

**COMMUNICATION SYSTEM
EASEMENT**

Document Number

Document Title

THIS COMMUNICATION SYSTEM EASEMENT and the rights contained in it are granted by the City of La Crosse, Wisconsin, a Wisconsin municipal corporation ("Grantor"), whose address is 400 La Crosse Street, La Crosse, WI 54601.

For good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor, for itself, its successors and assigns, grants to CenturyTel of Wisconsin, LLC d/b/a CenturyLink, a Louisiana limited liability company, its successors, assigns, lessees, licensees and agents ("Grantee"), subject to the terms stated in this Communication System Easement, a perpetual and exclusive easement ("Easement") to install, construct, operate, maintain, expand, replace and remove a communication system that Grantee may from time to time require, consisting of but not limited to underground cables, wires, conduits, manholes, drains, splicing boxes, surface location markers, equipment cabinets and other facilities or structures as are reasonably necessary for Grantee to exercise the rights granted to it in this Communication System Easement, upon, over, through, under and along a parcel of land shown on described on Exhibit A ("Easement Survey") and described on Exhibit B ("Easement Tract"), said Easement Tract being a portion of the real property legally described on Exhibit C ("Property"). Exhibits A, B, and C are attached hereto and incorporated by reference into this Communication System Easement.

The grant of Easement also gives to Grantee the following rights: (a) the right of ingress and egress over and across the Easement Tract and Property and any real property owned or controlled by Grantor that is adjacent to the Easement Tract or Property for the purpose of Grantee exercising the rights granted to it in this Communication System Easement; (b) the right to clear and keep clear all trees, roots, brush and other obstructions from the surface and sub-surface of the Easement Tract that interfere with Grantee exercising the rights granted to it in the Communication System Easement; and (c) at Grantee's expense, the right to bring in and to place at the Easement Tract electrical or other utility services, provided that the relevant utility

Recording Area

Name and Return Address:

CenturyTel of Wisconsin, LLC
d/b/a CenturyLink
100 CenturyLink Dr.
Monroe, LA 71203
Attn: Construction Services

PIN:

provider solely service Grantee, and if the relevant utility requires, Grantor will grant a separate easement that is reasonably satisfactory to Grantor to the utility for the sole purpose of the utility having access to the Easement Tract and providing service solely to Grantee.

Grantor will have the right to use and enjoy the Easement Tract so long as Grantor's use does not materially interfere with the rights granted to Grantee in this Communication System Easement. Grantor will not erect any structure or plant trees or other vegetation within the Easement Tract that, when fully developed, would have a root system measuring no greater than the (10) inches in ground depth.

Grantor warrants that Grantor is the owner of the Property and Easement Tract and will defend title to the Property and Easement Tract against the lawful claims of any and all persons claiming by, through or under Grantor (but not otherwise) arising solely during the period of Grantor's ownership of the Property and that Grantor has full authority to grant this Easement according to its terms.

Signed by Grantor this 14th day of March, 2016.

GRANTOR:

City of La Crosse, Wisconsin

By: Timothy Kabat
Name: Timothy Kabat, Mayor
City of La Crosse, WI

By: Teri Lehrke
Name: Teri Lehrke, City Clerk
City of La Crosse, WI

THE STATE OF WISCONSIN)
)
COUNTY OF LA CROSSE)

BE IT REMEMBERED, that on this 14th day of March, 2016, before me, a Notary Public in and for said County and State, came Timothy Kabat, who is the Mayor of the City of La Crosse, Wisconsin, a Wisconsin municipal corporation, and is personally known to me to be the same person who signed the herein instrument, and such person duly acknowledged the signing of the same as the act and deed of the City of La Crosse, Wisconsin.

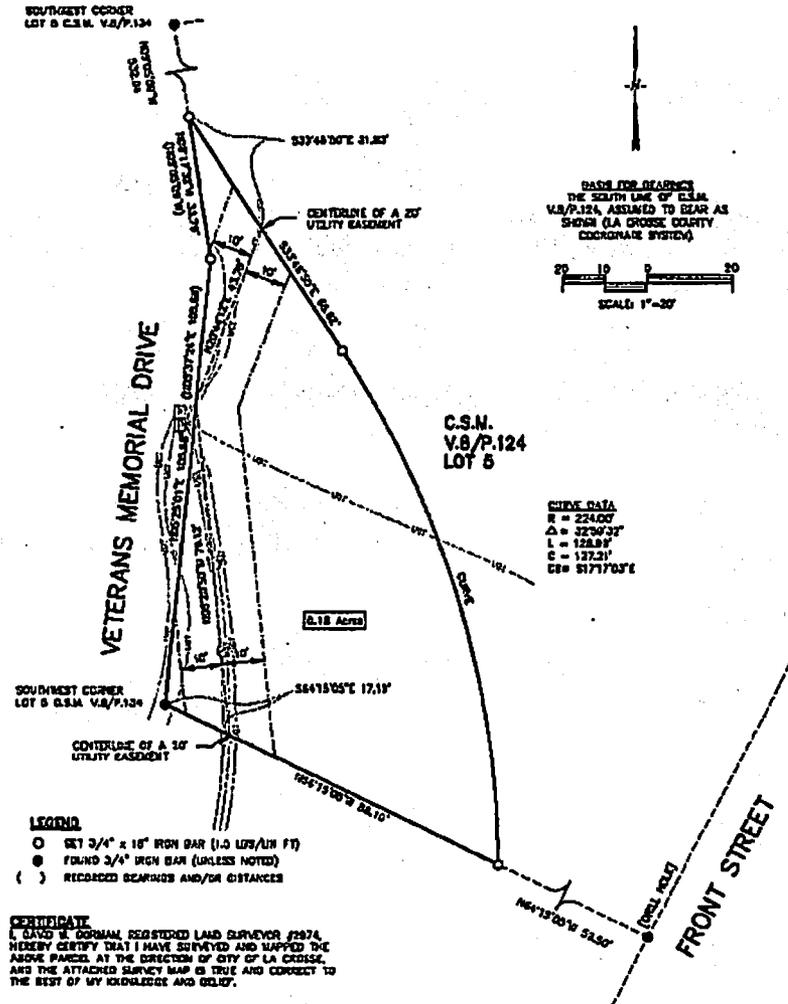
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official

Exhibit A to Communication System Easement

Easement Survey

PLAT OF SURVEY CENTURYTEL TO THE CITY OF LA CROSSE

DESCRIPTION:
PART OF LOT 5 OF CERTIFIED SURVEY MAP IN VOLUME 8, PAGE 124, LOCATED IN SECTION 31, TOWNSHIP 18 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5, THENCE THE WEST 2 CALLS ALONG THE WEST LINE OF SAID LOT 5, 1) $89^{\circ}58'00''$ E 122.55 FEET, 2) $89^{\circ}17'28''$ W 23.79 FEET, THENCE $83^{\circ}44'00''$ E 82.22 FEET TO THE BEGINNING OF A 224.00 FOOT RADIUS CURVE, CONTIGUOUS TO THE WEST, THENCE 128.99 FEET LONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS $81^{\circ}17'03''$ E 127.21 FEET TO THE SOUTH LINE OF SAID LOT 5, THENCE ALONG SAID SOUTH LINE $84^{\circ}15'00''$ W 86.10 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.18 ACRES AND IS SUBJECT TO A 30 FOOT WIDE UTILITY EASEMENT, LOCATED WITHIN THE ABOVE DESCRIBED PARCEL, LYING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5 (C.S.M. V.8/P.124) THENCE ALONG THE SOUTH LINE OF SAID LOT 5 $84^{\circ}15'00''$ E 121.8 FEET TO THE POINT OF BEGINNING, THENCE THE WEST 2 CALLS ALONG SAID CENTERLINE: 1) $84^{\circ}30'34''$ W 78.12 FEET, 2) $82^{\circ}44'17''$ E 43.78 FEET TO POINT OF TERMINUS, SAID PARCEL IS SUBJECT ALL OTHER EASEMENTS OR RESTRICTIONS, COPIED OR RECORDED.



PARAGON ASSOCIATES
 REAL ESTATE SURVEYING & CONSULTING
 530 OGDEN AVENUE, LA CROSSE, WISCONSIN 54601
 TELEPHONE 781.1115 FAX 781.2117 Paragon-Form 81

100 #13 37

Exhibit B to Communication System Easement

Legal Description of Easement Tract

The following described tract of land situated and lying in the City of La Crosse, County of La Crosse, State of Wisconsin, to wit:

Part of Lot 5 of Certified Survey Map in Volume 8, Page 124, located in Section 31, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows; Beginning at the Southwest corner of said Lot 5, thence the next 2 calls along the West line of said Lot 5: (1) N 05° 25' 01"E 105.68 feet; (2) N 09° 17' 32" W 33.79 feet; thence S 33° 46' 50" E 66.62 feet to the beginning of a 224.00 foot radius curve, concave to the West; thence 128.99 feet along the arc of said curve, the chord of which bears S 17° 17' 03" E 127.21 feet to the South line of said Lot 5; thence along said South line N 64° 15' 05" W 88.10 feet to the point of beginning. Said parcel contains 0.16 acres and is subject to a 20 foot wide utility easement, located within the above described parcel, lying 10 feet either side of the following described Centerline; commencing at the Southwest corner of said Lot 5 (C.S.M. V.8/P.137) thence along the South line of said Lot 5 South 64° 15' 05" East 17.19 feet to the Point of Beginning; thence the next 2 calls along said Centerline: (1) North 06° 20' 50" West 79.12 feet; (2) North 20° 44' 17" east 43.76 feet to Point of terminus.

Exhibit C to Communication System Easement

Legal Description of Property

The following described tract of land situated and lying in the City of La Crosse, County of La Crosse, State of Wisconsin, to wit:

Part of Lot 5 of Certified Survey Map in Volume 8, Page 124, located in Section 31, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows; Beginning at the Southwest corner of said Lot 5, thence the next 2 calls along the West line of said Lot 5: (1) N 05° 25' 01"E 105.68 feet; (2) N 09° 17' 32" W 33.79 feet; thence S 33° 46' 50" E 66.62 feet to the beginning of a 224.00 foot radius curve, concave to the West; thence 128.99 feet along the arc of said curve, the chord of which bears S 17° 17' 03" E 127.21 feet to the South line of said Lot 5; thence along said South line N 64° 15' 05" W 88.10 feet to the point of beginning. Said parcel contains 0.16 acres and is subject to all easements or restrictions, implied or recorded.

THIS CHECK IS PRINTED WITH A GREEN BACKGROUND. CONTAINS A VOID PART TO THE LEFT.



City of La Crosse
400 La Crosse Street
La Crosse, WI 54601-3396

State Bank
La Crosse, WI
79-31/918

VOID AFTER ONE YEAR

Check Number **250925**

Vendor No.	Check Date	Check Amount
1805	03/11/2016	\$160.00

*****160 DOLLARS AND NO CENTS

Pay To The Order Of Name

FIRST AMERICAN TITLE INSURANCE CO I
2850 MIDWEST DR STE 103
ONALASKA WI 54650



Timothy W. Klot
Mayor
Jeri Lehrke
City Clerk
Kelly Branson
Director of Finance & Purchase/Treasurer

⑈ 250925 ⑈ ⑆091800316⑆ 110⑈170⑈

City of La Crosse

Invoice Date	Invoice Number	P.O. No.	Voucher	Invoice Description	Net Invoice Amount
03/08/16	2431784	76116067	379310	DONATION OF PROPERTY CENT	160.00

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
1805	FIRST AMERICAN TITLE INSURANCE CO I	250925	03/11/2016	\$160.00



First American Title Insurance Company

2850 Midwest Drive, Suite 103 • Onalaska, WI 54650

Office Phone:(608)784-8888 Office Fax:(866)816-9620

Final Settlement Statement

Property: 333 Front Street North, La Crosse, WI 54601

File No: 2431784

Officer: Beth Quamme/BQ

Settlement Date: 03/18/2016

Disbursement Date: 03/18/2016

Print Date: 03/08/2016, 4:46 PM

Buyer: The City of La Crosse

Address: 333 Front Street North, La Crosse, WI 54601

Seller: CenturyTel of Wisconsin, LLC

Address:

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
		Consideration:		
47,600.00		Total Consideration		47,600.00
		Adjustments:		
	47,600.00	CenturyTel Donation on property	47,600.00	
		Title/Escrow Charges to:		
100.00		Settlement/Closing Fees to First American Title Insurance Company		
		Owner's Policy to First American Title Insurance Company POC \$379.00		
30.00		Deed to First American Title Insurance Company		
30.00		Recording Easement to La Crosse County Register of Deeds		
	160.00	Cash (X From) (To) Buyer		
		Cash (To) (From) Seller		
47,760.00	47,760.00	Totals	47,600.00	47,600.00

BUYER(S):

The City of La Crosse

Brenda Budulugan
Name: _____

Paralegal
Title: _____

SELLER(S):

CenturyTel of Wisconsin, LLC, d/b/a CenturyLink, a Louisiana limited liability company, successor by merger with CenturyTel of Wisconsin, Inc.

By: _____
Name: _____

Title: _____

By: _____
Name: _____

Title: _____

First American Title Insurance Company

By _____
Beth Quamme

Initials: _____