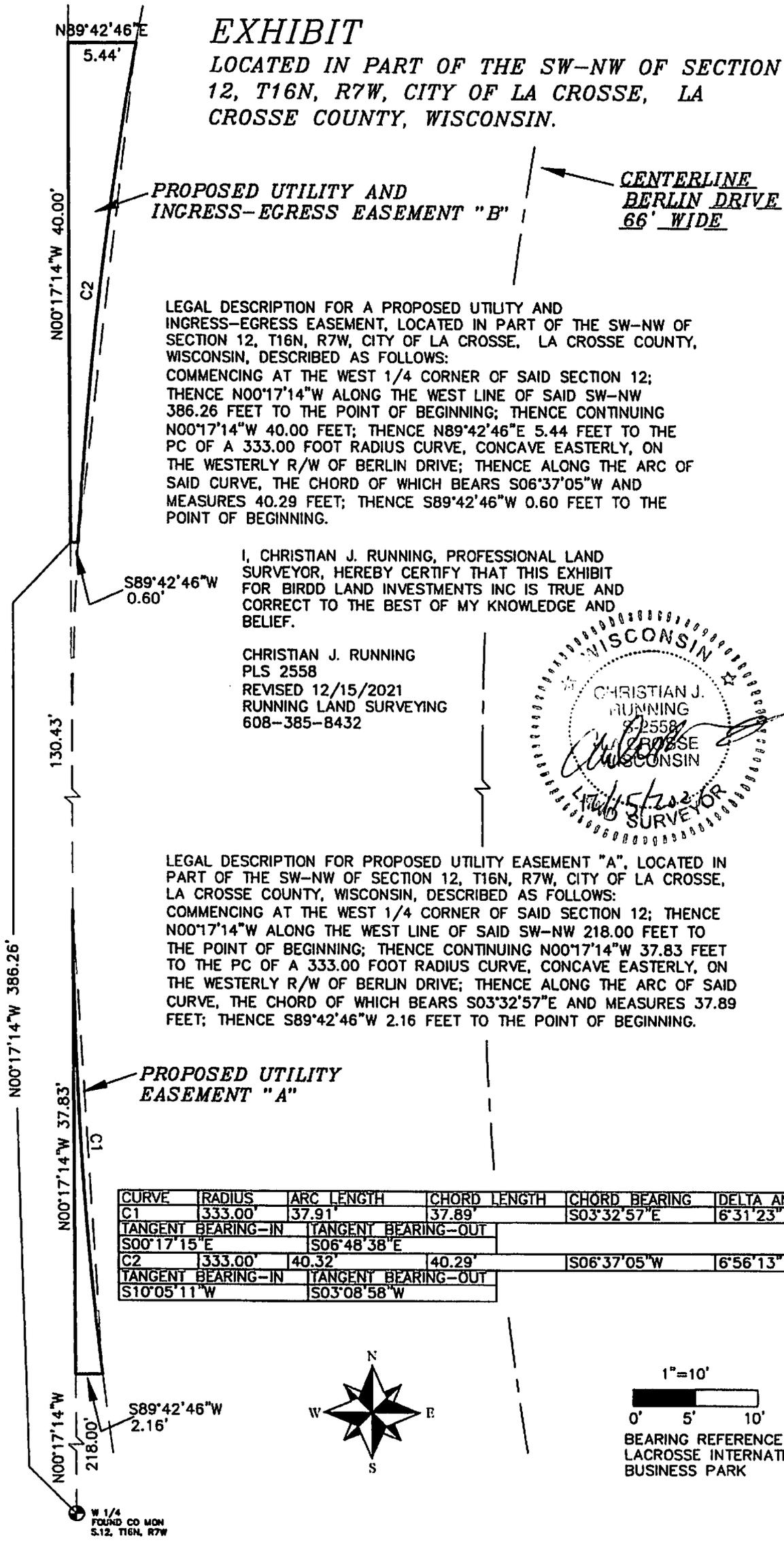


EXHIBIT

LOCATED IN PART OF THE SW-NW OF SECTION 12, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



PROPOSED UTILITY AND INGRESS-EGRESS EASEMENT "B"

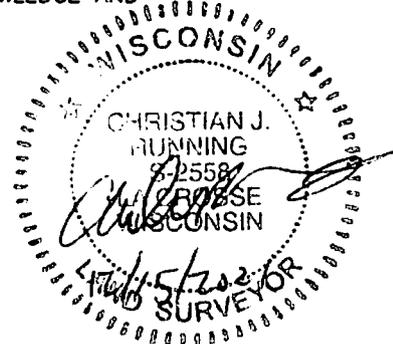
CENTERLINE BERLIN DRIVE 66' WIDE

LEGAL DESCRIPTION FOR A PROPOSED UTILITY AND INGRESS-EGRESS EASEMENT, LOCATED IN PART OF THE SW-NW OF SECTION 12, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE N00°17'14"W ALONG THE WEST LINE OF SAID SW-NW 386.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°17'14"W 40.00 FEET; THENCE N89°42'46"E 5.44 FEET TO THE PC OF A 333.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, ON THE WESTERLY R/W OF BERLIN DRIVE; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S06°37'05"W AND MEASURES 40.29 FEET; THENCE S89°42'46"W 0.60 FEET TO THE POINT OF BEGINNING.

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS EXHIBIT FOR BIRD LAND INVESTMENTS INC IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTIAN J. RUNNING
PLS 2558
REVISED 12/15/2021
RUNNING LAND SURVEYING
608-385-8432

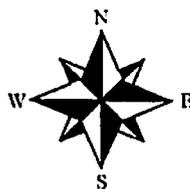


LEGAL DESCRIPTION FOR PROPOSED UTILITY EASEMENT "A", LOCATED IN PART OF THE SW-NW OF SECTION 12, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE N00°17'14"W ALONG THE WEST LINE OF SAID SW-NW 218.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°17'14"W 37.83 FEET TO THE PC OF A 333.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, ON THE WESTERLY R/W OF BERLIN DRIVE; THENCE ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S03°32'57"E AND MEASURES 37.89 FEET; THENCE S89°42'46"W 2.16 FEET TO THE POINT OF BEGINNING.

PROPOSED UTILITY EASEMENT "A"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	333.00'	37.91'	37.89'	S03°32'57"E	6°31'23"
TANGENT BEARING-IN		TANGENT BEARING-OUT			
S00°17'15"E		S06°48'38"E			
C2	333.00'	40.32'	40.29'	S06°37'05"W	6°56'13"
TANGENT BEARING-IN		TANGENT BEARING-OUT			
S10°05'11"W		S03°08'58"W			



1"=10'
0' 5' 10'
BEARING REFERENCE
LACROSSE INTERNATIONAL
BUSINESS PARK

W 1/4
TOWN CO MON
S.12, T16N, R7W