# MCDONALD'S - LACROSSE, WI - GEORGE ST SITE PLAN

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## **PROPERTY DESCRIPTION:**

PARCEL 1a, PARCEL 1b, PARCEL 2, PARCEL 3, PARCEL 4, PARCEL 5, PARCEL 6, PARCEL 7, PARCEL 8 & PARCEL 9

SEE ALTA SURVEY FOR FULL PROPERTY DESCRIPTION

ADDRESS: TO BE DETERMINED BY CITY

OWNER: MCDONALD'S CORPORATION

PREPARED FOR: MCDONALD'S USA LLC ATTN: VICKY STADTHER 1650 W 82ND ST SUITE #900 BLOOMINGTON, MN 55431 PH: (612) 275-5559

## ZONING:

C-1 LOCAL BUSINESS DISTRICT BUILDING SETBACKS: FRONT YARD = NONE LISTED SIDE YARD = 6 FEET WHEN ABUTTING RESIDENTIAL DISTRICT OTHERWISE NONE REQUIRED REAR YARD = 20 FEET

PARKING REQUIREMENTS: PARKING REQUIREMENTS: 1 SPACE PER 150 SF OF FLOOR AREA PARKING REQUIRED = 5,755/150 = 39 SPACES PARKING PROVIDED = 60 SPACES (INCL 3 HC SPACES)

BICYCLE PARKING REQUIREMENTS: 1 SPACE PER 10 CAR PARKING SPACES OR 1 SPACE PER 20 EMPLOYEES, WHICHEVER IS GREATER

BICYCLE PARKING REQUIRED = 60/10 = 6 SPACES BICYCLE PARKING PROVIDED = 8 SPACES

### **OPEN SPACE: RESTAURANT SITE:**

TOTAL SITE AREA = 83,896 SF OPEN SPACE REQUIRED = 8,390 SF (10%) OPEN SPACE PROVIDED = 28,790 SF (34.3%)

### PARKING LOT SITE: TOTAL SITE AREA = 19,024 SF OPEN SPACE REQUIRED = 1,902 SF (10%) OPEN SPACE PROVIDED = 7,074 SF (37.2%)

## **GENERAL NOTES:**

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LA CROSSE STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF LA CROSSE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- 4. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- 5. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- 6. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- 7. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- 8. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 9. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY
- 10. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF LA CROSSE 12. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND WISCONSIN DEPARTMENT
- OF NATURAL RESOURCES REQUIREMENTS. 13. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY
- 14. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- 15. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

## **PAVING NOTES:**

- 1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF LA CROSSE STANDARD SPECIFICATIONS.
- 2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- 3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- 4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

## UTILITY NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- 2. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO
- CONSTRUCTION. 3. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- 4. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- 5. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- 6. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- 7. WATERMAINS SHALL BE DUCTILE IRON. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED.
- 10. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT. 11. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF LA CROSSE WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- 12. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
- 13. ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 7' OF BURY TO PROPOSED GROUND.

## **HIGHWAY 35 NOTES:**

1. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE PROPOSED IMPROVEMENTS TO WISCONSIN DOT HIGHWAY 35. 2. PRIOR TO CONSTRUCTION IN ANY OF THE 'LIMITED TEMPORARY EASEMENT' AREAS SHOWN ON THE PLAN, THE CONTRACTOR MUST COORDINATE AND SEEK APPROVAL TO BEGIN CONSTRUCTION WITH THE WISCONSIN DOT PROJECT MANAGER TONY VANDERWIELEN (EMAIL: ANTHONY.VANDERWIELEN@DOT.WI.GOV OR PH:608-789-7878)



## UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY. LOCATE. AND MARK THEIR UTILITIES IN THE FIELD.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE

11. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS

## PROPOSED CONSTRUCTION SOILS REPORT:

-REFERENCE SOILS REPORT PREPARED BY TERRACON (PROJECT NUMBER MR165452) FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE C EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC.

2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON

THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND

MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.

## LANDSCAPE SURETY NOTE

UTILITY CONFLICT NOTES:

-THE CONTRACTOR SHALL PROVIDE THE CITY WITH A CASH DEPOSIT, BOND, OR APPROVED LETTER OF CREDIT TO GUARANTEE THE PROPER INSTALLATION AND GROWTH OF ALL LANDSCAPE IMPROVEMENTS PROPOSED IN THE APPROVED LANDSCAPE PLAN. SAID SURETY MAY REMAIN IN EFFECT FOR TWO FULL GROWING SEASONS. A GROW SEASON SHALL BE CONSIDERED A PERIOD FROM MAY 1 TO SEPTEMBER 30. THE FIRST YEAR, THE AMOUNT OF THE SURETY WILL BE EQUAL TO 100% OF THE ESTIMATED COST OF PLANT MATERIAL, INSTALLATION AND TREE PRESERVATION. ONCE INSTALLATION HAS BEEN COMPLETED PER THE APPROVED LANDSCAPE PLAN AN VERIFIED THE CITY, 75% OF THE SURETY WILL BE REIMBURSED BACK TO THE CONTRACTOR. THE REMAINING 25% WILL BE KI BY THE CITY FOR A PERIOD OF TWELVE (12) MONTHS TO COVER ANY MAINTENANCE COSTS THAT MAY BE NEEDED. SUCH SURETY SHALL BE FILED WITH THE CITY FINANCE OFFICER.

## **IRRIGATION NOTES:**

1. IRRIGATION SYSTEM WILL BE INSTALLED BY THE OWNER. CONTRACTOR SHALL COORDINATE WORK WITH THE ON

### ABBREVIATIONS: AC ACRES ASPH ASPHALT BOOK RK CONCRETE CONC DEEDED DISTAN EXISTING ΕX ENCLOSURE ENCL FINISHED FLOO FF FLOW LINE FRACTIONAL FRAC MEASURED DIS MANHOLE MH OPC ORANGE PLAST PLATTED DISTA PAGE PG POB POINT OF BEGIN POC POINT OF COMM PRA PREVIOUSLY RE PUE PUBLIC UTILITY **RIGHT OF WAY** ROW RPC RED PLASTIC CA SQUARE FEET SANITARY SAN TYP TYPICAL YPC YELLOW PLAST NORTH SOUTH EAST WEST

UTILITY CONTACTS: CENTURYLINK:

BRIAN STELPLUGH

PH: (608) 796-5142 EMAIL: BRIAN.STELPLUGH@CENTURYLINK.COM

XCEL ENERGY SCOTT ROBERTS

PH: (608) 789-3625 EMAIL: SCOTT.W.ROBERTS@XCELENERGY.COM

CHARTER PERRY MCCLELLAN

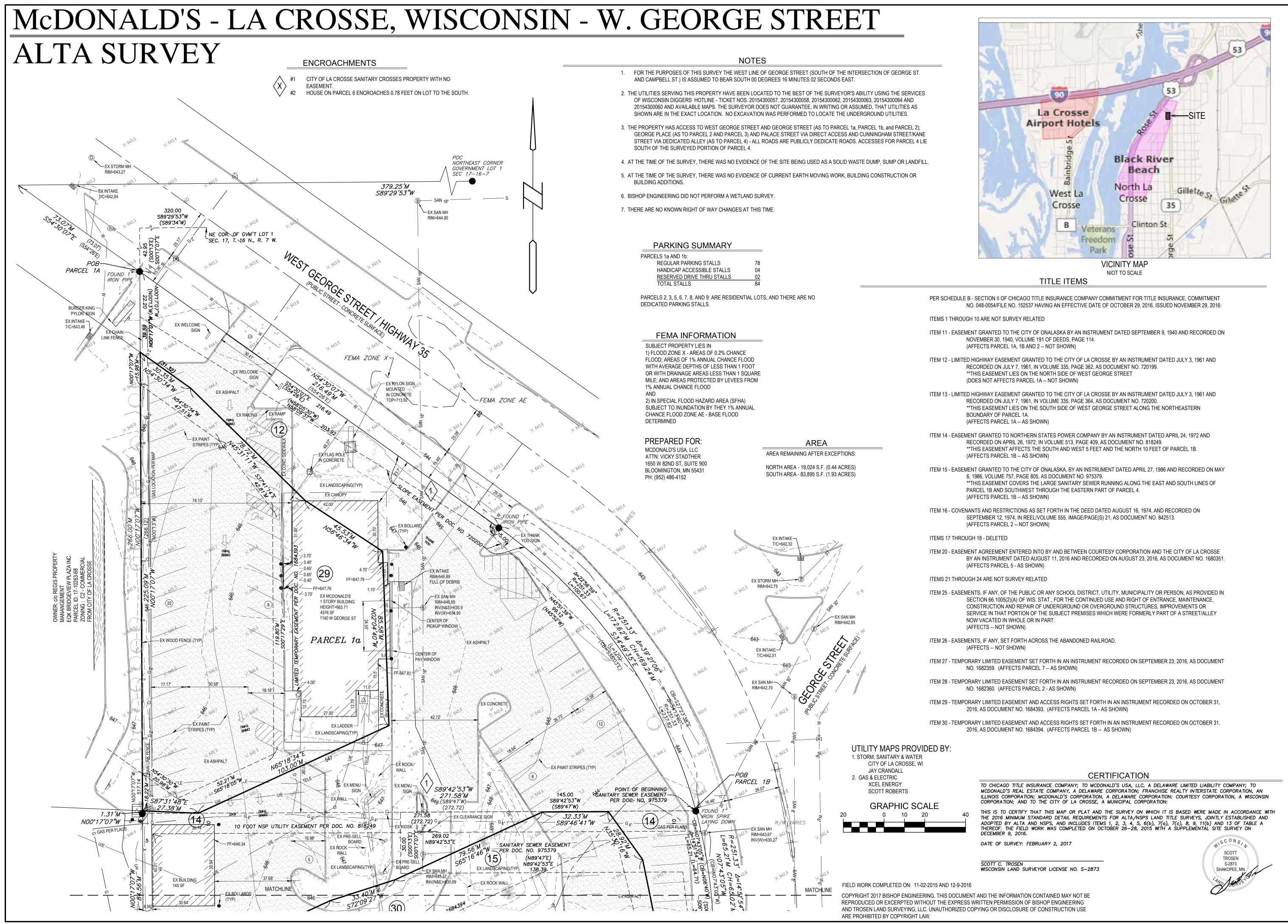
PH: (608) 317-6213

EMAIL: PERRY.MCCLELLAN@CHARTER.COM

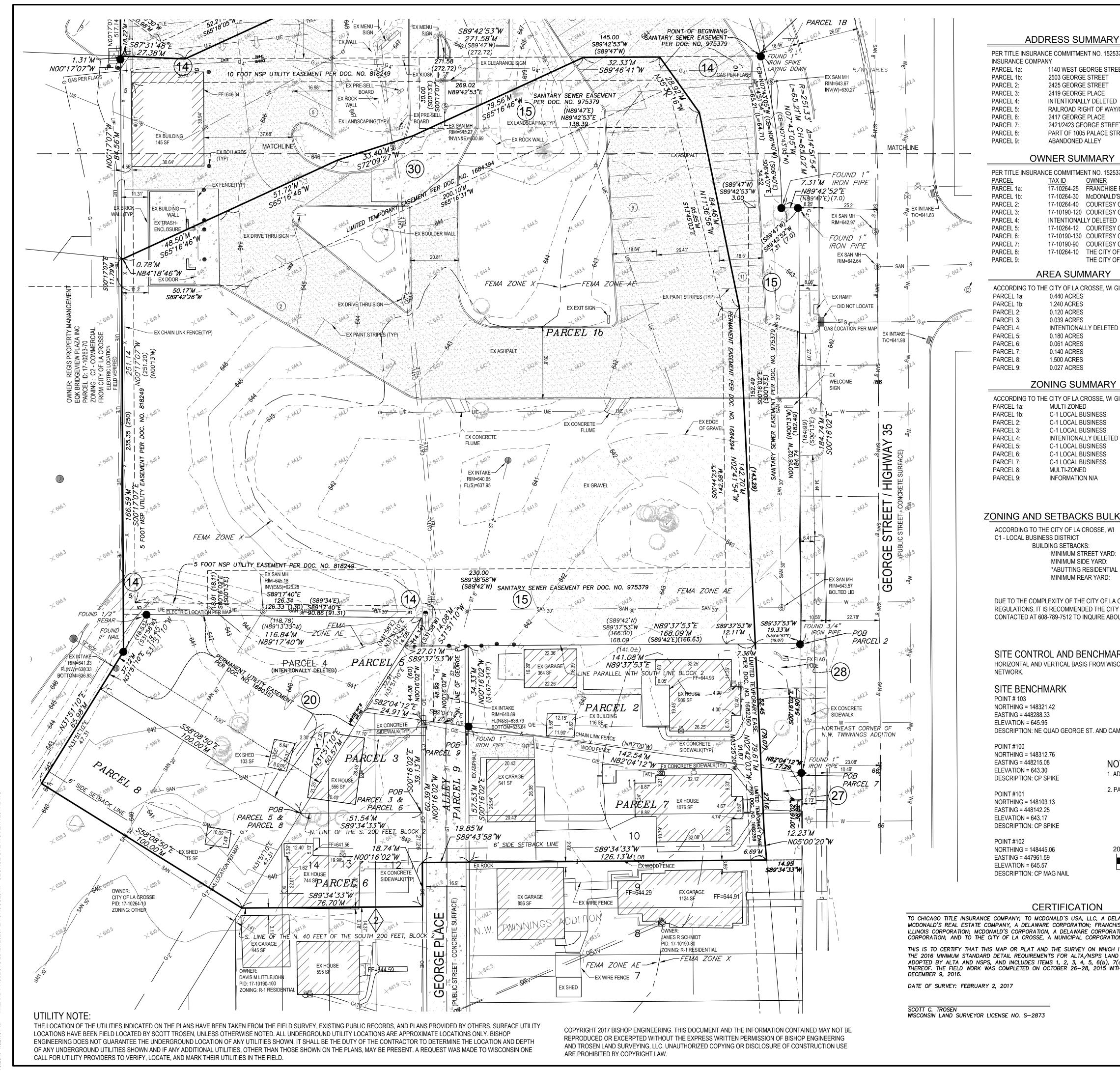
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		AC	ACRES
		ASPH BK	ASPHALT BOOK
		CONC D	CONCRETE DEEDED DISTANCE
			EXISTING ENCLOSURE
		FF	FINISHED FLOOR FLOW LINE
		FRAC	FRACTIONAL
		M MH	MEASURED DISTANCE MANHOLE
		OPC P	ORANGE PLASTIC CAP PLATTED DISTANCE
		PG POB	PAGE POINT OF BEGINNING
٦		POC R	POINT OF COMMENCEMENT RECORDED
		PUE ROW	PUBLIC UTILITY EASEMENT RIGHT OF WAY
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		SF SAN TYP	SQUARE FEET SANITARY TYPICAL
		YPC	YELLOW PLASTIC CAP
		Ν	NORTH

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	PREPARED BY: Bishop Engineering "Planning Your Successful Development" 3501 104th Street Des Moines, Iowa 50322-3825 Phone: (515)276-0467 Fax: (515)276-0217 Civil Engineering & Land Surveying Established 1959
LE ARKING STALLS DUND AS NOTED ND AS NOTED NONUMENT AS NOTED ANCE OR BEARING HENT EMENT	PREPARED FOR: © 2017 McDonald's USA, LLC $\widehat{\mathbf{M}}_{\mathbb{G}}$ <b>MCDOnald'S USA, LLC</b> These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.
REVIATIONS: ACRES ASPHALT BOOK CONCRETE DEEDED DISTANCE EXISTING ENCLOSURE FINISHED FLOOR FLOW LINE FRACTIONAL MEASURED DISTANCE MANHOLE ORANGE PLASTIC CAP PLATTED DISTANCE PAGE POINT OF BEGINNING POINT OF BEGINNING POINT OF COMMENCEMENT RECORDED PUBLIC UTILITY EASEMENT RIGHT OF WAY RED PLASTIC CAP SQUARE FEET SANITARY TYPICAL YELLOW PLASTIC CAP NORTH SOUTH EAST WEST	TITE: JARWN BY JAR LA CROSSE, WI SITE PLAN DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION
PROPERTY ID PER CITY OF LA CROSSE GIS WEBSITE	<sup>o</sup> 2 OF 3

BE# **120207** 

## McDONALD'S - LA CROSSE, WISCONSIN - W. GEORGE STREET ALTA SURVEY METES AND BOUNDS PARCEL 1A AS SURVEYED PROPERTY DESCRIPTION

**PROPERTY DESCRIPTIONS** 

REAL ESTATE LOCATED IN THE COUNTY OF LA CROSSE, STATE OF WISCONSIN DESCRIBED AS FOLLOWS PER TITLE COMMITMENT NO 152537 BY CHICAGO TITLE INSURANCE COMPANY:

PARCEL 1A: PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 ° 34' WEST ALONG THE NORTH LINE THEREOF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 ° 26' EAST ALONG SAID RIGHT OF WAY LINE 73.07 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 54° 26' EAST 216.49 FEET TO THE P.C. OF A 251.33 FOOT RADIUS CURVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ON THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS SOUTH 35 ° 03' EAST AND MEASURES 170 FEET; THENCE SOUTH 89° 47' WEST 272.72 FEET; THENCE NORTH 0° 13' WEST 266.12 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION SET FORTH IN AWARD OF DAMAGES RECORDED ON OCTOBER 31, 2016, AS DOCUMENT NO. 1684393.

PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 (NOW VACATED) OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 ° 34' WEST ALONG THE NORTH LINE THEREOF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 ° 26' EAST ALONG SAID RIGHT OF WAY LINE 289.56 FEET TO THE POINT OF CURVE OF A 251.33 FOOT RADIUS CURVE: THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ON THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS SOUTH 34 ° 44' 35" EAST AND MEASURES 169.36 FEET (RECORDED AS SOUTH 35° 03' EAST 170 FEET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ON THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 7 ° 38' 05" EAST AND MEASURES 64.90 FEET (RECORDED AS SOUTH 6° 40' EAST 64.71 FEET) TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND THE WESTERLY RIGHT OF WAY LINE OF GEORGE STREET, NORTH 89 ° 47' EAST 7 FEET AND SOUTH 0° 13' EAST 184.99 FEET; (RECORDED AS 182.49 FEET) THENCE SOUTH 89 ° 42' WEST 166.00 FEET (RECORDED AS 166.33 FEET) TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 31° 58' EAST 14.34 FEET; THENCE NORTH 89° 13' 33" WEST 118.78 FEET (RECORDED AS SOUTH 89° 34' WEST 118.44 FEET) TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 31° 58' WEST 18.53 FEET; THENCE NORTH 0° 13' WEST 251.20 FEET; (RECORDED AS 251.08 FEET) THENCE NORTH 89 ° 47' EAST 271.62 FEET (RECORDED AS 272.72 FEET) TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION SET FORTH IN AWARD OF DAMAGES RECORDED ON OCTOBER 31, 2016, AS DOCUMENT NO. 1684394.

PART OF GOVERNMENT LOT 1, BEING THAT PART OF THE FRACTIONAL SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING EAST OF THE BLACK RIVER OF SECTION 17 TOWNSHIP 16 NORTH, RANGE 7 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH, ALONG THE EAST LINE THEREOF, 544.5 FEET; THENCE WEST 33.0 FEET TO THE WEST LINE OF GEORGE STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH, ALONG SAID WEST LINE, TO THE NORTHEASTERLY CORNER OF N.W. TWINING'S ADDITION TO THE CITY OF LA CROSSE; THENCE NORTH 87 ° 00' WEST, ALONG THE NORTHERLY LINE OF SAID PLAT TO THE EAST LINE OF THE ALLEY IN BLOCK 2 OF SAID N.W. TWINING'S ADDITION; THENCE NORTH, ALONG THE EXTENDED EAST LINE OF SAID ALLEY, 34 FEET 8 INCHES; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 141.0 FEET MORE OR LESS TO THE WEST LINE OF GEORGE STREET AND THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEED RECORDED ON SEPTEMBER 23, 2016, AS DOCUMENT NO. 1682360.

LOTS 12, 13, 14 AND 15, EXCEPT THE SOUTH 200 FEET THEREOF, IN BLOCK 2, OF N.W. TWINING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

PARCEL 4: INTENTIONALLY DELETED

A PARCEL OF LAND BEING PART OF BLOCK 40 OF THE VACATED PLAT OF NORTHERN ADDITION TO THE VILLAGE OF LACROSSE, LOCATED IN GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID PARCEL BEING PART OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1413708 OF COUNTY RECORDS, SAID POINT BEING ON THE SOUTHEAST RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD AS WELL AS THE NORTHWESTERLY LINE OF BLOCK 2 OF N.W. TWININGS ADDITION TO THE CITY OF LA CROSSE: THENCE ALONG THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 1413708 AND ITS NORTHEASTERLY EXTENSION. BEING ALSO ALONG THE SAID ABANDONED SOUTHEASTERLY RAILROAD RIGHT OF WAY LINE, NORTH 31 ° 51' 10" EAST, 97.56 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN VOLUME 981, PAGE 374 OF COUNTY RECORDS; THENCE NORTH 89 ° 17' 45" WEST, 116.85 FEET MORE OR LESS ALONG SAID TRACT'S SOUTH LINE TO THE SAID ABANDONED NORTHWEST RAILROAD RIGHT OF WAY LINE; THENCE SOUTH 31 ° 51' 10" WEST, 37.12 FEET ALONG SAID ABANDONED NORTHWEST RAILROAD RIGHT OF WAY LINE; THENCE SOUTH 58 ° 08' 50" EAST, 100.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE VACATED ALLEY ADJACENT ON THE EAST AS SET FORTH IN RESOLUTION RECORDED ON JUNE 8, 2016, AS DOCUMENT NO. 1676215.

THE NORTH 40 FEET OF THE SOUTH 200 FEET OF LOTS 12, 13, 14 AND 15, BLOCK 2, OF N.W. TWINING'S ADDITION TO THE CITY OF LA

LOTS 10 AND 11, BLOCK 2, OF N.W. TWINING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE, COUNTY, WISCONSIN. EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEED RECORDED ON SEPTEMBER 23, 2016. AS DOCUMENT NO. 1682359.

## PARCEL 8:

A PARCEL OF LAND BEING THAT PART OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LOCATED IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1678723, ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING ALSO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1667152 ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD, BEING ALSO IN THE NORTHWESTERLY LINE OF BLOCK 2, N.W. TWINING'S ADDITION TO THE CITY OF LA CROSSE ON FILE AND OF RECORD IN VOLUME 5 OF PLATS, PAGE 31, IN LA CROSSE COUNTY, WISCONSIN; BEING ALSO THE NORTHEAST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 1678723, BEING ALSO ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, SOUTH 31 ° 51' 10" WEST, A DISTANCE OF 47.31 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NO. 1678723. THENCE ACROSS SAID RAILROAD RIGHT OF WAY NORTH 58° 08' 50" WEST, A DISTANCE OF 100.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, NORTH 31 ° 51' 10" EAST, A DISTANCE OF 47.31 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE ACROSS SAID RIGHT OF WAY, SOUTH 58 08' 50" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND BEING PART OF THE ABANDONED ALLEY, BEING ALSO DESCRIBED AS GEORGE PLACE, LOCATED IN BLOCK 2, IN N.W. TWINING'S ADDITION TO THE CITY OF LA CROSSE ON FILE AND OF RECORD IN VOLUME 5 OF PLATS, PAGE 31, IN LA CROSSE COUNTY WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1676954, ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING ALSO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 757, PAGE 250, IN SAID COUNTY RECORDS, BEING ALSO IN THE EASTERLY RIGHT OF WAY LINE OF SAID ABANDONED ALLEY: THENCE ALONG SAID RIGHT OF WAY LINE, BEING ALSO THE WESTERLY LINE OF SAID DOCUMENT NO. 1676954, SOUTH 00° 16' 02" EAST, A DISTANCE OF 57.53 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NO. 1676954; THENCE ACROSS SAID ABANDONED ALLEY, SOUTH 89° 43' 58" WEST, A DISTANCE OF 19.85 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ABANDONED ALLEY, BEING IN THE EASTERLY LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1678723, ON FILE AND OF RECORD IN SAID COUNTY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING SAID EASTERLY LINE AND BEING ALSO THE EASTERLY LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1667152, ALSO ON FILE AND OF RECORD IN SAID COUNTY NORTH 00 ° 16' 02" WEST A DISTANCE OF 60.39 FEET TO THE NORTHEAST CORNER OF SAID DOCUMENT NO. 1667152, BEING THE NORTHWEST CORNER OF SAID ABANDONED ALLEY SHOWN ON THE PLAT OF SAID TWINING'S ADDITION TO THE CITY OF LA CROSSE; THENCE ALONG THE NORTHERLY LINE OF SAID ABANDONED ALLEY, SOUTH 82° 04' 12" EAST, A DISTANCE OF 20.06 FEET TO THE POINT OF BEGINNING.

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THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS WEST, A DISTANCE OF 271.58 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 266.00 FEET TO THE POINT OF BEGINNING.

## EXCEPT

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS WEST, A DISTANCE OF 271.58 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 1.31 FEET; THENCE SOUTH 87 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 27.38 FEET; THENCE NORTH 65 DEGREES 18 MINUTES 34 SECONDS EAST, A DISTANCE OF 103.00 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 40 SECONDS WEST, A DISTANCE OF 85.58 FEET; THENCE NORTH 56 DEGREES 46 MINUTES 34 SECONDS WEST, A DISTANCE OF 45.53 FEET; THENCE NORTH 45 DEGREES 31 MINUTES 11 SECONDS WEST, A DISTANCE OF 78.72 FEET; THENCE NORTH 54 DEGREES 30 MINUTES 34 SECONDS WEST, A DISTANCE OF 30.35 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 39.59 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION BEING PARCEL NO. 33 OF TRANSPORTATION PROJECT PLAT 1071-06-23-4.03 AMENDMENT 1, RECORDED IN TRANSPORTATION PROJECT PLATS ON PAGE 72A, AS DOCUMENT 1668652, IN LA CROSSE COUNTY, WISCONSIN.

### PARCEL 1B AS SURVEYED PROPERTY DESCRIPTION

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING 65.21 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG LAST DESCRIBED CURVE, HAVING A RADIUS OF 251.33 FEET, A CENTRAL ANGLE OF 14 DEGREES 51 MINUTES 54 SECONDS, A CHORD BEARING OF SOUTH 07 DEGREES 43 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 65.02 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 7.31 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.74 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 168.09 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 31 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 14.08 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 40 SECONDS WEST A DISTANCE OF 116.84 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ABANDONED RAILROAD; THENCE SOUTH 31 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.45 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 251.14 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 271.58 FEET TO THE POINT OF BEGINNING.

## EXCEPT:

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE. CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS, SAID POINT BEING THE POINT OF BEGINNING: THENCE CONTINUING 65.21 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG LAST DESCRIBED CURVE. HAVING A RADIUS OF 251.33 FEET. A CENTRAL ANGLE OF 14 DEGREES 51 MINUTES 54 SECONDS. A CHORD BEARING OF SOUTH 07 DEGREES 43 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 65.02 FEET: THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 7.31 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.74 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 19.33 FEET; THENCE NORTH 02 DEGREES 41 MINUTES 54 SECONDS WEST, A DISTANCE OF 142.70 FEET; THENCE NORTH 11 DEGREES 36 MINUTES 56 SECONDS WEST, A DISTANCE OF 84.46 FEET; THENCE NORTH 35 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF 28.92 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 32.33 FEET; THENCE SOUTH 65 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 79.56 FEET; THENCE SOUTH 72 DEGREES 09 MINUTES 27 SECONDS WEST, A DISTANCE OF 33.40 FEET; THENCE SOUTH 65 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 51.72 FEET; THENCE SOUTH 65 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 48.50 FEET THENCE NORTH 84 DEGREES 18 MINUTES 46 SECONDS WEST, A DISTANCE OF 0.78 FEET: THENCE NORTH 00 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 84.56 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 271.58 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION BEING PARCEL NO. 34 OF TRANSPORTATION PROJECT PLAT 1071-06-23-4.03 AMENDMENT 1, RECORDED IN TRANSPORTATION PROJECT PLATS ON PAGE 72A. AS DOCUMENT 1668652. IN LA CROSSE COUNTY, WISCONSIN.

### PARCEL 2 AS SURVEYED PROPERTY DESCRIPTION

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET: THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE. CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS; THENCE CONTINUING 65.21 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG LAST DESCRIBED CURVE, HAVING A RADIUS OF 251.33 FEET, A CENTRAL ANGLE OF 14 DEGREES 51 MINUTES 54 SECONDS, A CHORD BEARING OF SOUTH 07 DEGREES 43 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 65.02 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 7.31 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 54.90 FEET; THENCE NORTH 82 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 142.54 FEET TO THE EAST LINE OF THE ALLEY IN BLOCK 2 OF N.W. TWINNING'S ADDITION; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 34.33 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 141.08 TO THE POINT OF BEGINNING.

### EXCEPT

THAT PART OF GOVERNMENT LOT 1 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, BEING A PART OF BLOCK 40 NOW VACATED OF NORTHERN ADDITION TO THE VILLAGE OF NORTH LA CROSSE. IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE THEREOF A DISTANCE OF 379.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GEORGE STREET; THENCE SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.07 FEET; THENCE CONTINUING SOUTH 54 DEGREES 30 MINUTES 07 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 216.49 FEET; THENCE 172.62 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A TANGENTIAL CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 251.33 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 06 SECONDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING 65.21 FEET SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG LAST DESCRIBED CURVE, HAVING A RADIUS OF 251.33 FEET, A CENTRAL ANGLE OF 14 DEGREES 51 MINUTES 54 SECONDS, A CHORD BEARING OF SOUTH 07 DEGREES 43 MINUTES 05 SECONDS EAST AND A CHORD DISTANCE OF 65.02 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 7.31 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 54.90 FEET; THENCE NORTH 82 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 17.29 FEET; THENCE NORTH 02 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 52.45 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 19.33 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION BEING PARCEL NO. 28 OF TRANSPORTATION PROJECT PLAT 1071-06-23-4.03 AMENDMENT 1, RECORDED IN TRANSPORTATION PROJECT PLATS ON PAGE 72A, AS DOCUMENT 1668652, IN LA CROSSE COUNTY, WISCONSIN.

### PARCEL 3 AS SURVEYED PROPERTY DESCRIPTION

LOTS 12, 13 14 AND 15, EXCEPT THE SOUTH 200 FEET THEREOF, IN BLOCK 2, OF N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN DESCRIBED VIA METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 12 AND THE NORTH LINE OF THE SOUTH 200 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST, A DISTANCE OF 51.54 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST, PAUL AND PACIFIC RAILROAD; THENCE NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.57 FEET; THENCE SOUTH 82 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 24.91 FEET TO THE WEST RIGHT OF WAY LINE OF THE ALLEY BLOCK 2 SAID N.W. TWINNING'S ADDITION. THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, A DISTANCE OF 39.13 FEET TO THE POINT OF BEGINNING.

### PARCEL 4 - DELETED

A PARCEL OF LAND BEING THAT PART OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND PART OF BLOCK 40 OF THE VACATED PLAT OF NORTHERN ADDITION TO THE VILLAGE OF LA CROSSE, LOCATED IN GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN AND PART OF THE VACATED ALLEY OF BLOCK 2, N.W. TWINNING'S ADDITION AS ORIGINALLY DEDICATED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 200 FEET OF LOTS 12, 13 AND 14, BLOCK 2, N.W. TWINNING'S ADDITION AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 50.57 FEET; THENCE SOUTH 82 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 44.97 FEET TO THE EAST LINE OF SAID ALLEY; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 34.33 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 27.01 FEET TO SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.08 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 40 SECONDS WEST A DISTANCE OF 116.84 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTH 31 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 37.12 FEET; THENCE SOUTH 58 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 12 AND THE NORTH LINE OF THE SOUTH 200 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST, A DISTANCE OF 51.54 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTH 31 DEGREES 51 MINUTES 10 SECONDS WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 47.31 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 33 SECONDS EAST, A DISTANCE OF 76.70 FEET TO THE EAST LINE OF SAID LOT 12; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

## PARCEL 7 AS SURVEYED PROPERTY DESCRIPTION

LOTS 10 AND 11, BLOCK 2, N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE, COUNTY, WISCONSIN DESCRIBED VIA METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11 AND 10, A DISTANCE OF 36.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 141.08 FEET TO THE EAST LINE OF THE ALLEY IN SAID BLOCK 2; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 57.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 82 DEGREES 04 MINUTES 12 SECONDS WEST, A DISTANCE OF 142.54 FEET TO THE POINT OF BEGINNING.

### EXCEPT

A PARCEL OF LAND BEING THAT PART OF THE ABANDONED CHICAGO, MILWAUKEE, ST, PAUL & PACIFIC RAILROAD LOCATED IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1678723, ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING ALSO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1667152 ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD, BEING ALSO IN THE NORTHWESTERLY LINE OF BLOCK 2, N.W. TWINING'S ADDITION TO THE CITY OF LA CROSSE ON FILE AND OF RECORD IN VOLUME 5 OF PLATS, PAGE 31, IN LA CROSSE COUNTY, WISCONSIN; BEING ALSO THE NORTHEAST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE NORTHWESTERLY LINE OF SAID DOCUMENT NO. 1678723, BEING ALSO ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, SOUTH 31 DEGREES 51 MINUTES 10 SECONDS WEST, A DISTANCE OF 47.31 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NO. 1678723. THENCE ACROSS SAID RAILROAD RIGHT OF WAY NORTH 58 DEGREES 08 MINUTES 50 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, NORTH 31 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 47.31 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED; THENCE ACROSS SAID RIGHT OF WAY, SOUTH 58 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

## PARCEL 9 AS SURVEYED PROPERTY DESCRIPTION

TWINING'S ADDITION TO THE CITY OF LA CROSSE ON FILE AND OF RECORD IN VOLUME 5 OF PLATS, PAGE 31, IN LA CROSSE COUNTY WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1676954, ON FILE AND OF RECORD IN LA CROSSE COUNTY, WISCONSIN, BEING ALSO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 757, PAGE 250, IN SAID COUNTY RECORDS, BEING ALSO IN THE EASTERLY RIGHT OF WAY LINE OF SAID ABANDONED ALLEY; THENCE ALONG SAID RIGHT OF WAY LINE, BEING ALSO THE WESTERLY LINE OF SAID DOCUMENT NO. 1676954, SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, A DISTANCE OF 57.53 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NO. 1676954; THENCE ACROSS SAID ABANDONED ALLEY, SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST, A DISTANCE OF 19.85 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ABANDONED ALLEY, BEING IN THE EASTERLY LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1678723, ON FILE AND OF RECORD IN SAID COUNTY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING SAID EASTERLY LINE AND BEING ALSO THE EASTERLY LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1667152, ALSO ON FILE AND OF RECORD IN SAID COUNTY NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, A DISTANCE OF 60.39 FEET TO THE NORTHEAST CORNER OF SAID DOCUMENT NO. 1667152, BEING THE NORTHWEST CORNER OF SAID ABANDONED ALLEY SHOWN ON THE PLAT OF SAID TWINING'S ADDITION TO THE CITY OF LA CROSSE; THENCE ALONG THE NORTHERLY LINE OF SAID ABANDONED ALLEY, SOUTH 82 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.06 FEET TO THE POINT OF BEGINNING.

SCOTT C. TROSEN

## PARCEL 5 AS SURVEYED PROPERTY DESCRIPTION

## PARCEL 6 AS SURVEYED PROPERTY DESCRIPTION

THE NORTH 40 FEET OF THE SOUTH 200 FEET OF LOTS 12, 13 14 AND 15, BLOCK 2, OF N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN DESCRIBED VIA METES AND BOUNDS AS FOLLOWS:

THAT PART OF LOTS 10 AND 11, BLOCK 2, N.W. TWINNING'S ADDITION TO THE CITY OF LA CROSSE, LA CROSSE, COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 11 AND 10, A DISTANCE OF 36.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10: THENCE SOUTH 89 DEGREES 34 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 14.95 FEET; THENCE NORTH 05 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 12.23 FEET; THENCE NORTH 02 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 27.16 FEET TO THE NORTH LINE OF SAID LOT 11; THENCE SOUTH 82 DEGREES 04 MINUTES 12 SECONDS EAST, A DISTANCE OF 17.29 FEET TO THE POINT OF BEGINNING. SAID EXCEPTION BEING PARCEL NO. 27 OF TRANSPORTATION PROJECT PLAT 1071-06-23-4.03 AMENDMENT 1, RECORDED IN TRANSPORTATION PROJECT PLATS ON PAGE 72A, AS DOCUMENT 1668652, IN LA CROSSE COUNTY, WISCONSIN.

## PARCEL 8 AS SURVEYED PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PART OF THE ABANDONED ALLEY. BEING ALSO DESCRIBED AS GEORGE PLACE, LOCATED IN BLOCK 2, IN N.W.

## CERTIFICATION

TO CHICAGO TITLE INSURANCE COMPANY; TO MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; TO MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION; FRANCHISE REALTY INTERSTATE CORPORATION, AN ILLINOIS CORPORATION; MCDONALD'S CORPORATION, A DELAWARE CORPORATION; COURTESY CORPORATION, A WISCONSIN CORPORATION; AND TO THE CITY OF LA CROSSE, A MUNICIPAL CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(c), 8, 9, 11(b) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 26-28, 2015 WITH A SUPPLEMENTAL SITE SURVEY ON DECEMBER 9, 2016.

DATE OF SURVEY: FEBRUARY 2, 2017

WISCONSIN LAND SURVEYOR LICENSE NO. S-2873



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