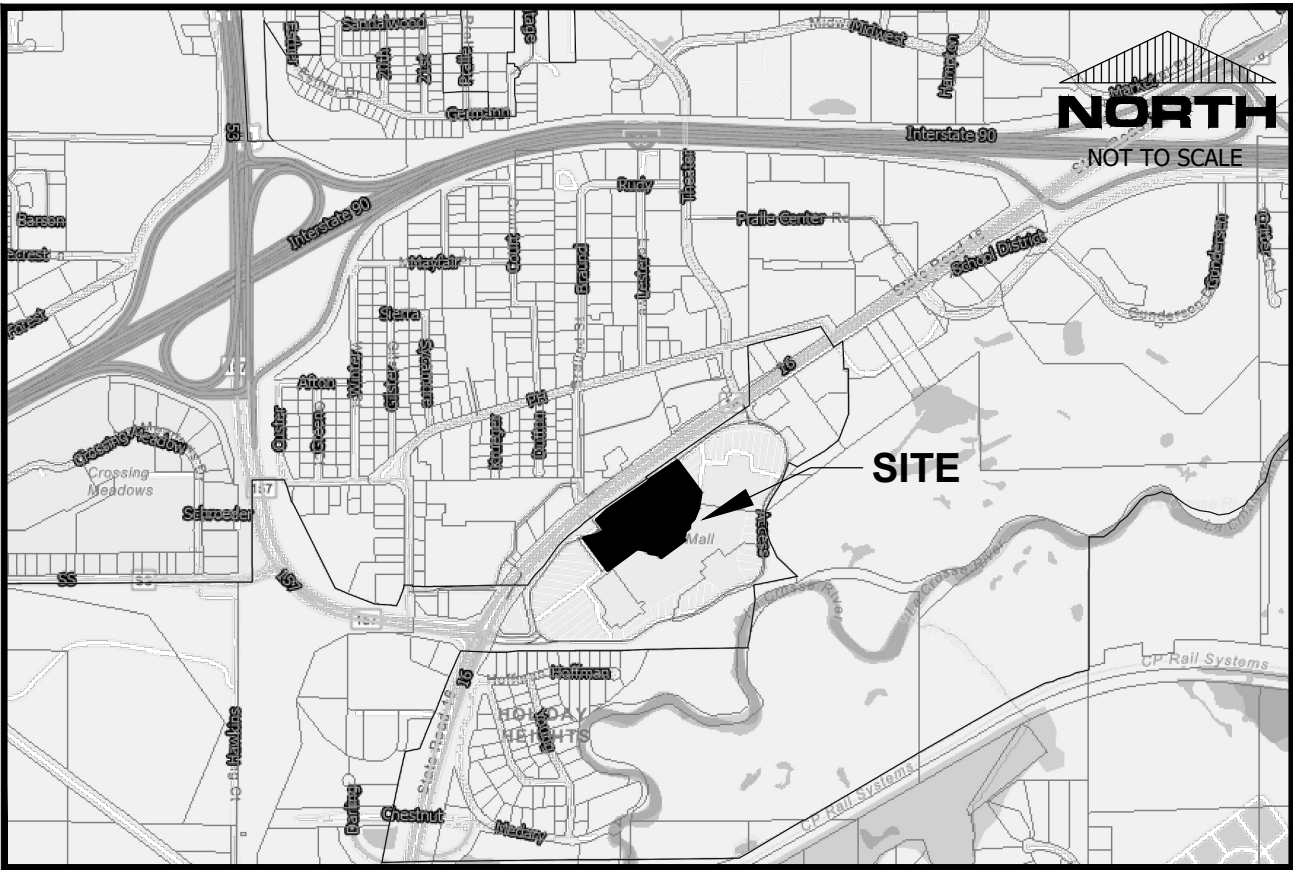


ALTA / NSPS LAND TITLE SURVEY

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

VICINITY MAP



EXCEPTIONS (XX)

The following items were listed as exceptions on First American Title Insurance Company Title Commitment File Number NCS-1153629-CH12 dated November 9, 2022 at 7:30 a.m. Schedule B - Section 2 of the Title Commitment was used as the sole source of record encumbrances and Everyday Surveying & Engineering, LLC assumes no liability for errors or omissions therein. Those portions of the circled items listed below are shown herein:

- 1.) Not addressed by survey.
- 2.) Not addressed by survey.
- 3.) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records. *Possible encroachments: The wall near the loading dock crosses property line, compactor pad crosses property line, parking stalls and island cross property line, and curb line*
- 4.) Not addressed by survey.
- 5.) Not addressed by survey.
- 6.) Not addressed by survey.
- 7.) Not addressed by survey.
- 8.) Not addressed by survey.
- 9.) Not addressed by survey.
- 10.) Not addressed by survey.
- 11.) Not addressed by survey.
- 12.) Does not affect the parcel.
- 13.) Not addressed by survey.
- 14.) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Construction, Operating and Reciprocal Easement Agreement recorded on October 23, 1979 in Volume 636, Page 261, as Document No. 901840. Modification and/or amendment by instrument: First Amendment to a Construction, Operating and Reciprocal Easement Agreement recorded October 22, 1980 in Volume 652 Page 534 as Document No. 912904. Assignment of Operating Agreement recording February 02, 1981 in Volume 657, Page 265 as Document No. 914931. Assignment and Assumption Agreement (Real Estate) recorded August 19, 2004 as Document No. 1401940. Modification and/or amendment by instrument: Second Amendment to Construction, Operating and Reciprocal Easement Agreement recorded February 23, 2010 as Document No. 1544962. Assignment and Assumption Agreement recorded April 19, 2017 as Document No. 1692059. *Affects parcel, blanket in nature.*
- 15.) Not addressed by survey.
- 16.) Agreement upon the terms, conditions and provisions contained therein:
Dated: July 29, 1980
Parties: Dayton Development Company, a Minnesota corporation; Dayton Hudson Corporation, a Minnesota corporation; Sears, Roebuck and Co. a New York corporation; Ryan Construction Company of Minnesota, Inc., a Minnesota Corporation; and G. R. Herberger's Inc., a Delaware corporation and The City of La Crosse, a Wisconsin municipal corporation
Recorded: August 08, 1980 in Volume 648, Page 220
Instrument No.: 909431
Affects parcel as shown.
- 17.) Utility Easement to The City of La Crosse, a Wisconsin municipal corporation, dated July 29, 1980, recorded/ filed August 08, 1980 in Volume 648, Page 233 as Document No. 909432. *Affects parcel as shown.*
- 18.) Not addressed by the survey.

LEGEND

- FOUND BERNTSEN NAIL

FOUND 2" OUTSIDE DIAMETER IRON PIPE

FOUND 3/4" IRON BAR

FOUND PARKER-KALON NAIL

SET MAGNAIL

SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT

FOUND DRILL HOLE

RECORD INFORMATION

POINT OF BEGINNING

TELEPHONE PEDESTAL

CABLE PEDESTAL

ELECTRIC PEDESTAL

UTILITY PEDESTAL

LIGHT POLE

ELECTRIC PULL BOX

ELECTRIC METER

SIGN

BOLLARDS

UNDERGROUND ELECTRIC

UNDERGROUND GAS

UNDERGROUND WATER MAIN

UNDERGROUND SANITARY SEWER

UNDERGROUND STORM SEWER

FENCE

CLEAN OUT

SANITARY SEWER MANHOLE

STORM SEWER MANHOLE

CATCH BASIN

HYDRANT

VALVE

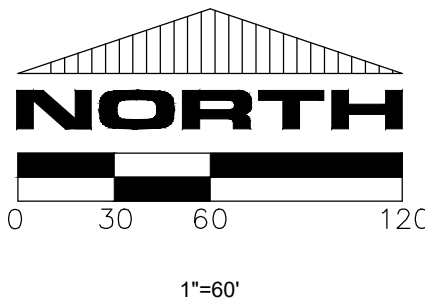
ADA PARKING STALL

ASPHALT SURFACE

CONCRETE SURFACE

GRAVEL SURFACE

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

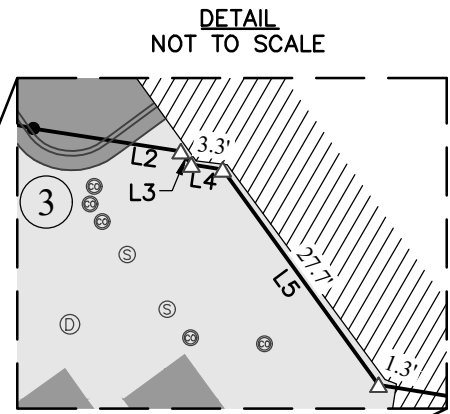


NOTES:

1. Surveyed parcel contains 429,523 square feet or 9.86 total acres, more or less.
2. The surveyed parcel contains 554 total stalls. 528 standard stalls and 26 ADA stalls. Portions of stalls lie on the adjacent property to the east as shown on the face of this map and were included in the stall count. Paint striping was greatly faded and difficult to delineate in many areas. Aerial photography and previous mapping were used to delineate parking areas.
3. The utilities shown are based on a Diggers Hotline utility locate, observable evidence and mapping provided to the surveyor. Underground communication lines were not marked by the Diggers Hotline request. Exact location of underground utilities cannot be verified by the surveyor without excavation. Underground communications lines were not marked but likely exist.

FLOOD PLAIN INFORMATION

THIS AREA IS SHOWN AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 55063C, PANEL 0252D, EFFECTIVE DATE: JANUARY 6, 2012



CURVE TABLE						
CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN TANGENT OUT
1-2	268.00'	(S66°20'21"W) S67°06'22"W	120.57'	121.61'	(26°00') 25°59'57"	N80°06'21"E N54°06'24"E
3-4	268.00'	(S75°08'14.5"W) S75°54'17"W	39.27'	39.31'	(08°24'13") 08°24'14"	S80°06'24"W S71°42'10"W
5-6	38.00'	(N33°51'36.5"E) N34°37'37"E	13.88'	13.96'	(21°02'31") 21°02'46"	S45°09'00"W S24°06'14"W
7-8	2775.00'	(S53°33'42"E) S54°19'43"W	15.20'	15.20'	00°18'50"	N54°29'08"E N54°10'18"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	(S79°20'21"W) S80°06'22"W	21.20'
L2	(S81°39'39"E) S81°16'44"E	15.53'
L3	(S36°39'39"E) S38°59'32"E	1.77'
L4	(S81°39'39"E) S80°53'38"E	3.30'
L5	(S36°39'39"E) S35°53'38"E	27.66'
L6	(S36°39'39"E) S35°53'38"E	28.82'
L7	(N33°39'39"W) N35°53'38"W	28.08'
L8	(N53°20'21"E) N54°06'22"E	16.76'
L9	(N08°20'21"E) N09°06'22"E	39.60'
L10	(N53°20'21"E) N54°06'22"E	39.47'
L11	(N08°20'21"E) N09°06'22"E	42.42'
L12	(N44°22'52"E) N45°08'53"E	38.33'
L13	(S34°15'E) S33°28'59"E	10.00'



ALTA / NSPS LAND TITLE SURVEY

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.

LEGAL DESCRIPTIONS PER TITLE COMMITMENT:

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, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°32'55" EAST ALONG THE SOUTH LINE THEREOF 647.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 16 (FORMERLY US HIGHWAY 16); THENCE NORTH 21°48'58" EAST ALONG SAID RIGHT OF WAY 215.16 FEET; THENCE NORTH 28°43'49" EAST ALONG SAID RIGHT OF WAY 95.84 FEET; THENCE NORTH 37°43'10" EAST 478.44 FEET TO A KNOWN POINT ON SAID RIGHT OF WAY; THENCE NORTH 35°52'20" EAST ALONG SAID RIGHT OF WAY 194.95 FEET; THENCE NORTH 50°03'42" EAST 323.64 FEET TO A POINT ON SAID RIGHT OF WAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 36°39'39" EAST 108.60 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL AND OF 26°00' AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 121.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 66°20'21" WEST 120.57 FEET; THENCE SOUTH 79°20'21" WEST 21.20 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 8°24'13" AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ART OF SAID CURVE 39.31 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 75°08'14.5" WEST 39.27 FEET; THENCE SOUTH 36°39'39" EAST 321.00 FEET; THENCE NORTH 53°20'21" EAST 257.00 FEET; THENCE SOUTH 36°39'39" EAST 49.00 FEET; THENCE NORTH 53°20'21" EAST 83.51; THENCE SOUTH 81°39'39" EAST 15.53 FEET; THENCE SOUTH 36°39'39" EAST 1.77 FEET; THENCE SOUTH 81°39'39" EAST 3.30 FEET; THENCE SOUTH 36°39'39" EAST 27.66 FEET; THENCE SOUTH 81°39'39" EAST 78.95 FEET; THENCE SOUTH 36°39'39" EAST 28.82 FEET; THENCE NORTH 53°20'21" EAST 236.25 FEET; THENCE NORTH 36°39'39" WEST 28.08 FEET, THENCE NORTH 53°20'21" EAST 16.76 FEET; THENCE NORTH 08°20'21" EAST 39.47 FEET; THENCE NORTH 08°20'21" 42.42 FEET; THENCE 44°22'52" EAST 38.33 FEET TO A POINT OF A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 21°02'31" AND A RADIUS OF 38.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 13.96 FEET, THE CHORD OF SAID CURVE BEARS NORTH 33°51'36.5" EAST 13.88 FEET; THENCE NORTH 23°20'21" EAST 89.57 FEET; THENCE NORTH 08°20'21" EAST 128.91 FEET; THENCE NORTH 36°39'39" WEST 315.76 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 16 (FORMERLY US HIGHWAY 16); THENCE SOUTH 55°45' WEST ALONG SAID RIGHT OF WAY 273.35 FEET; THENCE SOUTH 34°15' EAST ALONG SAID RIGHT OF WAY 10.00 FEET; THENCE SOUTH 55°45' WEST ALONG SAID RIGHT OF WAY 419.45 FEET; THENCE SOUTH 46°05'26" WEST ALONG SAID RIGHT OF WAY 99.79 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 0°18'50" AND A RADIUS OF 2,775 FEET AND A CHORD THAT BEARS SOUTH 53°33'42" WEST 15.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 15.20 FEET TO THE PONT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY CONVEYED TO PR VALLEY VIEW LIMITED PARTNERSHIP, BY QUIT CLAIM DEED RECORDED ON FEBRUARY 23, 2010 IN DOCUMENT NO. 1544960, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF GOVERNMENT LOT 2 OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 27°35'46" WEST 1,518.56 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 16 (FORMERLY US HIGHWAY 16). SAID INTERSECTION RECORDED AS NORTH 89°32'55" EAST 647.50 FEET FROM THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 21°50'25" EAST (RECORDED AS NORTH 21°48'58" EAST) 215.16 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 28°43'49" EAST 95.84 FEET, THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 37°43'10" EAST 478.44 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 35°55'26" EAST 194.98 FEET (RECORDED AS NORTH 35°52'20" EAST 194.95 FEET); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 50°03'42" EAST (RECORDED AS NORTH 50°13'42" EAST) 323.64 FEET, THENCE SOUTH 36°39'39" EAST 108.60 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 26°00'00" AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 121.61 FEET. THE CHORD OF SAID CURVE BEARS SOUTH 66°20'21" WEST 120.57 FEET; THENCE SOUTH 79°20'21" WEST 21.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 08°24'13" AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 39.31 FEET THE CHORD OF SAID CURVE BEARS SOUTH 75°08'14.5" WEST 39.27 FEET; THENCE SOUTH 36°39'39" EAST 321.00 FEET; THENCE NORTH 53°20'21" EAST 257.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 36°39'39" EAST 49.00 FEET; THENCE NORTH 53°20'21" EAST 83.51 FEET; THENCE NORTH 78°48'33" WEST 66.09 FEET, THENCE SOUTH 53°20'21" WEST 39.16 FEET TO THE POINT OF BEGINNING.

AS SURVEYED LEGAL DESCRIPTION:

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. THE PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast Corner of said Section 15;
Thence N89°51'13"W, 2628.93 feet to the North Quarter Corner of said Section 15;
Thence S13°10'00"E, 325.35 feet to a point on 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, with 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, along said right-of-way line 273.35 feet;
Thence S33°28'59"E, along said right-of-way line 10.00 feet;
Thence S56°29'42"W, along said right-of-way line 419.40 feet;
Thence S46°57'14"W, along said right-of-way line 99.82 feet;
Thence 15.20 feet along the arc of a curve and said right-of-way line, 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.

