

WARRANTY DEED

This Deed, made between **LA CROSSE HOTEL LLC, A WISCONSIN LIMITED LIABILITY COMPANY,**

Grantor and **PEARL STREET ENTERPRISE, INC., A WISCONSIN CORPORATION,** Grantee,

Witnesseth, That the said Grantor, for a valuable consideration of one Dollar (\$1.00) and other good and valuable consideration conveys to

Grantee the following described real estate in LA CROSSE County, State of Wisconsin:

1390338

LACROSSE COUNTY
REGISTER OF DEEDS
DEBORAH J. FLOCK

RECORDED ON
04/13/2004 04:07PM

REC FEE: 13.00
TRANSFER FEE: 17052.00
EXEMPT #:

PAGES: 2

RETURN TO:

Martin W. Meyer
Domnitz, Mawicka & Golsman, S.C.
1509 N. Prospect Avenue
Milwaukee, WI 53202

Tax Parcel No. 17-20016-15

Parcel I

Lots One (1), Two (2) and Three (3) and part of Lots Four (4) and Five (5), all in Block Twenty-one (21) of the Original Plat of the Town of La Crosse, now City of La Crosse, described as follows: Commencing at the Northwest corner of said Lot 1 and the point of beginning of this description; thence South 26° 55' 09" West, along the East right of way line of Second Street, 187.39 feet to the beginning of a 350 foot radius curve, concave to the East; thence continue along said East line, 72.04 feet, along the arc of said curve, the chord of which bears South 21° 11' 32.5" West 71.91 feet; thence North 89° 49' 46" East 161.30 feet to the East line of said Lot 4; thence North 26° 59' 47" East along the East line of said Lots 4, 3, 2, and 1, a distance of 188.19 feet to the South right of way line of Pearl Street; thence North 64° 06' 26" West along said South right of way line 151.06 feet to the point of beginning.

Parcel II

Part of the Southwest quarter of the Southeast quarter (SW 1/4-SE 1/4) of Section 31, Township 16 North, Range 7 West, being a portion of vacated Pearl Street, described as follows: Commencing at the Northwest corner of Lot 1 in Block 21 of the Original Plat of the Town of La Crosse, now City of La Crosse; thence Easterly along the South right of way line of Pearl Street, 151.06 feet; thence continue along said line, 0.52 feet to the front face of a concrete curb and the point of beginning of this description; thence Northerly, along said concrete curb; thence Westerly along the concrete curb face, 1.03 feet to the Northeast corner of said concrete curb face, 35.0 feet more or less to the Northwest corner of said concrete curb; thence Southerly along the concrete curve, 0.85 feet to the South right of way line of Pearl Street; thence Easterly along said right of way line 35.0 feet more or less to the point of beginning.

That part of the vacated alley in Block Twenty-one (21) of the Original Plat of the Town of La Crosse, now City of La Crosse, also located in the Southwest quarter of the Southeast quarter (SW 1/4-SE 1/4) of Section 31, Township 16 North, Range 7 West, described as follows: Commencing at the Northeast corner of Lot 1 in Block 21 of the Original Plat of the Town of La Crosse, now City of La Crosse; thence Easterly along the South right of way line of Pearl Street, 0.52 feet to the face of a concrete curb; thence Southwesterly, along said face of curb and continuing along a building wall and brick wall, 191.0 feet more or less to the Southeast corner of said brick wall; thence Northwesterly along the face of said brick wall, 0.44 feet, more or less to the West line of said alley; thence Northeasterly along said West line 191.0 feet more or less to the point of beginning.

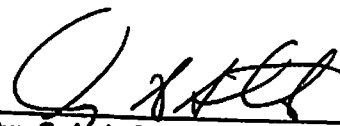
Part of the Southwest quarter of the Southeast quarter (SW 1/4-SE 1/4) of Section 31, Township 16 North, Range 7 West, being a portion of vacated 2nd Street between Pearl Street and Jay Street, described as follows: Commencing at the Northwest corner of Lot 1 in Block 21 of the Original Plat of the Town of La Crosse, now City of La Crosse; thence Southwesterly along the East right of way line of 2nd Street, 259.43 feet, more or less to the North line of a public way; thence Easterly along said North line (and a building wall) to the Southeast corner of the building and the point of beginning of this description; thence continue Easterly along said North line to the West line of a platted alley in Block 21 of the Original Plat of the Town of La Crosse, now City of La Crosse; thence Southwesterly along said West line of the alley, 3.0 feet more or less to the Southern end of a brick wall; thence Northwesterly 5.0 feet more or less to the Southeast corner of the building and the point of beginning.

This IS NOT homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and LA CROSSE HOTEL LLC warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated April 1, 2004

La Crosse Hotel LLC
By: Great Lakes Hospitality Corp., Its Manager



By: Craig A. Stark, President

AUTHENTICATION

Signature(s)

authenticated this April 1, 2004
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § (4,6) 706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Marvin P. Ripp

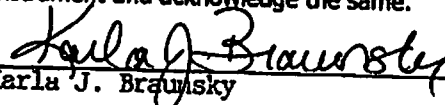
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGEMENT

State of Wisconsin

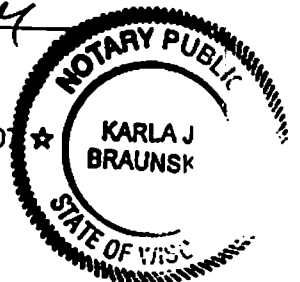
SS:

Dane County
Personally came before me this April 1, 2004 the above named Craig A. Stark to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.



Karla J. Braunsky

Notary Public Dane County, Wisconsin
My Commission is permanent.
If not, state expiration date: 10-07-07





STREET PRIVILEGE PERMIT

Pursuant to Sec. 66.0425, Wis. Stats., Pearl Street Enterprises, Inc. is hereby granted a street privilege permit for awnings, extending into the public right-of-way at 200 Pearl Street, La Crosse, Wisconsin, in front of property as described below:

Parcel 1:

Lots One (1), Two (2) and Three (3) and part of Lots Four (4) and Five (5), all in Block Twenty-one (21) of the Original Plat of the Town of La Crosse, now City of La Crosse, described as follows:

Commencing at the Northwest corner of said Lot 1 and the point of beginning of this description; thence South 26°55'09" West, along the East right of way line of Second Street, 187.39 feet to the beginning of a 350 foot radius curve, concave to the East; thence continue along said East line, 72.04 feet, along the arc of said curve, the chord of which bears South 21°11'32.5" West 71.91 feet; thence North 89°49'46" East 161.30 feet to the East line of said Lot 4; thence North 26°59'47" East along the East line of said Lots 4, 3, 2 and 1, a distance of 188.19 feet to the South right of way line of Pearl Street; thence North 64°06'26" West along said South right of way line 151.06 feet to the point of beginning.

Parcel II:

Part of the Southwest Quarter of the Southeast Quarter (SW ¼ -SE ¼) of Section 31, Township 16 North, Range 7 West, being a portion of vacated Pearl Street, described as follows: Commencing at the Northwest corner of Lot 1 in Block 21 of the Original Plat of the Town of La Crosse, now City of La Crosse; thence Easterly along the South right of way line of Pearl Street, 151.06 feet; thence continue along said line, 0.52 feet to the front face of a concrete curb and the point of beginning of this description; thence Northerly, along said concrete curb; thence Westerly along the concrete curb face, 1.03 feet to the Northeast corner of said concrete curb face, 35.0 feet more or less to the Northwest corner of said concrete curb; thence Southerly along the concrete curve, 0.85 feet to the South right of way line of Pearl Street; thence Easterly along said right of way line 35.0 feet more or less to the point of beginning.

That part of the vacated alley in Block Twenty-one (21) of the Original Plat of the Town of La Crosse, now City of La Crosse, also located in the Southwest quarter of the Southeast quarter (SW1/4-SE1/4) of Section 31, Township 16 North, Range 7 West, described as follows: commencing at the Northeast corner of Lot 1 in Block 21 of the Original Plat of the Town of La Crosse; now City of La Crosse; thence Easterly along the South right of way line of Pearl Street, 0.52 feet to the face of a concrete curb; thence Southwesterly, along said face of curb and continuing along a building wall and brick wall, 191.0 feet more or less to the Southeast corner of said brick wall; thence Northwesterly along the face of said brick wall, 0.44 feet, more or less to the West line of said alley; thence Northeasterly along said West line 191.0 feet more or less to the point of beginning.

1559597

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
10/05/2010 02:19PM
REC FEE: 30.00
EXEMPT #:
PAGES: 3

This space is reserved for recording data

#110

Return to

CITY CLERK
400 LA CROSSE STREET
LA CROSSE, WI 54601

Tax Parcel ID: 17-20016-15

1628

Part of the Southwest Quarter of the Southeast Quarter (SW ¼-SE ¼) of Section 31, Township 16 North, Range 7 West, being a portion of vacated 2nd Street between Pearl Street and Jay Street, described as follows: Commencing at the Northwest corner of Lot 1 in Block 21 of the Original Plat of the Town of La Crosse, now City of La Crosse; thence Southwesterly along the East right of way line of 2nd Street, 259.43 feet, more or less to the North line of a public way; thence Easterly along said North line (and a building wall) to the Southeast corner of the building and the point of beginning of this description; thence continue Easterly along said north line to the West line of a platted alley in Block 21 of the Original Plat of the Town of La Crosse, now City of La Crosse; thence Southwesterly along said West line of the alley, 3.0 feet more or less to the Southern end of a brick wall; thence Northwesterly 5.0 feet more or less to the Southeast corner of the building and the point of beginning.

Such agreement shall be indicated by the affixing of the signatures of said applicant. The following conditions must be met:

1. The maximum projection into the City right-of-way is not to exceed nine (9) feet, and the awnings shall not be closer than 2 feet behind the curb, measured horizontally, and whichever of these requirements is most restrictive shall apply.
2. The minimum clearance above the sidewalk is nine (9) feet.
3. The awnings must be maintained in good condition at all times.
4. The applicant shall be primarily liable for damages to person or property by reason of the granting of this street privilege permit.
5. Applicant waives any and all rights to contest in any way or manner the validity of Sec. 66.0425 of the Wisconsin Statutes.
6. Provision for a bond is hereby waived.
7. Applicant agrees to maintain during the life of the permit, public liability or business owner's insurance in the amount of not less than \$100,000.00 each person, \$300,000.00 each accident for bodily injury and \$100,000.00 for property damage.
8. Applicant agrees that if he does not remove the awnings within ten (10) days after receiving notice from the City to do so, the City is authorized to remove the same and applicant agrees to pay the City for all costs of such removal, waiving all rights to contest in any manner the validity of this section or the amount of compensation charged.
9. Applicant further agrees that the City shall not be liable to applicants for any damage applicant may receive by reason of the encroachment in public right-of-way as indicated on the attached drawing or should the same be damaged by the City if the City performs work or maintenance in the area of the street privilege permit.
10. Applicant further agrees that the obligations and conditions of this street privilege permit shall be binding upon all heirs, successors and assigns of applicants.
11. Applicant further agrees that if it violates this section, it may be fined not less than \$25 nor more than \$500 or imprisoned for not less than 10 days nor more than 6 months or both.