

**DOCUMENT NO.**

Address: Kevin J. Roop  
Hale, Skemp, Hanson, Skemp & Sleik  
505 King Street, Suite 300  
La Crosse, WI 54601

**CERTIFIED  
COPY**

**DECLARATION OF RESTRICTIVE COVENANTS**

**THIS DECLARATION OF RESTRICTIVE COVENANTS** (herein "Declaration") is made by The Hub on 6<sup>th</sup>, LLC, a Wisconsin limited liability company (herein "The Hub" or "Party").


This Space Reserved for Recording

1. The Hub is the owner of the real estate legally described on Exhibit A attached hereto and incorporated herein by reference (herein "Property").
2. The Parties desire to declare and establish the protective covenants contained in this Declaration, for the benefit of the City of La Crosse.
3. The Hub hereby declares the following covenants and restrictions to apply to the Property:

17-20141-010; 17-20021-040  
Parcel Identification Number

Regardless of the owner, occupant, tenant, or use of the Property, the real property (as defined in §70.03, Wis. Stats.) shall remain subject to the general property tax pursuant to Chapter 70 of the Wisconsin Statutes for a minimum period commencing at the date of this Declaration and concluding on December 31, 2034. No owner, occupant or tenant of the Property shall apply for the real property to be exempt from taxation as provided in §70.11, Wis. Stats., for any tax year prior to tax year January 1, 2035. This covenant shall run with the land and any future conveyance of the Property shall be subject to this covenant. The City of La Crosse may enforce this covenant using any available legal or equitable remedies permitted by the laws of Wisconsin, including injunctive relief, reasonable attorney's fees and the costs of enforcement of this covenant, and liquidated damages equal to the amount of real estate taxes for the duration of the restrictive covenant time period ending December 31, 2034 that the violator would have paid but for the granting of a tax exemption for the Property.

The Hub on 6<sup>th</sup>, LLC

By:   
Name: Marvin W. Wanders  
Title: Member

Date: December 14, 2017

By: Paul Borsheim  
Name: Paul M. Borsheim  
Title: Member

Date: December 14, 2017

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF LA CROSSE    )

Personally came before me this 14<sup>th</sup> day of December, 2017, the above named Marvin W. Wanders and Paul M. Borsheim to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Kevin J. Roop  
Kevin J. Roop  
Notary Public, State of Wisconsin  
My Commission is Permanent

THIS INSTRUMENT WAS DRAFTED BY  
ATTORNEY KEVIN J. ROOP  
HALE, SKEMP, HANSON, SKEMP & SLEIK  
505 KING, SUITE 300  
LA CROSSE, WI 54601

## EXHIBIT A

PARTS OF GOVERNMENT LOTS 3 AND 4 OF SECTION 31, PART OF THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 32, ALL IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, BEING LOTS 1, 2, 3, 4 AND 5 IN BLOCK 1, OF T. BURNS, H.S. DURAND, S.T. SMITH AND F.M. RUBLEE'S ADDITION TO THE CITY OF LA CROSSE, AND VACATED BADGER STREET ADJACENT ON THE NORTH AND THE WEST HALF OF VACATED 6th STREET ADJACENT TO LOTS 3, 4 AND 5 ON THE EAST AND LOTS 5 AND 6 IN BLOCK 16, OF T. BURNS, G. FARNAM AND P. BURNS ADDITION TO THE CITY OF LA CROSSE AND THE NORTH 10 FEET OF VACATED PINE STREET ADJACENT TO LOT 6 ON THE SOUTH AND LOTS 4 AND 5 IN BLOCK 30 OF THE TOWN OF LA CROSSE, NOW IN THE CITY OF LA CROSSE, AND THE NORTHERLY 10 FEET OF VACATED PINE STREET ADJACENT ON SOUTH OF LOT 5, LA CROSSE COUNTY, WISCONSIN. EXCEPT LANDS TAKEN FOR ROADWAY OR STREET PURPOSES, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE N6°11'46"E 1259.27 FEET TO THE WEST LINE OF 6TH STREET AND THE POINT OF BEGINNING; THENCE S44°26'14"W 9.94 FEET; THENCE S89°36'41"W 157.43 FEET; THENCE N64°15'19"W 61.94 FEET TO THE EAST LINE OF 4TH STREET; THENCE ALONG SAID EAST LINE OF 4TH STREET N26°51'41"E 114.87 FEET, N7°33'07"E 113.23 FEET AND N1°38'16"W 148.18 FEET TO THE FORMER CENTERLINE OF VACATED BADGER STREET; THENCE N89°36'22"E ALONG SAID FORMER CENTERLINE 187.65 FEET TO THE FORMER CENTERLINE OF VACATED 6TH STREET; THENCE S0°26'34"E ALONG SAID FORMER CENTERLINE 145.19 FEET TO THE WEST LINE OF SAID 6TH STREET; THENCE ALONG SAID WEST LINE, ON THE ARC OF A 408.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, THE CHORD OF WHICH BEARS S18°12'56"W AND MEASURES 64.57 FEET; THENCE CONTINUING ALONG SAID WEST LINE S89°36'41"W 12.33 FEET AND S0°26'46"E 176.27 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS APPROXIMATELY 71,683 Sq. Ft.