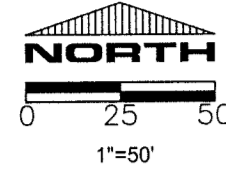


BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 15 ASSUMED TO BEAR N89°51'13"W.



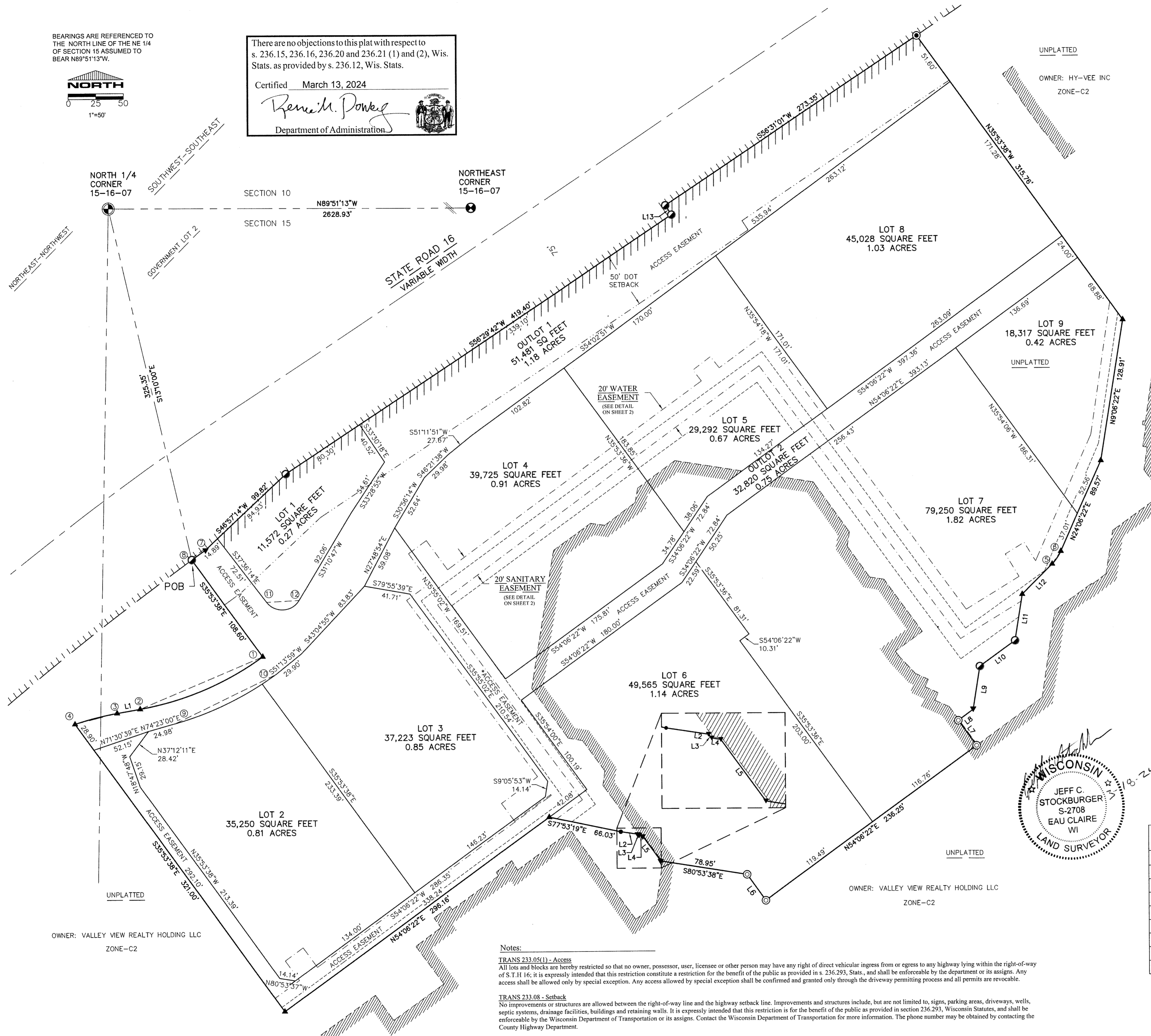
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 13, 2024

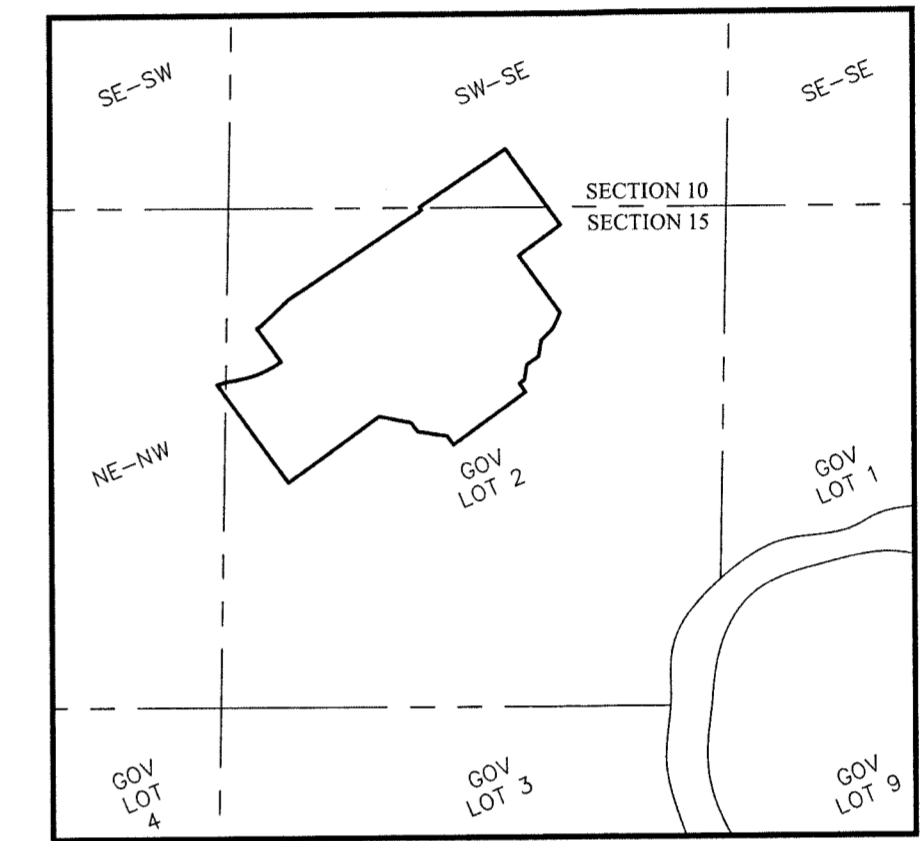
*Renée M. Dowey*  
Department of Administration

# GMX LA CROSSE SUBDIVISION PLAT

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



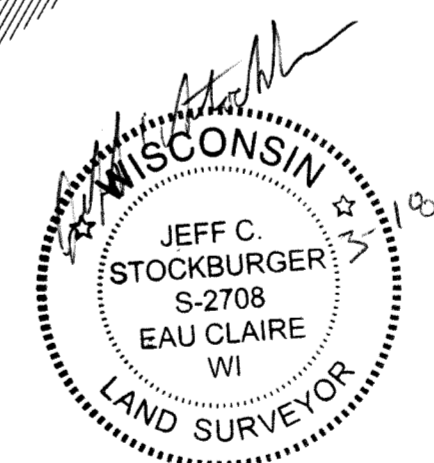
SECTION 10 & 15, TOWNSHIP 16 NORTH, RANGE 7 WEST



- LEGEND**
- FOUND BERNTSEN NAIL
  - FOUND 2" OUTSIDE DIAMETER IRON PIPE
  - ▲ FOUND 3/4" IRON BAR
  - ▲ FOUND PARKER-KALON NAIL
  - FOUND MAGNAIL
  - FOUND 1" OUTSIDE DIAMETER IRON PIPE
  - FOUND DRILL HOLE
  - SET 1 1/4" X 18" REBAR WEIGHING 4.30 POUNDS / LINEAR FOOT\*
  - SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT AT ALL OTHER LOT CORNERS
  - ( ) RECORD INFORMATION
  - POB POINT OF BEGINNING
  - MUNICIPAL BOUNDARY
  - //// NO ACCESS (TRANS 233.05(1))
  - //// EXISTING BUILDING\*

LINE	BEARING	DISTANCE
L1	S80°06'22"W	21.20'
L2	S81°16'44"E	15.53'
L3	S38°59'32"E	1.77'
L4	S80°53'38"E	3.30'
L5	S35°53'38"E	27.66'
L6	S35°53'38"E	28.82'
L7	N35°53'38"W	28.08'
L8	N54°06'22"E	16.76'
L9	N09°06'22"E	39.60'
L10	N54°06'22"E	39.47'
L11	N09°06'22"E	42.42'
L12	N45°08'53"E	38.33'
L13	S33°28'59"E	10.00'

CURVE	LOT	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2		268.00'	S67°06'22"W	120.57'	121.61'	25°59'57"	N80°06'21"E	N54°06'24"E
3-4		268.00'	S75°54'17"W	39.27'	39.31'	08°24'14"	S80°06'24"W	S71°42'10"W
5-6		38.00'	N34°37'37"E	13.88'	13.96'	21°02'46"	S45°09'00"W	S24°06'14"W
7-8		2775.00'	S54°19'43"W	15.20'	15.20'	00°18'50"	N54°29'08"E	N54°10'18"E
9-10		288.00'	N64°14'42"E	101.39'	101.92'	20°16'36"	N74°23'00"E	N54°06'24"E
	LOT 2	288.00'	N65°44'16"E	86.59'	86.91'	17°17'28"	N74°23'00"E	N57°05'32"E
	LOT 3	288.00'	N65°35'58"E	15.00'	15.01'	02°59'08"	N57°05'32"E	N54°06'24"E
11-12		17.81'	N86°47'17"E	29.40'	34.58'	111°12'59"	S37°36'14"E	N31°10'47"E



**Notes:**

**TRANS 233.05(1) - Access**  
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. 16; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

**TRANS 233.08 - Setback**  
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

**TRANS 405.04 - Noise**  
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

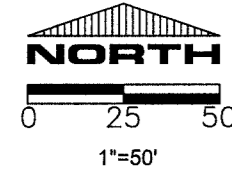
\*There is an agreement between the City of La Crosse and the landowner to raze the building 120 days after this plat has been recorded. All corners that lie within the existing building will be set after the building has been razed.

Lots 1-9 shall have an undivided interest in Outlots 1 & 2.

Owner:  
Onalaska 9016, LLC  
3000 Dundee Road Suite 408  
Northbrook, IL 60062

EVERYDAY SURVEYING & ENGINEERING  
711 S HILLCREST PARKWAY  
ALTOONA, WI 54720  
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 15 ASSUMED TO BEAR N89°51'13"W.

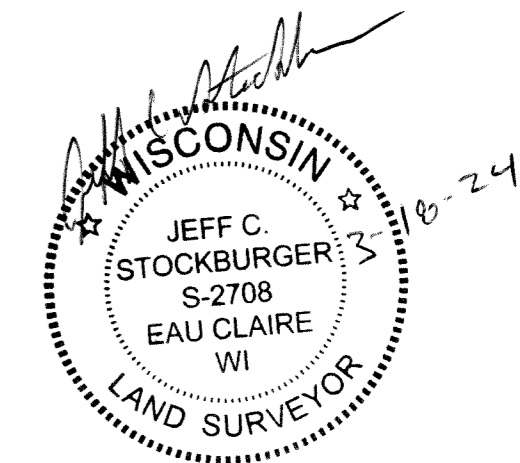
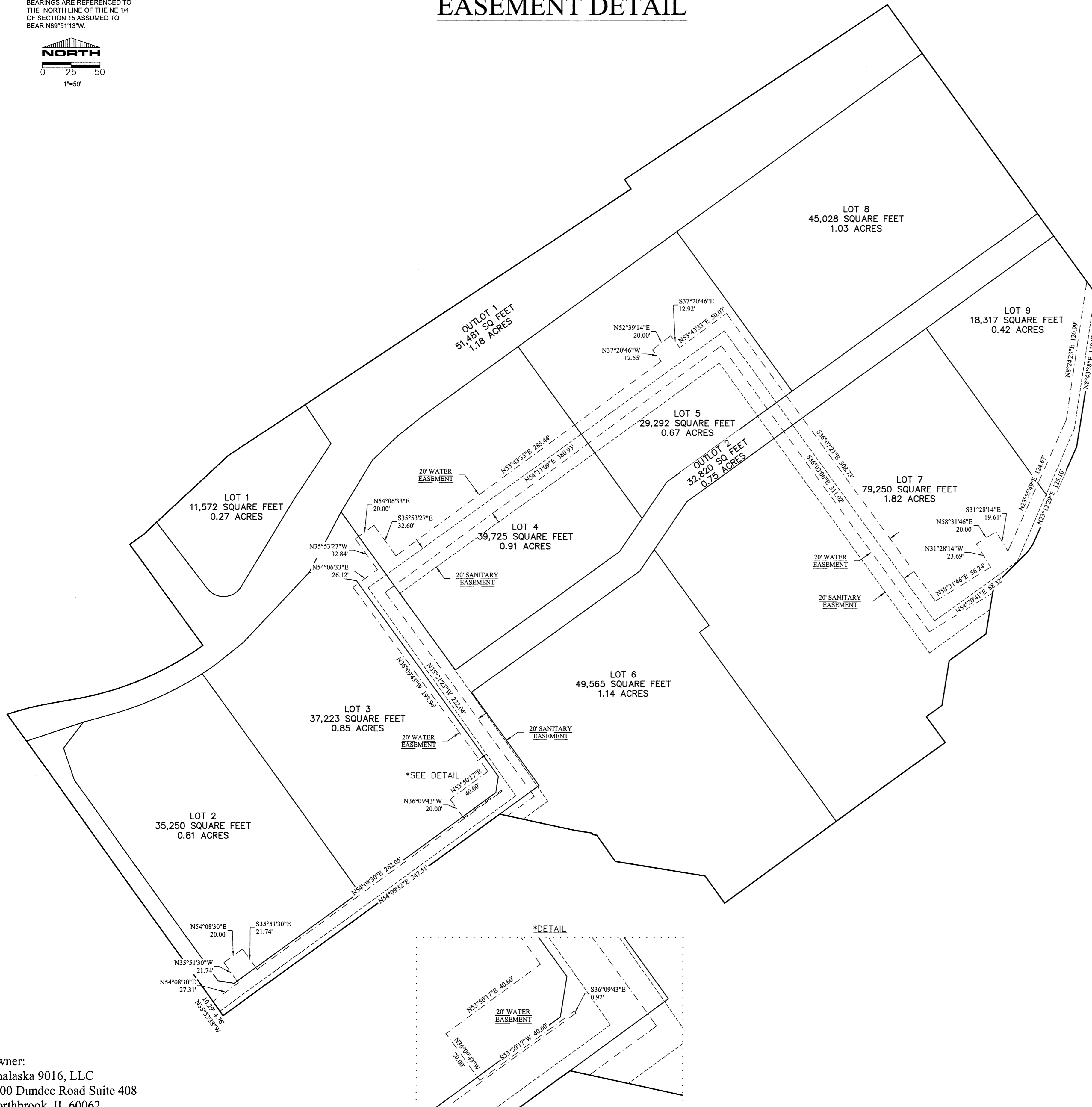
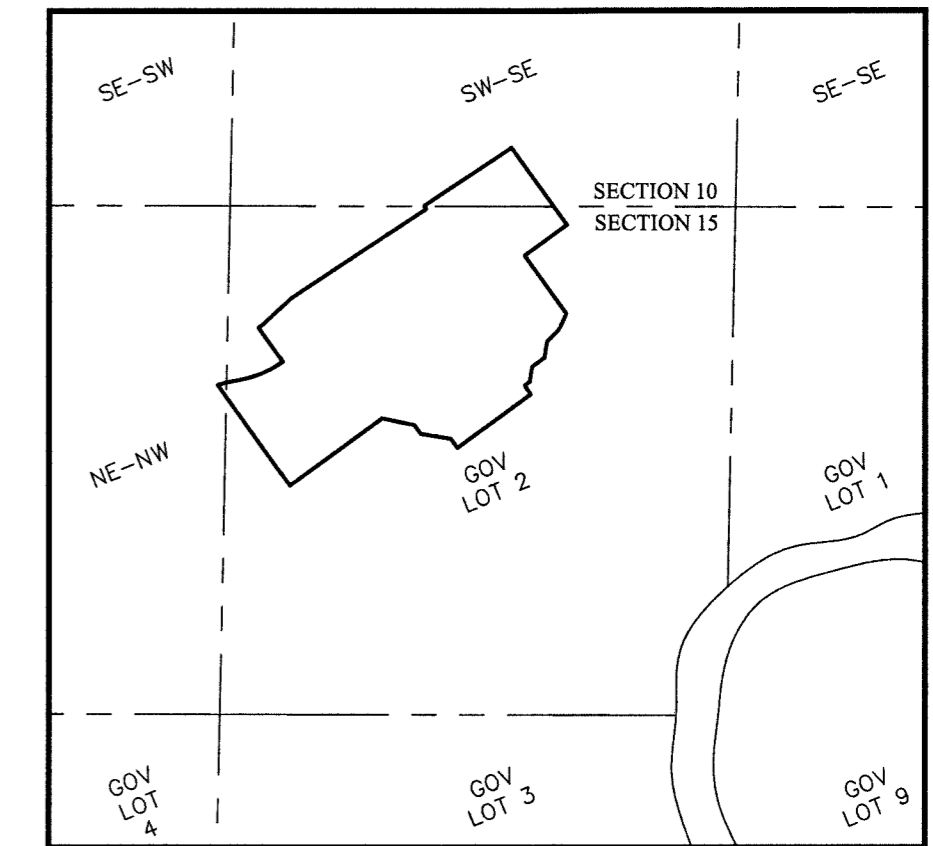


# EASEMENT DETAIL

## GMX LA CROSSE SUBDIVISION PLAT

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SECTION 10 & 15, TOWNSHIP 16 NORTH, RANGE 7 WEST



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
 Certified March 13, 2024  
*Renée M. Dowey*  
 Department of Administration

**EVERYDAY SURVEYING & ENGINEERING**  
 711 S HILLCREST PARKWAY  
 ALTOONA, WI 54720  
 PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

Owner:  
 Onalaska 9016, LLC  
 3000 Dundee Road Suite 408  
 Northbrook, IL 60062

**SURVEYOR'S CERTIFICATE**

I, Jeffrey C. Stockburger, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the plat of GMX La Crosse Subdivision Plat. Said land being part of the Southwest Quarter of the Southeast Quarter of Section 10, and part of Government Lot 2 of Section 15, and part of the Northeast Quarter of the Northwest Quarter Section 15, all being in Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

Commencing at the North Quarter Corner of said Section 15;

Thence S13°10'00"E, 325.35 feet to the southeasterly right-of-way line of State Road "16" and the Point of Beginning;
Thence S35°53'38"E, 108.60 feet;
Thence 121.61 feet along the arc of a curve, concave northwesterly, with a chord bearing of S67°06'22"W, a chord length of 120.57 feet, and a radius of 268.00 feet;
Thence S80°06'22"W, 21.20 feet;
Thence 39.31 feet along the arc of a curve, concave southeasterly, with a chord bearing of S75°54'17"W, a chord length of 39.27 feet, and a radius of 268.00 feet;
Thence S35°53'38"E, 321.00 feet;
Thence N54°06'22"E, 296.16 feet;
Thence S77°53'19"E, 66.03 feet;
Thence S81°16'44"E, 15.53 feet;
Thence S38°59'32"E, 1.77 feet;
Thence S80°53'38"E, 3.30 feet;
Thence S35°53'38"E, 27.66 feet;
Thence S80°53'38"E, 78.95 feet;
Thence S35°53'38"E, 28.82 feet;
Thence N54°06'22"E, 236.25 feet;
Thence N35°53'38"W, 28.08 feet;
Thence N54°06'22"E, 16.76 feet;
Thence N09°06'22"E, 39.60 feet;
Thence N54°06'22"E, 39.47 feet;
Thence N09°06'22"E, 42.42 feet;
Thence N45°08'53"E, 38.33 feet;
Thence 13.96 feet along the arc of a curve, concave northwesterly, with a chord bearing of N34°37'37"E, a chord length of 13.88 feet, and a radius of 38.00 feet;
Thence N24°06'22"E, 89.57 feet;
Thence N09°06'22"E, 128.91 feet;
Thence N35°53'38"W, 315.76 feet to the southeasterly right-of-way line of State Road "16";
Thence S56°31'01"W, 273.35 feet along said right-of-way line;
Thence S33°28'59"E, 10.00 feet along said right-of-way line;
Thence S56°29'42"W, 419.40 feet along said right-of-way line;
Thence S46°57'14"W, 99.82 feet along said right-of-way line;
Thence 15.20 feet along said right-of-way line and the arc of a curve, concave northwesterly, with a chord bearing of S54°19'43"W, a chord length of 15.20 feet, and a radius of 2775.00 feet to the Point of Beginning.

Said parcel contains 429,523 square feet or 9.86 total acres, more or less.

That I have made such survey, land division and plat by the direction of Kevin Mottlowitz, Manager of Onalaska 9016, LLC.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter AE-7, and the subdivision regulations of the City of La Crosse, in surveying, dividing and mapping the same.

Jeffrey C. Stockburger, PLS 2708
Dated this 10th Day of March, 2024

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION**

Onalaska 9016, LLC, a corporation organized and existing under and by virtue of the laws of the State of Wisconsin, as owners do hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. Onalaska 9016, LLC does further certify that this plat is required by S.236.10 or 236.12 to be submitted to the following for approval or objection.

- City of La Crosse
----- Department of Administration
----- Department of Transportation

In witness hereof, the said Onalaska 9016, LLC has caused this document to be signed by Kevin Mottlowitz, manager.
On this 20th day of March, 2024.

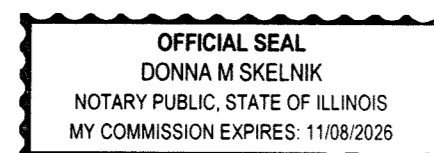
Kevin Mottlowitz, Manager
Onalaska 9016, LLC

State of Wisconsin ILLINOIS
County of Cook SS

Personally came before me, this 20th day of MARCH, 2024. The above named Kevin Mottlowitz, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Donna M. Skelnik
Notary Public

My commission expires 11/8/2026



**CONSENT OF CORPORATE MORTGAGEE**

SDP REIT, a Delaware limited liability company duly organized and existing under and by virtue of the laws of the State of DELAWARE, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this plat, and does hereby consent to the above certificate of Onalaska 9016, LLC.

In WITNESS WHEREOF, the said SDP REIT, a Delaware limited liability company has caused these presents to be signed by ANDREW PETERSON and counter signed by SHAWN NIELSON at SALT LAKE CITY, UTAH
MARCH, this 22 day of, 2024.

In the presence of:

SDP REIT, a Delaware limited liability company
[Signature] (Signature)

AUTHORIZED SIGNER (Title)

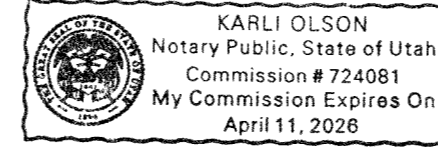
[Signature] (Signature)

AS WITNESS (Title)

STATE OF UTAH
CANYON COUNTY :SS

Personally came before me this 22 day of MARCH, 2024 the above named Andrew Peterson and Shawn Nielson of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such as officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

[Signature]
Notary Public
My commission expires 4-11-24



**CONSENT OF CORPORATE MORTGAGEE**

SDP Financial 2020, LP, a Delaware limited partnership duly organized and existing under and by virtue of the laws of the State of DELAWARE, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this plat, and does hereby consent to the above certificate of Onalaska 9016, LLC.

In WITNESS WHEREOF, the said SDP Financial 2020, LP, a Delaware limited partnership has caused these presents to be signed by ANDREW PETERSON and counter signed by SHAWN NIELSON at SALT LAKE CITY, UTAH
MARCH, this 22 day of, 2024.

In the presence of: SDP FINANCIAL 2020, LP, A DELAWARE LIMITED PARTNERSHIP
BY: SUNDANCE BAY DEBT PARTNERS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
SDP REIT, a Delaware limited liability company

[Signature] (Signature)

AUTHORIZED SIGNER (Title)

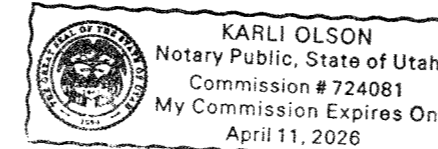
[Signature] (Signature)

AS WITNESS (Title)

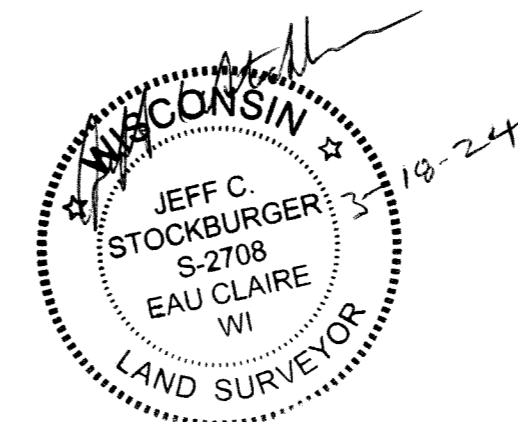
STATE OF UTAH
CANYON COUNTY :SS

Personally came before me this 22 day of MARCH, 2024 the above named Andrew Peterson and Shawn Nielson of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such as officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

[Signature]
Notary Public
My commission expires 4-11-24



RECEIVED FOR RECORDING THIS 9th DAY OF April 2024 AT 3:21 O'CLOCK P.M. AND FILED AS DOCUMENT # 182293 IN VOLUME CAE OF 68888/SUBD PLATS ON PAGE 247A
Robin Kademas
ROBIN KADEMAS
LACROSSE COUNTY REGISTER OF DEEDS



**GMX LA CROSSE SUBDIVISION PLAT**

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**COUNTY TREASURERS CERTIFICATE**

State of Wisconsin

County of LaCrosse SS

I, Amy L. Twitchell, being the duly elected, qualified, and acting treasurer of the County of La Crosse, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this plat of GMX La Crosse Subdivision Plat.

Dated this 9th day of April, 2024

Amy L. Twitchell, County Treasurer

**CITY TREASURERS CERTIFICATE**

State of Wisconsin

County of LaCrosse SS

I, Chadwick Hawkins, City Treasurer, being the duly qualified and acting city treasurer of the City of La Crosse, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this plat of GMX La Crosse Subdivision Plat.

Dated this 25th day of March, 2024

Chadwick Hawkins, City Treasurer

**COMMON COUNCIL RESOLUTION**

Resolved that the plat of GMX La Crosse Subdivision Plat, located in the City of La Crosse is hereby approved by the City of La Crosse.

Approved this 27 day of March, 2024

Chris Kahlow, City Council President

I hereby certify that the foregoing is a copy of a resolution adopted by the City of La Crosse.

Nikki Elsen, City Clerk

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified March 13, 2024
Renae Powell
Department of Administration

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