S):

Corben Lakeland, LLC, a Wisconsin limited
liability company

By: R&L Airport Associates, LLC, its Manager

By: _____
Name: Martin Rifken
Title: President