

PARCEL A

Part of Lots 8 and 9, and all of Lots 10 - 26, Block 71, part of Blocks 64, 68, 70, 72 and 73, all of Blocks 66, 67, and 69, located in Southern Addition and part of the former Chicago, Milwaukee, St. Paul & Pacific railroad, and part of vacated Burnell Street, all located in part of Government Lots 1 and 2, and all located in Section 30, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 30, T16N-R7W; thence N 78°01'05" W 1800.69 feet to the intersection of the north line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition and the point of beginning;

thence, along the east line of said Lot 8, N 0°40'54" E 27.26 feet; thence N 77°14'16" W 216.59 feet to a meander line of the Black River; thence, along said meander line, N 0°42'09" E 744.51 feet; thence, continuing along said meander line, N 0°45'57" W 924.61 feet to the south right-of-way line of the Canadian Pacific Railroad; thence, along said south right-of-way line, S 74°11'45" E 559.00 feet; thence, 410.27 feet along the arc of a 522.96 foot radius curve of a railroad spur line, concave to the southwest the chord of which bears, S 51°43'16" E 399.83 feet to the west right-of-way line of vacated Burnell Street; thence S 89°14'12" E 35.00 feet to the centerline of vacated Burnell Street; thence, along the centerline of said vacated Burnell Street S 0°45'48" W 562.03 feet to the northwest right-of-way line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad spur line; thence, along said northwest right-of-way line, S 48°46'15" W 185.64 feet; thence, continuing along said right-of-way line, 771.39 feet on the arc of a 1973.85 foot radius curve, concave to the southeast, the chord of which bears, S 37°48'43" E 761.49 feet; thence S 89°32'28" E 112.14 feet to the southeast right-of-way line of said railroad spur line; thence, along the southeast right-of-way line of said railroad spur line 100.52 feet on the arc of a 1873.85 foot radius curve, concave to the southeast, the chord of which bears, S 26°35'30" W 100.51 feet to the north right-of-way line of said Buchner Street; thence N 89°33'55" W 123.23 feet to the point of beginning.

Includes land between the meander line and waters edge.

Subject to a 20 foot wide storm sewer easement located in part of Government Lot 1, Section 30, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, being part of the former, Chicago Milwaukee St. Paul and Pacific Railroad and also part of the Vacated Commercial Street, the centerline of said 20 foot easement is described as follows: Commencing at the southeast corner of Section 30, T16N-R7W; thence N 78°01'05" W 1800.69 feet to the intersection of the north line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition; thence, along the north line of said Buchner Street, S 89°33'55" E 103.61 feet to the point of beginning;

thence N 05°07'12" E 89.10 feet; thence N 68°39'47" W 93.31 feet to the terminus of this easement centerline description. Sidelines are to be shortened or lengthened so as not to create any gaps or overlaps.

Subject to any easements, covenants and restrictions of record.

PARCEL B

Part of Lot 7, all of Lot 8, and part of Lot 9, Block 71, of Southern Addition, located in Government Lot 1, Section 30, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 30, T16N-R7W; thence N 78°01'05" W 1800.69 feet to the intersection of the North line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition and the point of beginning;

thence, along the east line of said Lot 8 and Lot 7, S 0°40'54" W 30.00 feet; thence N 90°00'00" W 414.42 feet to a meander line of the Black River; thence, along said meander line, N 02°06'02" E 105.18 feet; thence S 77°14'16" E 216.59 feet to the east line of said Lot 8; thence S 0°40'54" W 27.26 feet to the point of beginning.

Includes land between the meander line and waters edge.

Together with and subject to an easement for Ingress, Egress, Parking and Trash Collection, more particularly described as follows: Commencing at the southeast corner of Section 30, T16N-R7W; thence N 78°01'05" W 1800.69 feet to the intersection of the North line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition; thence, along the east line of said Lot 8 and Lot 7, S 0°40'54" W 17.77 feet to the point of beginning;

a thence, continuing S 0°40'54" W 42.23 feet to the south line of said Buchner Street; b thence S 65°00'33" W 19.40 feet; c thence S 40°06'47" W 79.07 feet; d thence S 89°18'47" W 62.31 feet; e thence N 08°24'29" W 43.01 feet; f thence N 60°41'54" W 96.22 feet to a meander point of the Black River; g thence S 90°00'00" E 193.59 feet; h thence N 59°45'43" E 24.27 feet to the point of beginning.

Subject to any easements, covenants and restrictions of record.

PARCEL C

Part of Lot 3, all of Lots 4, 5, 6 and part of Lot 7, Block 71, of Southern Addition, and part of Government Lot 1, all in Section 30, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 30, T16N-R7W; thence N 78°01'05" W 1800.69 feet to the intersection of the North line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition; thence, along the east line of said Lot 8 and Lot 7, S 0°40'54" W 30.00 feet to the point of beginning;

thence, continuing along the east line of said Lot 7, S 0°40'54" W 30.00 feet to the south right-of-way line of said Buchner Street; thence, along said south right-of-way line, N 89°33'55" W 106.61 feet; thence 166.57 feet on the arc of a 1973.85 foot radius curve, concave to the east, the chord of which bears, S 19°25'50" W 166.53 feet; thence N 90°00'00" W 154.91 feet to a meander line of the Black River; thence, along said meander line, N 02°06'02" E 187.08 feet; thence S 90°00'00" E 214.42 feet to the point of beginning.

Includes land between the meander line and waters edge.

Together with and subject to an easement for Ingress, Egress, Parking and Trash Collection, more particularly described as follows: Commencing at the southeast corner of Section 30, T16N-R7W; thence N 78°01'05" W 1800.69 feet to the intersection of the North line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition; thence, along the east line of said Lot 8 and Lot 7, S 0°40'54" W 17.77 feet to the point of beginning;

a thence, continuing S 0°40'54" W 42.23 feet to the south line of said Buchner Street; b thence S 65°00'33" W 19.40 feet; c thence S 40°06'47" W 79.07 feet; d thence S 89°18'47" W 62.31 feet; e thence N 08°24'29" W 43.01 feet; f thence N 60°41'54" W 96.22 feet to a meander point of the Black River; g thence S 90°00'00" E 193.59 feet; h thence N 59°45'43" E 24.27 feet to the point of beginning.

Subject to any easements, covenants and restrictions of record.

PARCEL D

Lots 1, 2 and part of Lot 3, Block 71, of Southern Addition, part of Government of 1, all in Section 30, and part of Government Lot 1, Section 31, all located in T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the southeast corner of Section 30, T16N-R7W; thence N 78°01'05" W 1800.69 feet to the intersection of the north line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition; thence, along the east line of Lot 8 and Lot 7, S 0°40'54" W 60.00 feet to the south line of said Buchner Street and the point of beginning;

thence, along said south right-of-way line, S 89°33'55" E 97.25 feet; thence 315.15 feet on the arc of a 1873.85 foot curve, concave to the east the chord of which bears, S 18°14'03" W 314.78 feet; thence 166.22 feet along the arc of a 1855.45 foot radius curve, concave to the east, the chord of which bears, S 10°25'02" W 166.16 feet; thence, N 89°08'57" W 34.56 feet; thence 249.46 feet along the arc of a 1660.32 foot radius curve, concave to the east, the chord of which bears, S 03°54'46" W 249.22 feet; thence N 89°31'25" W 41.67 feet; thence 411.67 feet along the arc of a 1517.00 foot radius curve, concave to the east, the chord of which bears, N 06°42'28" E 410.41 feet to the easterly prolongation of the south line of Lot 1, Block 71 of Southern Addition; thence, along said prolongation and the south line of said Lot 1, N 89°32'28" W 149.94 feet to a meander line of the Black River; thence, along said meander line, N 02°06'02" E 141.04 feet; thence S 90°00'00" E 154.91 feet; thence 166.57 feet on the arc of a 1973.85 foot radius curve, concave to the east, the chord of which bears, N 19°25'50" E 166.53 feet; thence S 89°33'55" E 106.61 feet to the point of beginning.

Includes land between the meander line and waters edge.

Subject to an easement for Ingress, Egress, Parking and Trash Collection, more particularly described as follows: Commencing at the southeast corner of Section 30, T16N-R7W; thence N 78°01'05" W 1800.69 feet to the intersection of the North line of Buchner Street and the East line of Lot 8, Block 71, of said Southern Addition; thence, along the east line of said Lot 8 and Lot 7, S 0°40'54" W 17.77 feet to the point of beginning;

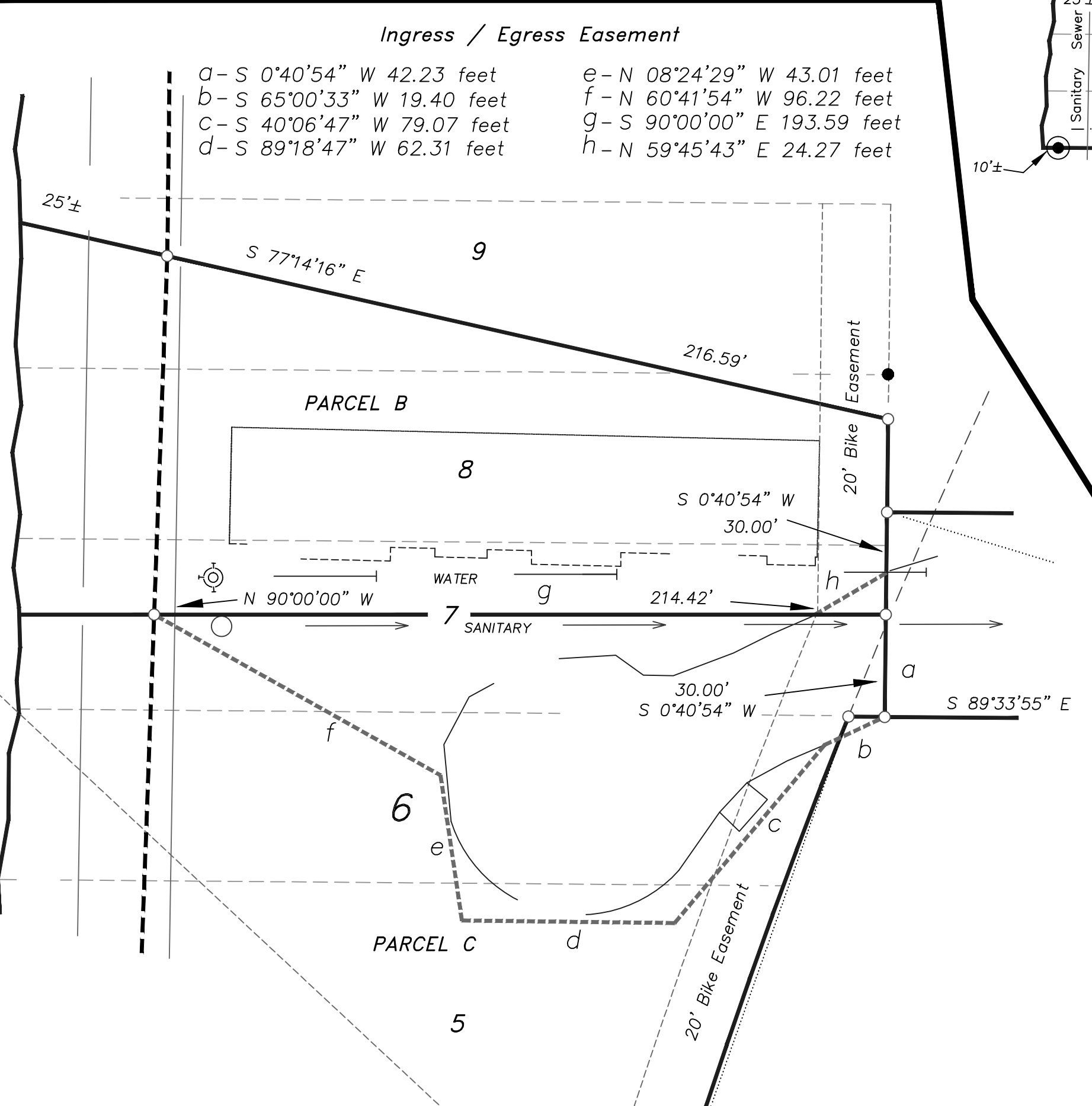
a thence, continuing S 0°40'54" W 42.23 feet to the south line of said Buchner Street; b thence S 65°00'33" W 19.40 feet; c thence S 40°06'47" W 79.07 feet; d thence S 89°18'47" W 62.31 feet; e thence N 08°24'29" W 43.01 feet; f thence N 60°41'54" W 96.22 feet to a meander point of the Black River; g thence S 90°00'00" E 193.59 feet; h thence N 59°45'43" E 24.27 feet to the point of beginning.

Subject to any easements, covenants and restrictions of record.

DETAIL (NO SCALE)

Ingress / Egress Easement

- a - S 0°40'54" W 42.23 feet
b - S 65°00'33" W 19.40 feet
c - S 40°06'47" W 79.07 feet
d - S 89°18'47" W 62.31 feet
e - N 08°24'29" W 43.01 feet
f - N 60°41'54" W 96.22 feet
g - S 90°00'00" E 193.59 feet
h - N 59°45'43" E 24.27 feet



PLAT OF SURVEY

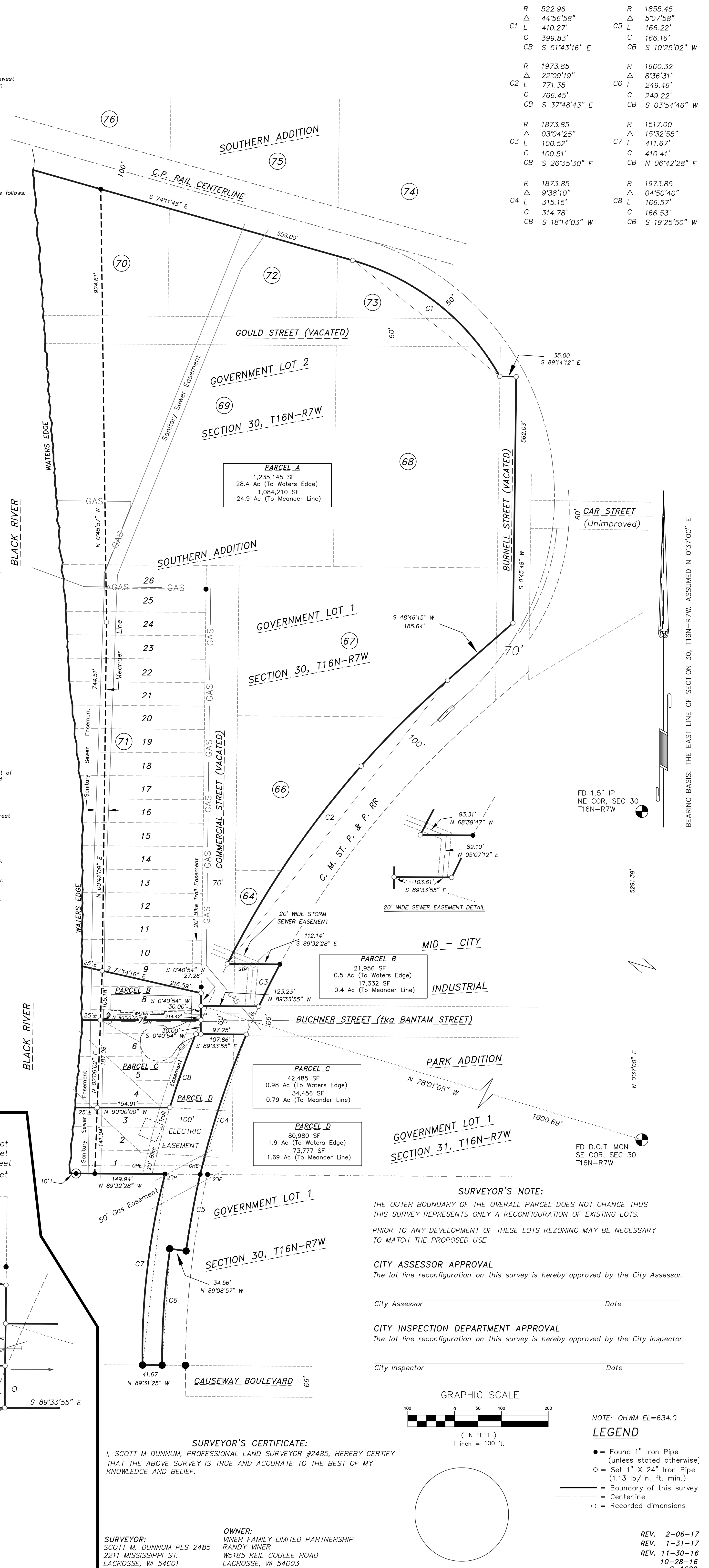


Table of bearings and distances for various points on the survey, including bearings like R 522.96 and distances like 44°56'58".

PARCEL A
1,235,145 SF
28.4 Ac (To Waters Edge)
1,084,210 SF
24.9 Ac (To Meander Line)

PARCEL B
21,956 SF
0.5 Ac (To Waters Edge)
17,332 SF
0.4 Ac (To Meander Line)

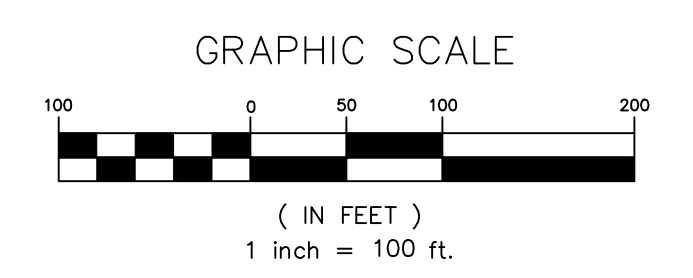
PARCEL C
42,485 SF
0.98 Ac (To Waters Edge)
34,456 SF
0.79 Ac (To Meander Line)

PARCEL D
80,980 SF
1.9 Ac (To Waters Edge)
73,777 SF
1.69 Ac (To Meander Line)

SURVEYOR'S NOTE: THE OUTER BOUNDARY OF THE OVERALL PARCEL DOES NOT CHANGE THUS THIS SURVEY REPRESENTS ONLY A RECONFIGURATION OF EXISTING LOTS. PRIOR TO ANY DEVELOPMENT OF THESE LOTS REZONING MAY BE NECESSARY TO MATCH THE PROPOSED USE.

CITY ASSESSOR APPROVAL The lot line reconfiguration on this survey is hereby approved by the City Assessor.

CITY INSPECTION DEPARTMENT APPROVAL The lot line reconfiguration on this survey is hereby approved by the City Inspector.



NOTE: OHWM EL=634.0
LEGEND
● = Found 1" Iron Pipe (unless stated otherwise)
○ = Set 1" x 24" Iron Pipe (1.13 lb./lin. ft. min.)
--- = Boundary of this survey
- - - = Centerline
() = Recorded dimensions

SURVEYOR'S CERTIFICATE: I, SCOTT M DUNNUM, PROFESSIONAL LAND SURVEYOR #2485, HEREBY CERTIFY THAT THE ABOVE SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER: VINER FAMILY LIMITED PARTNERSHIP
RANDY VINER
W5185 KEIL COULEE ROAD
LACROSSE, WI 54603

REV. 2-06-17
REV. 1-31-17
REV. 11-30-16
10-28-16
S-1609