EXHIBIT D

Description of Public Improvements

Developer-Funded Improvements to be Dedicated to the Public:

A new section of roadway, Wood Street, from the north R/W line of Saint Andrew Street to the south R/W line of Hagar Street, including said adjacent intersections as necessary for utility connections. All public facilities, built to City of La Crosse Specifications and Details, including, but not limited to, roadway pavement and markings, curb & gutter, sidewalk and ramps, streetlighting, grass boulevard/terrace, and stormwater, water, and sanitary sewer pipes and structures, and all necessary appurtenances for complete, finished, and fully functioning infrastructure.

City-Funded Improvements:

The above-listed improvements within the existing public Rights-of-Way of Saint Andrew and Hagar Streets, as shown in Exhibit D-1, and that portion of land dedicated by CSM for a new 60-foot R/W for Wood Street extension, as shown in Exhibit D-2. City funding shall be upon successful recording of the dedication of Wood Street, completion of the public improvement, and other fulfillment of any funding conditions elsewhere in this Developer Agreement.