



First American

First American Title Insurance Company
2850 Midwest Drive, Suite 103
Onalaska, WI 54650
Phone: (608)784-8888
Fax: (866)816-9620

LETTER REPORT

PREPARED FOR: City of La Crosse
Attn: Brenda
400 La Crosse St
La Crosse, WI 54601
Fax No.:

Order No.: 2573408

We have searched the public records relative to the premises described in Section A and the following party(ies) is/are the grantee(s) on the last recorded conveyance of a full ownership interest:

City of La Crosse

SECTION A

Legal description of subject property:

SEE THE ATTACHED LEGAL DESCRIPTION

TAX ID.: 9-715-0 and 9-1085-0 and 9-702-0 and 17-50325-098

SECTION B

REAL ESTATE TAXES AND UNRELEASED ENCUMBRANCES OF RECORD:

1. Taxes, general and special for the year 2014, not now due and payable.
2. Net taxes for the year 2013 in the amount of \$0.00, are EXEMPT.
3. Covenants, conditions, restrictions and easements, as set forth in Warranty Deed recorded December 19, 2012 as Document No. 1612369.
4. Assignment of Stewardship Grant and Management Contract recorded December 19, 2012 as Document No. 1612375.
5. Conservation Easement recorded December 19, 2012 as Document No. 1612380.

NOTE: This report does not include a search for easements and restrictions of record or matters not disclosed in the public records.

This Report does not represent a detailed examination of each instrument or an opinion as to the title to the above described premises. The chain of title has been searched only since the last apparent conveyance of a full ownership interest. Title has not been searched or examined prior to said conveyance.

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

Dated: August 22, 2014 at 7:00 a.m.

First American Title Insurance Company

Title Services

LEGAL DESCRIPTION

Real property in the Town of Medary, County of La Crosse, State of Wisconsin, and is described as follows:

TAX ID.: 9-715-0 and 9-1085-0 and 9-702-0 and 17-50325-098

Part of the NE 1/4 of the NW 1/4, Section Twenty-two (22), Township Sixteen (16) North, Range Seven (7) West, Town of Medary, La Crosse County, Wisconsin, described as follows:

Commencing at the Southwest Corner of Section 15, thence, S 54°58'30" W 1793.52 feet to the Point of Beginning of this Description;

thence, N 08°45'14" W 80.00 feet;

thence, N 81°14'46" E 80.00 feet;

thence, S 08°45'14" E 80.00 feet;

thence S 81°14'46" W 80.00 feet to the Point of Beginning.

Together with a 33 foot wide Easement for Ingress and Egress to Parcel "A" the centerline of which is described as follows:

Part of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4, and part of the SE 1/4 of the SW 1/4, Section Fifteen (15), also part of the NE 1/4 of the NW 1/4 and part of the SE 1/4 of the NW 1/4, Section Twenty-two (22), all in Township Sixteen (16) North, Range Seven (7) West, Town of Medary, La Crosse County, Wisconsin, described as follows:

Commencing at the Southwest Corner of Section 15, thence N 67°14'49" E 3777.73 feet to the intersection of the West Right-Of-Way Line of Hummingbird Road and the South Right-Of-Way Line of County Road "B"; thence, along the South Right-Of-Way Line of said County Road "B", N 31°41'14" W 23.53 feet; thence, continuing along said Right-Of-Way Line, N 84°35'15" W 25.30 feet to the Point of Beginning of this Easement Centerline Description:

thence S 26°53'42" W a distance of 60.07 feet;
 thence S 32°24'38" W a distance of 149.33 feet;
 thence S 46°29'52" W a distance of 50.29 feet;
 thence S 55°26'55" W a distance of 128.91 feet;
 thence S 50°00'13" W a distance of 50.39 feet;
 thence S 46°16'56" W a distance of 166.32 feet;
 thence S 38°28'44" W a distance of 66.92 feet;
 thence S 30°19'32" W a distance of 55.33 feet;
 thence S 23°00'36" W a distance of 80.59 feet;
 thence S 24°13'04" W a distance of 127.37 feet;
 thence S 29°59'36" W a distance of 93.79 feet;
 thence S 26°23'07" W a distance of 127.85 feet;
 thence S 20°42'16" W a distance of 126.78 feet;
 thence S 19°09'51" W a distance of 111.45 feet;
 thence S 23°34'00" W a distance of 78.10 feet;
 thence S 27°28'05" W a distance of 103.86 feet;
 thence S 38°53'50" W a distance of 207.73 feet;
 thence S 42°17'13" W a distance of 94.48 feet;
 thence S 34°18'30" W a distance of 70.75 feet;
 thence S 27°40'46" W a distance of 60.45 feet;
 thence S 23°21'09" W a distance of 204.03 feet;
 thence S 24°39'36" W a distance of 167.63 feet;
 thence S 38°23'50" W a distance of 109.20 feet;
 thence S 42°27'58" W a distance of 173.12 feet;
 thence S 39°07'15" W a distance of 118.78 feet;

thence S 33°22'39" W a distance of 183.77 feet;
thence S 28°31'24" W a distance of 184.70 feet;
thence S 33°09'54" W a distance of 54.23 feet;
thence S 50°29'47" W a distance of 91.83 feet;
thence S 61°34'30" W a distance of 156.80 feet;
thence S 49°38'26" W a distance of 31.39 feet;
thence S 28°42'43" W a distance of 50.44 feet;
thence N 69°18'05" W a distance of 28.00 feet;
thence N 11°46'30" W a distance of 97.83 feet;
thence N 16°38'39" E a distance of 74.39 feet;
thence N 35°58'46" E a distance of 111.83 feet;
thence N 04°03'48" W a distance of 105.76 feet to the terminus of this easement centerline description.

The side lines of said easement are prolonged or shortened to terminate at the south right-of-way line of County Road "B" and the south line of the aforementioned Parcel "A".