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AT 2:52 PM
DORIS L. PICH
REGISTER OF DEEDS
La Crosse County, WI

RESTRICTIVE COVENANT

WHEREAS St. Francis Elder Care, Inc. is the owner of the following described real estate, and WHEREAS such real estate is currently zoned by the City of La Crosse as multiple dwelling and WHEREAS St. Francis Elder Care, Inc. has filed a petition asking the City of La Crosse to rezone the following described real estate from multiple dwelling to special multiple dwelling district (Sec. 15.07(F)), and WHEREAS St. Francis Elder Care, Inc. has solicited and obtained support for the aforementioned rezoning from neighboring property owners upon the representation that should the City of La Crosse act favorably upon St. Francis Elder Care, Inc.'s Petition for Rezoning, a restrictive covenant of the tenor hereafter described would be a condition of such rezoning.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, St. Francis Elder Care, Inc., the owner of the following described property so long as such property carries the zoning of Special Multiple Dwelling District and shall run with the land such that it will have effect upon all successors of St. Francis Elder Care, Inc. Notwithstanding the provision of Section 15.07(F) entitled Special Multiple Dwelling District Regulations, the following described real estate of St. Francis Elder Care, Inc. shall be subject to the following limitations and conditions in use:

RESTRICTIVE COVENANT

- (a) The apartment building on this site will not exceed 29 apartment units.
- (b) The construction on this site will not exceed three stories in height.
- (c) The apartment units will be rented only to elderly and/or handicapped persons.

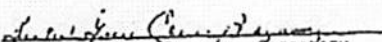
The provisions of this Restrictive Covenant are intended for the benefit of the City of La Crosse, its Boards, Administrators, enforcers and agents, and any person or legal entity directly affected and aggrieved by the use of the following described real estate owned by St. Francis Elder Care, Inc. The provisions of this Restrictive Covenant may be enforceable in any Court of general jurisdiction in La Crosse County and shall be subject to the equitable remedies of injunction. Nothing herein shall prevent the City of La Crosse or its enforcers from any other enforcement remedy provided by the zoning code of the City of La Crosse.

The real estate owned by St. Francis Elder Care, Inc. and to which this Restrictive Covenant applies is legally described as follows:

Warners Sub of Lots 1-2-3 of Subd of N 1/2 of NW 1/4 Sec 4-15-7 lots 5-6-7-8-9-10-11 & the S 3 ft of Lots 4 & 12, Block 6. Plus vacated alleys.

Dated this 29th day of September 1986.


Stewart W. Laird, President


Sr. Grace Clara Beznout, Secretary

NOTARY

Subscribed and sworn before me this 7th day of October, 1986.


Loren D. Miller
Notary Public

