

EXHIBIT A – WATER AND INGRESS/EGRESS EASEMENT

LOCATED IN PART OF THE SW-NW OF SECTION 12, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION 12; THENCE N00°17'14"W ALONG THE WEST LINE OF SAID SW-NW 386.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°17'14"W 40.00 FEET; THENCE N89°42'46"E 5.44 FEET TO THE PC OF A 333.00 FOOT RADIUS CURVE. CONCAVE EASTERLY, ON THE WESTERLY R/W OF BERLIN DRIVE; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S06°37'05"W AND MEASURES 40.29 FEET; THENCE S89°42'46"W 0.60 FEET TO THE POINT OF BEGINNING.

EXHIBIT A – WATER AND SEWER EASEMENT

THAT PART OF THE SW-NW OF SECTION 12, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION 12; THENCE N 00°17'14"W ALONG THE WEST LINE OF SAID SW-NW 2.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°17'14"W 37.83 FEET TO THE PC OF A 333.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, ON THE WESTERLY R/W OF BERLIN DRIVE; THENCE ALONG THE ARC OF SAID CURVE. THE CHORD OF WHICH BEARS S03°32'57"E AND MEASURES 37.89 FEET; THENCE S89°42'46"W 2.16 FEET TO THE POINT OF BEGINNING.