



January 28, 2013

Department of city Development  
Brian F. O'Connell  
730 Washington Avenue, Room 102  
Racine, WI 53402

Re: 2036 Grand Avenue, Racine, WI.

Dear Mr. O'Connell

We are pleased to provide you with the following proposal for the purchase of 2036 Grand Avenue, Racine, WI.

We propose to purchase this building for the sum of Forty-Four Thousand Dollars (**\$44,000.00**). This will be a cash purchase with no financing or inspection contingencies. We are prepared to close this transaction within two weeks of approval by the City of Racine.

Land-Quest has over six years of experience in property management and property renovation. Recent renovations within the City of Racine include the following addresses:

2036 Grand Avenue  
1232 Schiller  
1438 Cleveland Avenue

Land-Quest is currently managing 92 total units comprised of single family homes, duplexes, and multi-family homes throughout Kenosha and Racine, WI. Please see attached spreadsheet.

Land-Quest has a good working relationship with HALO and in 2012 Land-Quest created a strategic relationship with HALO to help provide affordable housing for their participants. Many existing renters of Land-Quest units qualify for affordable housing and Section 8 subsidies.

Land-Quest will be closing this transaction with cash. Please see attached proof of funds letter from Johnson Bank.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan C. Douglas".

Ryan C. Douglas  
President

# APPLICATION

## I. General Information

Name/Address/Phone Number <i>Ryan Douglas Land Quest 815 57th St Kenosha, WI 53140</i>	Circle Business Type <b>Sole Proprietor</b> <b>LLC</b> LLP Corporation
Business Name <i>Land-Quest Realty, LLC</i>	Corporation shall be registered with Wisconsin Department of Financial Institutions and be in good standing.
DUNS Number * <i>007876942</i>	FEIN (Federal Employee ID Number or Social Security Number) <i>26-1207709</i>
If partnership, LLC, LLP or corporation list all members or officers. (Use additional pages if necessary.) <i>Ryan Douglas &amp; Karl Sisson</i>	
*DUNS Number is required for federally funded projects. Please call 1-866-705-5711 to obtain.	

## II. References

Name	Address	Phone/Email
<i>Kevin Cookman</i>	<i>2000 DuKoven Ave Lacuna, WI 53403</i>	<i>262-633-3235 x 143 KCOOKMAN@AOL.COM</i>
<i>James Sierbinski</i>	<i>2901 11th Street Kenosha, WI 53140</i>	<i>941-400-4373 JSierbinski@subglobal.net</i>

III. Responsibility. Please answer the following questions by circling yes or no. If you answer yes, please attach a written explanation. A "yes" answer does not mean automatic disqualification, however, failure to be candid and/or failure to provide accurate information may result in automatic disqualification. Answers shall apply to all members and officers of the partnership, LLC, LLP or corporation.

Do you currently have pending litigation against you?	Yes	<b>No</b>
Have you or any member of the corporation been convicted of a felony?	Yes	<b>No</b>
Have you or a member of the corporation had any other criminal convictions in the past 7 years?	Yes	<b>No</b>
In the past 7 years have you filed for bankruptcy?	Yes	<b>No</b>
Do you have any outstanding liens or judgments against you?	Yes	<b>No</b>
Are you delinquent on your property or income taxes?	Yes	<b>No</b>
Do you or any members and officers of the partnership, LLC, LLP or corporation have any loan with the City (rehab or rent rehab loan)? If yes, list the borrowers name(s): _____ If yes, are any of the loans delinquent? Yes No	Yes	<b>No</b>

IV. Consent/Release of Information. The attached Authorization for Background Check and Release of Records must be completed and submitted with this form.

V. Experience and Qualifications. Attach a letter describing your qualifications in the following areas:

- History as a property owner. Identify specific properties. Tax payment records, building inspection records, and court records will be checked.



**AUTHORIZATION FOR BACKGROUND CHECK AND RELEASE  
OF RECORDS**

The undersigned Applicant(s), hereby authorize(s) and consent to the City of Racine, by its agents in the Department of City Development and/or Police Department, to obtain disclosure of and copies of records relating to and including the following matters from any person, firm, agency, company, or other entity having possession of such information.

- A. Employment records.
- B. Records, showing income, including wages, salary, and other earnings and remuneration.
- C. State and Federal individual income tax returns, including attachments thereto.
- D. Records relating to credit and the use of credit, including reports of credit bureaus and agencies.
- E. Records relating to residency.
- F. Banking records, including account balances, obligations, and history of payments on credit transactions.
- G. Criminal information and criminal history records.

This release is being given for the purpose of a proposal to purchase real estate from the City of Racine, and by signing this authorization the undersigned hereby waive(s) any right of privacy regarding such information to which I/we may be lawfully entitled.

This authorization to obtain records hereunder shall be effective for a period of 1 year, from the date hereof.

Dated at Racine, Wisconsin this 28<sup>th</sup> day of January, year of 2013.

Signature:  Signature: \_\_\_\_\_

Print Name: Bryan Douglas Print Name: \_\_\_\_\_

Witness: 

<b>LAND-QUEST</b>				
Customer Register				
<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>Monthly Rent</u>
1019 45th Street, Upper	Kenosha	WI	53140	\$ 600.00
1019 45th Street, Lower	Kenosha	WI	53140	\$ 650.00
1203 68th Street Upper	Kenosha	WI	53143	\$ 625.00
1203 68th Street Lower	Kenosha	WI	53143	\$ 895.00
420 57th Street #204	Kenosha	WI	53140	\$ 1,200.00
6603 5th Avenue LF	Kenosha	WI	53143	\$ 560.00
6603 5th Avenue Upper	Kenosha	WI	53143	\$ 560.00
6603 5th Avenue LR	Kenosha	WI	53143	\$ 425.00
1706 33rd Street Upper	Kenosha	WI	53140	\$ 575.00
1706 33rd Street Lower	Kenosha	WI	53140	\$ 475.00
408 55th Street Unit A	Kenosha	WI	53140	\$ 995.00
4212 Harding Road	Kenosha	WI	53142	\$ 1,010.00
1513 Augusta Street	Racine	WI	53140	\$ 850.00
3818 Sheridan Road	Kenosha	WI	53142	\$ 895.00
6016 33rd Ave Upper	Kenosha	WI	53142	\$ 590.00
6016 33rd Ave Lower	Kenosha	WI	53142	\$ 695.00
6831 53rd Street Unit 142	Kenosha	WI	53144	\$ 1,250.00
6509 18th Avenue Upper	Kenosha	WI	53143	\$ 625.00
6509 18th Avenue Lower	Kenosha	WI	53143	\$ 650.00
2221 Monroe Avenue	Racine	WI	53403	\$ 850.00
4803 21st Avenue Lower	Kenosha	WI	53140	\$ 795.00
4803 21st Avenue Upper	Kenosha	WI	53140	\$ 650.00
2009 91st Street Unit A	Pleasant Prairie	WI	53158	\$ 625.00
2009 91st Street Unit B	Pleasant Prairie	WI	53158	\$ 595.00
4032 8th Avenue	Kenosha	WI	53140	\$ 750.00
614 9th Street Upper	Racine	WI	53403	\$ 700.00
614 9th Street Rear	Racine	WI	53403	\$ 475.00
614 9th Street Lower/Front	Racine	WI	53403	\$ 475.00
3154 Wood Road #12	Racine	WI	53406	\$ 850.00
341 S Kendrick	Burlington	WI	53105	\$ 1,202.17
521 68th Place	Kenosha	WI	53141	\$ 1,500.00
922 70th Street	Kenosha	WI	53143	\$ 950.00
35805 89th Place	Randall	WI	53181	\$ 1,200.00
4814 29th Avenue	Kenosha	WI	53140	\$ 1,195.00
4803 69th Street	Kenosha	WI	53141	\$ 1,500.00
5903 38th Avenue	Kenosha	WI	53143	\$ 1,100.00
6822 22nd Avenue	Kenosha	WI	53143	\$ 850.00
1611 61st Street Upper	Kenosha	WI	53143	\$ 595.00
1609 61st Street Lower	Kenosha	WI	53143	\$ 625.00
1713 51st Place Upper	Kenosha	WI	53140	\$ 565.00
1713 51st Place Lower	Kenosha	WI	53140	\$ 900.00
3912 14th Avenue Upper	Kenosha	WI	53140	\$ 625.00
3912 14th Avenue Lower	Kenosha	WI	53140	\$ 650.00
6035 24th Avenue Upper	Kenosha	WI	53143	\$ 825.00
6035 24th Avenue Lower	Kenosha	WI	53143	\$ 715.00
6730 20th Avenue Upper	Kenosha	WI	53143	\$ 955.00
6732 20th Avenue Lower	Kenosha	WI	53143	\$ 875.00
6802 23rd Ave Upper	Kenosha	WI	53143	\$ 825.00
6800 23rd Ave Lower	Kenosha	WI	53143	\$ 850.00

9023 17th Avenue	Kenosha	WI	53143	\$	895.00
9021 17th Avenue	Kenosha	WI	53143	\$	795.00
900 Center Street Upper	Racine	WI	53403	\$	595.00
900 Center Street Lower	Racine	WI	53403	\$	625.00
1438 Cleveland Avenue Upper	Racine	WI	53405	\$	650.00
1438 Cleveland Avenue Lower	Racine	WI	53405	\$	750.00
1613 53rd Street Upper Front	Kenosha	WI	53143	\$	525.00
1613 53rd Street Upper Rear	Kenosha	WI	53143	\$	500.00
1613 53rd Street Lower Front	Kenosha	WI	53143	\$	550.00
1613 53rd Street Lower Rear	Kenosha	WI	53143	\$	750.00
1729 Hill Street	Racine	WI	53404	\$	695.00
2223 53rd Street Upper North	Kenosha	WI	53143	\$	550.00
2223 53rd Street Upper Rear	Kenosha	WI	53143	\$	550.00
2223 53rd Street Lower	Kenosha	WI	53143	\$	550.00
5707 31st Avenue	Kenosha	WI	53144	\$	995.00
6210 11th Avenue	Kenosha	WI	53143	\$	750.00
6212 11th Avenue	Kenosha	WI	53143	\$	825.00
6219 37th Avenue	Kenosha	WI	53142	\$	950.00
6336 Sheridan Road Lower	Kenosha	WI	53143	\$	700.00
6336 Sheridan Road Upper	Kenosha	WI	53143	\$	850.00
6407 38th Avenue Upper	Kenosha	WI	53142	\$	725.00
9839 192nd Avenue	Bristol	WI	53104	\$	1,195.00
3703 Southwood Drive	Racine	WI	53405	\$	845.00
3701 Southwood Drive	Racine	WI	53405	\$	950.00
1326 Carlisle Avenue	Racine	WI	53404	\$	995.00
1425 12th Street	Racine	WI	53403	\$	750.00
1606 Kearney Avenue	Racine	WI	53405	\$	750.00
1915 38th Street	Kenosha	WI	53140	\$	950.00
1923 Blaine Avenue	Racine	WI	53405	\$	750.00
1928 16th Street	Racine	WI	53403	\$	895.00
2002 43rd Street	Kenosha	WI	53141	\$	895.00
2144 Clarence Avenue	Racine	WI	53402	\$	950.00
2421 Washington Avenue	Racine	WI	53405	\$	995.00
4506 Victory Avenue	Racine	WI	53403	\$	850.00
6632 15th Avenue	Kenosha	WI	53143	\$	895.00
6807 32nd Avenue	Kenosha	WI	53142	\$	1,100.00
8785 3rd Avenue	Pleasant Prairie	WI	53158		Land contract
1623 Maple Street Upper	Racine	WI	53404	\$	500.00
1623 Maple Street Lower	Racine	WI	53404	\$	600.00
1656 Park Avenue	Racine	WI		\$	750.00
7703 7th Avenue	Kenosha	WI			Rehab
1515 68th Street	Kenosha	WI			Rehab
2211 25th Avenue	Kenosha	WI			Rehab
7516 21st Avenue	Kenosha	WI			Rehab
815 57th Street	Kenosha	WI	53140		Office building
6625 22nd Avenue	Kenosha	WI			Rehab



JANUARY 3, 2013

RE: Land Quest Construction

To Whom It May Concern:

Our client, Land Quest Construction, has requested that we provide the following information on their banking relationship.

Land Quest Construction currently has a checking account with a balance of over \$74,000.00. The account has been handled as agreed.

Johnson Bank has enjoyed a satisfactory relationship with Land Quest Construction. If you have additional questions after reviewing the above information, please contact me at 262.697.7516.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jay A. Cashmore', with a long horizontal flourish extending to the right.

Jay A. Cashmore  
Vice President