

Document Number

**Right of First Refusal
Title of Document**

Re: Lot 1 of Certified Survey Map recorded in Volume 20, Page 172, as Document Number 1839110 and located in the Northwest Quarter of the Southwest Quarter of Section 22, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin

1839548

**LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS**

RECORDED ON

10/06/2025 02:03 PM

PAGE COUNT: 6

EXEMPT #:

RECORDING FEE 30.00

**ELECTRONICALLY RECORDED
AND RETURNED TO SUBMITTER**

Recording Area

Name and Return Address

**Spears, Carlson and Coleman, S.C.
122 W Bayfield St
Washburn, WI 54891**

Part of 17-50325-200

Parcel Identification Number (PIN)

Drafted By John Carlson
SBN 1050163

RIGHT OF FIRST REFUSAL AND EASEMENT

RE: Lot 1 on the CSM dated July 25, 2024,

AGREEMENT entered into this 30th day of ~~October~~^{Sept.}, 2025, by and between City of La Crosse, hereinafter referred to as "Grantor", and Juniper Partners, or its successors and assigns, hereinafter referred to as "Grantee".

WHEREAS, the parties have agreed that Grantee herein shall be granted a Right of First Refusal concerning the property described as Lot 1 on the CSM dated July 25, 2024, ("Property").

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

Right of First Refusal

1. In the event Grantor decide to sell the Property and/or obtain a bona fide offer for the Property, which Grantor desires to accept, Grantor shall provide written notice, by certified mail, to Grantee of said offer.
2. For a period of fifteen (15) days following the receipt of said notice, Grantee, shall have the right to purchase said real estate from Grantor on the same terms and conditions as set forth in the bona fide offer. In the event Grantee elects to purchase said real estate, Grantee shall notify Grantor in writing, by certified mail or hand delivery that Grantee is exercising his/their Right of First Refusal. Said notice shall be provided within fifteen (15) days of Grantee receiving the initial notice from Grantor.
3. In the event Grantee elects to exercise their Right of First Refusal, they shall purchase the real estate subject to said Right of First Refusal on the same terms and conditions as set forth in the initial bona fide offer, said transaction shall close within forty-five (45) days of Grantee exercising their Right of First Refusal.
4. In the event Grantees does not exercise their Right of First Refusal, Grantor may execute and record an affidavit in the La Crosse County Register of Deeds office stating that Grantor haves complied with the terms and provisions of the Right of First Refusal, and that Grantee have not exercised their Right of First Refusal. Upon recording of said affidavit, said affidavit shall be conclusive evidence that Grantor have no further interest or claim in the real estate subject to said Right of First Refusal.

Dated this 30th day of September, 2025

CITY OF LA CROSSE

Shaundel Washington-Shivey
Shaundel Washington-Shivey, Mayor

Nikki Elsen
Nikki Elsen, City Clerk

STATE OF WISCONSIN)
)
COUNTY OF LA CROSSE)

Personally came before me this 30th day of Sept., 2025, the above-named Shaundel Washington-Shivey and Nikki Elsen, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Brenda L. Buddenhagen
Notary Public, La Crosse County, WI
My commission expires: 11-2-26

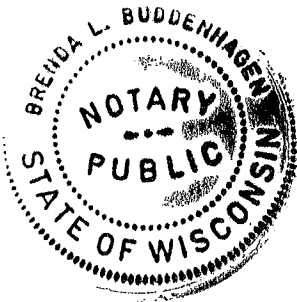


EXHIBIT A

Lot 2 of Certified Survey Map recorded in Volume 20 of Certified Survey Maps on page 172 as Document No. 1839110, being a redivision of: Part of the NW¼ of the SW¼ of Section 22, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin,

For informational purposes only:

Property Address: 5050 Mormon Coulee Rd, La Crosse, WI 54601

Tax Key Number: Part of 17-50325-200



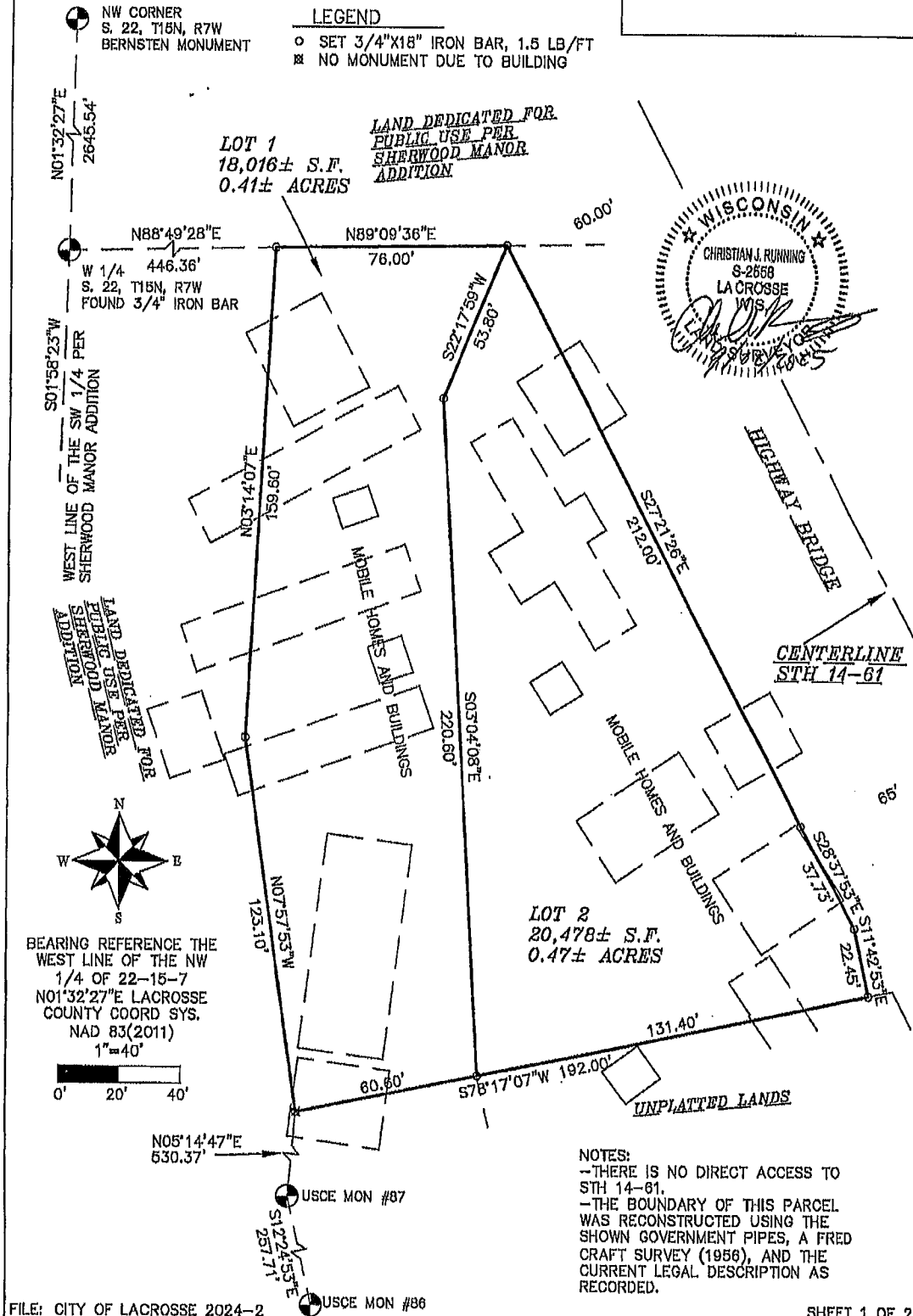
DocId:6690863
Tx:4204588

1839110
LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
09/25/2025 11:28 AM
PAGE COUNT: 2
VOLUME: 20 PAGE: 172

CERTIFIED SURVEY MAP

**LOCATED IN PART OF THE NW-SW OF SECTION 22,
T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY,
WISCONSIN.**



CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NW-SW OF SECTION 22,
T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY,
WISCONSIN.

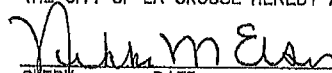
LEGAL DESCRIPTION:

LOCATED IN PART OF THE NW-SW OF SECTION 22, T15N, R7W, CITY OF
LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 22;
THENCE N88°49'28"E 446.36 FEET TO THE POINT OF BEGINNING;
THENCE N89°09'36"E 76.00 FEET TO THE WESTERLY R/W OF STH 14-61;
THENCE ALONG SAID R/W S27°21'26"E 212.00 FEET, S28°37'53"E 37.73
FEET, AND S11°42'53"E 22.46 FEET;
THENCE S78°17'07"W 192.00 FEET;
THENCE N07°57'53"W 123.10 FEET;
THENCE N03°14'07"E 159.60 FEET TO THE POINT OF BEGINNING;
CONTAINS 38,494± S.F. OR 0.88± ACRES
SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS,
RESTRICTIONS, OR RIGHTS OF WAYS OF RECORD.

CITY OF LA CROSSE APPROVAL

THE CITY OF LA CROSSE HEREBY APPROVES THIS CERTIFIED SURVEY MAP.

 9/24/2025
CLERK, DATE

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND
SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE
WITH THE PROVISIONS OF CHAPTER 238.34 OF THE
WISCONSIN STATUTES, AND WITH THE SUBDIVISION
ORDINANCES OF THE CITY OF LA CROSSE, AND UNDER
THE DIRECTION OF THE CITY OF LA CROSSE, OWNER OF
SAID LAND, THAT I HAVE SURVEYED, DIVIDED AND
MAPPED THE ABOVE CERTIFIED SURVEY MAP; THAT SUCH
MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES
AND THE SUBDIVISION OF THE LAND SURVEYED.

CHRISTIAN J. RUNNING
PLS 2558

DATE: 7/25/2024

REV: 12/12/2024

REV: 9/22/2025

FOR:
CITY OF LA CROSSE
400 LA CROSSE ST
LA CROSSE, WI 54601

BY:
RUNNING LAND SURVEYING
700 DAUPHIN ST.
LA CROSSE, WI 54603

