





WARRANTY DEED

Document Number

Document Name

1688411

LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. MCBRIDE

RECORDED ON 01/23/2017 12:28PM REC FEE: 30.00 TRANSFER FEE: 1455.00 EXEMPT #: PAGES: 2

THIS DEED, made between L & D Investments, LLC, a Wisconsin Limited Liability Company

(Grantor, whether one or more), and Turk Ventures, LLC, a Wisconsin Limited Liability Company

(Grantee, whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): See legal description attached as Exhibit A.

#54 Recording Area

Name and Return Address Sean O'Flaherty 201 Main Street, Suite 1000 La Crosse, WI 54601

17-20010-110 Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Dated January 9, 2017 L & D Investments, LLC BY: Carl A. Johnson Member

L & D Investments, LLC BY: James L. Lewis Member

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Carl A. Johnson and James L. Lewis authenticated on

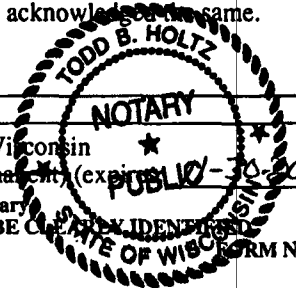
STATE OF WISCONSIN ) ) ss. LA CROSSE COUNTY

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06)

Personally came before me on January 9, 2017, the above-named Carl A. Johnson and James L. Lewis to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY: Sean O'Flaherty O'Flaherty Heim Egan & Birnbaum, Ltd.

Todd B. Holtz Notary Public, State of Wisconsin My Commission (is permanent) (expires) PUBLIC - 10-2019



NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED STATE BAR OF WISCONSIN FORM No. 1-2003

\*Type name below signatures.

EXHIBIT A  
Legal Description

The Easterly 1/2 of Lot 4 and the Easterly 75 feet of Lot 5 in Block 18 of the Original Plat of the Town of La Crosse, now in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Southwesterly corner of said Block 18, being at the intersection of the Easterly right-of-way line of Second Street with the Northerly right-of-way line of State Street; thence Northeasterly along the Westerly right-of-way line of said Block 18, being also the Easterly right-of-way line of Second Street, to the Southwesterly corner of said Lot 4; thence Southeasterly along the Southerly line of said Lot 4, a distance of 75 feet, more or less, to a point on the Westerly line of the Easterly 1/2 of said Lot 4 and the point of beginning of this description: Thence Northeasterly, parallel with the Easterly line of said Lot 4, a distance of 60 feet, more or less, to the midpoint of the Northerly line of said Lot 4; thence Southeasterly along said Northerly line 75 feet, more or less, to the Northeasterly corner of said Lot 4; thence Southwesterly along the Easterly line of said Lots 4 and 5, a distance of 120 feet, more or less, to the Southeasterly corner of said Lot 5; thence Northwesterly along the Southerly line of said Lot 5, being also the Northerly right-of-way line of State Street, 75 feet; thence Northeasterly, parallel with and 75 feet Westerly of the Easterly line of said Lot 5, a distance of 60 feet, more or less, to the Northerly line of said Lot 5 at a point 75 feet Northwesterly of the Northeasterly corner thereof; thence along the Southerly line of said Lot 4 to the point of beginning

**CERTIFICATE OF LIABILITY INSURANCE**

American Family Insurance Company   
 American Family Mutual Insurance Company, S.I. if selection box is not checked.  
 6000 American Pky Madison, Wisconsin 53783-0001

Insured's Name and Address  
 Orange Pearl Salon Inc  
 215 State St  
 La Crosse, WI 54601

Agent's Name, Address and Phone Number (Agt./Dist.)  
 Paul D Klipp  
 Po Box 157  
 Onalaska, WI 54650  
 (608) 783-2197 (411/014)

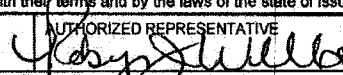
**This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder.  
 This certificate does not amend, extend or alter the coverage afforded by the policies listed below.**

COVERAGES				
This is to certify that policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies.				
TYPE OF INSURANCE	POLICY NUMBER	POLICY DATE		LIMITS OF LIABILITY
		EFFECTIVE (Mo, Day, Yr)	EXPIRATION (Mo, Day, Yr)	
Homeowners/ Mobilehomeowners Liability				Bodily Injury and Property Damage Each Occurrence \$ ,000
Boatowners Liability				Bodily Injury and Property Damage Each Occurrence \$ ,000
Personal Umbrella Liability				Bodily Injury and Property Damage Each Occurrence \$ ,000
Farm/Ranch Liability				Farm Liability & Personal Liability Each Occurrence \$ ,000
				Farm Employer's Liability Each Occurrence \$ ,000
Workers Compensation and Employers Liability †				Statutory *****
				Each Accident \$ ,000
				Disease - Each Employee \$ ,000
				Disease - Policy Limit \$ ,000
General Liability <input type="checkbox"/> Commercial General Liability (occurrence) <input type="checkbox"/> <input type="checkbox"/>				General Aggregate \$ ,000
				Products - Completed Operations Aggregate \$ ,000
				Personal and Advertising Injury \$ ,000
				Each Occurrence \$ ,000
				Damage to Premises Rented to You \$ ,000
				Medical Expense (Any One Person) \$ ,000
				Each Occurrence†† \$ 2,000,000
Aggregate†† \$ 1,000,000				
Businessowners Liability	48-XW867001	07/12/2017	07/12/2018	Common Cause Limit \$ ,000
				Aggregate Limit \$ ,000
Liquor Liability				Bodily Injury - Each Person \$ ,000
				Bodily Injury - Each Accident \$ ,000
				Property Damage \$ ,000
				Bodily Injury and Property Damage Combined \$ ,000
Excess Liability <input type="checkbox"/> Commercial Blanket Excess <input type="checkbox"/>				Each Occurrence/Aggregate \$ ,000

**Other (Miscellaneous Coverages)**

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / RESTRICTIONS / SPECIAL ITEMS  
 City of La Crosse is an Additional Insured

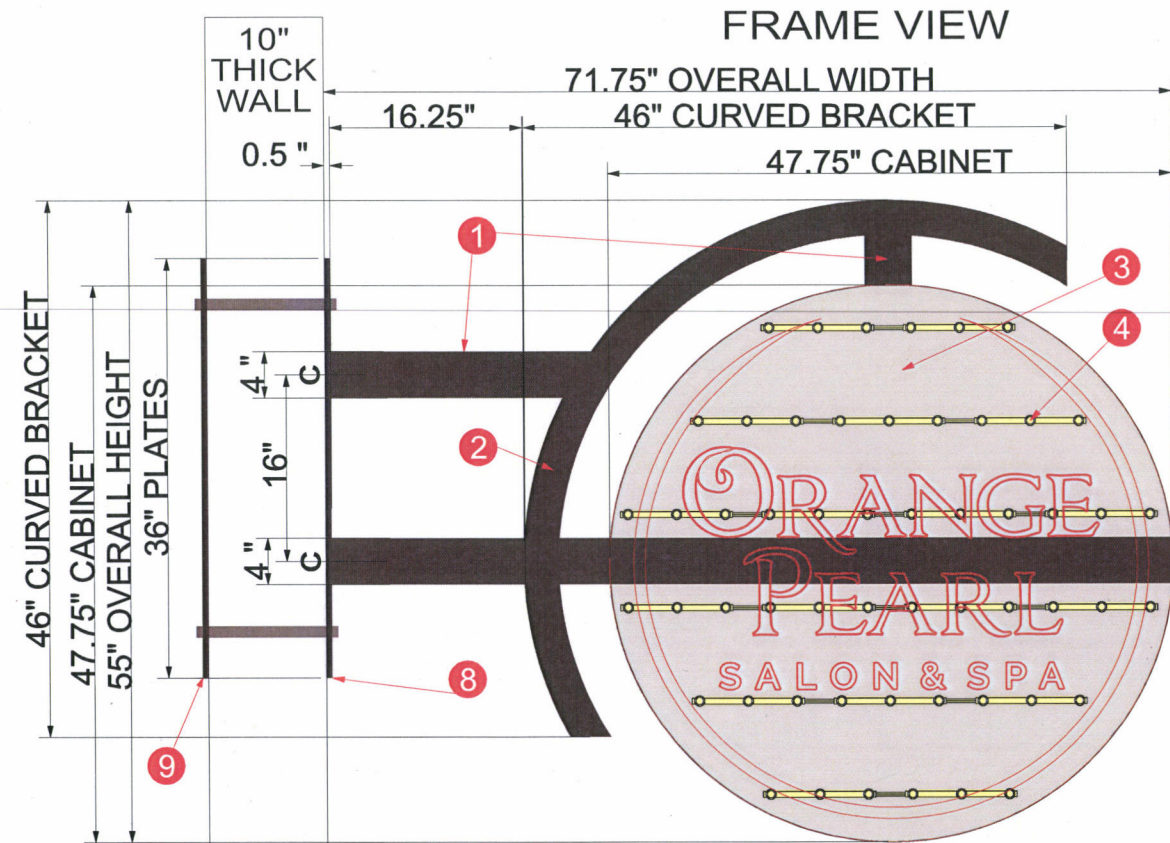
The individual or partners shown as insured elected to be covered under this policy.  Have not  
 †† Products-Completed Operations aggregate is equal to each occurrence limit and is included in policy aggregate.

<b>CERTIFICATE HOLDER'S NAME AND ADDRESS</b> City of La Crosse 400 La Crosse St La Crosse, WI 54601	<b>CANCELLATION</b> <input type="checkbox"/> Should any of the above described policies be cancelled before the expiration date thereof, the company will endeavor to mail *(        days) written notice to the Certificate Holder named, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives. *10 days unless different number of days shown. <input checked="" type="checkbox"/> This certifies coverage on the date of issue only. The above described policies are subject to cancellation in conformity with their terms and by the laws of the state of issue. DATE ISSUED 07/13/2017 AUTHORIZED REPRESENTATIVE 
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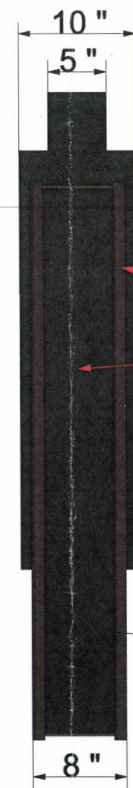


# NEW DOUBLE FACED, INTERNALLY ILLUMINATED PROJECTING SIGN

## SPECIFICATION NOTES



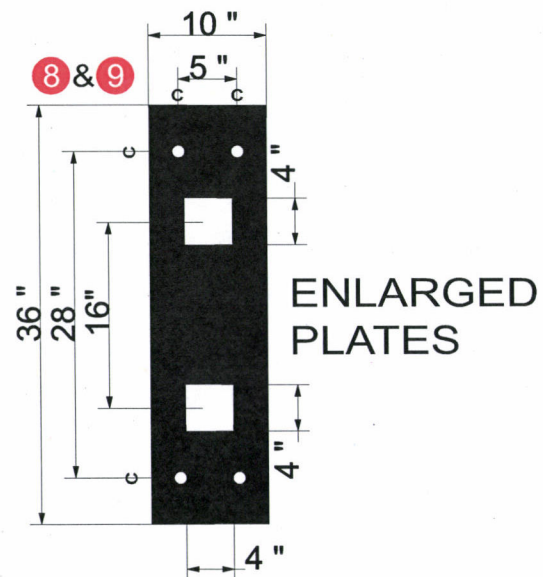
SIDE VIEW



FULL COLOR VIEW



- A** NEW DOUBLE FACED, INTERNALLY ILLUMINATED PROJECTING SIGN
- Qty: 1
- Overall Size: 4' 7" x 5' 11-3/4"
- 1** -Horizontal/Vertical Mounting Arms: 4" x 4" x 1/4" aluminum tube
- Horizontal/Vertical Mounting Arms Finish: satin paint
- 2** -Curved Bracket: 3" x 5" x 1/8" aluminum tube kerf cut & rounded
- Curved Bracket Skin: .080 mill finish aluminum
- Curved Bracket Finish: satin paint
- 3** -Internal Aluminum Cabinet Panels (2): .125 mill finish aluminum
- 4** -Lighting: US TD3 LEDs
- 5** -Cabinet Faces: 3/16" white acrylic #7328
- Faces Decoration: cut vinyl
- 6** -Trim Cap: 1" Bronze
- 7** -Cabinet Returns: .080 mill finish aluminum
- Cabinet Returns Finish: satin paint
- 8** -Exterior Plate: 1/2" aluminum
- Exterior Plate Finish: satin paint
- 9** -Interior Plate: 1/2" steel
- Interior Plate Finish: satin paint



Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

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lacrossesign.com

DESIGN

SALES

FILE

COLOR KEY



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450  
2242 Mustang Way • Madison, WI 53718 • 608-222-5353  
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Danielle Hadley  
Sign Type: Projecting  
Date Created: 6/20/2017  
Last Modified:  
Scale:

Job Name: Orange Pearl  
Job Address:  
215 State St  
La Crosse, WI 54601  
Salesperson: Jeff Brezinka  
Job Number: 95170

Revision Number:  
Job File Location:  
S:\O\Orange Pearl Salon\  
La Crosse\95170 - New Location  
2017\Production\Approved  
Artwork\Art 95170

**a** Orange (230-44)  
**b** White of Acrylic  
**c** PMS Black 7c

\*COLORS ON SKETCH ARE ONLY A REPRESENTATION. ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER