

5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

(A) BUILDING ENCROACHES WEST PROPERTY LINE OF PARCEL A AT MOST 11.1'
 (B) BUILDING ENCROACHES NORTHERLY PROPERTY LINE OF PARCEL A AT MOST 5.8'
 (C) BUILDING ENCROACHES SETBACK LINE BY AT MOST 7.4'
 (D) WALL ENCROACHES EASTERLY PROPERTY LINE OF PARCEL A BY AT MOST 9.4'
 (E) ASPHALT CROSSES EASTERLY PROPERTY LINE OF PARCEL E BY AT MOST 13.6'
 (F) FENCE CROSSES THE NORTHERLY AND WESTERLY BOUNDARY LINES AS SHOWN.
 (G) CONCRETE CROSSES INTO NORTHERLY R.O.W. OF PERTZSCH AS SHOWN.
 (H) ASPHALT CROSSES INTO NORTHERLY R.O.W. OF PERTZSCH AS SHOWN.
 (I) OVERHEAD UTILITY LINES AND UTILITY POLES CROSS OVER WESTERLY R.O.W. OF 2ND AVENUE SW WITHOUT THE APPARENT BENEFIT OF AN EASEMENT AS SHOWN.
 (J) OVERHEAD UTILITY LINES AND UTILITY POLES CROSS OVER INTO PARCEL "A" WITHOUT THE APPARENT BENEFIT OF AN EASEMENT.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONES "AE" & "SHADED X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 550221 0163 D (MAP NO. 55063C0163D & 55063C0251D), WHICH BEARS AN EFFECTIVE DATE OF 01/06/2012, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED. "SHADED X" DENOTES AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

6Dib LEGEND AND ABBREVIATIONS (CONTINUED)

CONCRETE SURFACE	SANITARY MANHOLE
NO PARKING AREA	CENTRAL ANGLE
HANDICAP PARKING	L ARC LENGTH
UTILITY POLE	RADIUS
GUY ANCHOR	CHORD BEARING
GAS VALVE	CHORD LENGTH
GAS METER	MONUMENT AS NOTED
CURB STORM INLET	SQ.FT. SQUARE FEET
SIGN	NO. NUMBER
FIRE HYDRANT	(C) CALCULATED DATA
WATER VALVE	(R) PER TITLE LEGAL DESCRIPTION
STORM MANHOLE	(R2) DAVY ENGINEERING COMPANY PROJECT NO. 8178-020.110 DATED 04/12/2000
OVERHEAD UTILITY LINE	R.O.W. RIGHT OF WAY
RAILROAD TRACKS	
CHAIN LINK FENCE	
GUARD RAIL	

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	M2 INDUSTRIAL	
MINIMUM LOT AREA (SF)	N/S 1,367,245	
MINIMUM FRONTAGE	100' 483.2'	
MINIMUM LOT WIDTH	N/S	
MAX BUILDING COVERAGE	N/S 9%	
MAX BUILDING HEIGHT	100' 35.7'	
MINIMUM SETBACKS		
FRONT/STREET	10' 101.2'	
SIDE	NONE 38.8'	
REAR	NONE 76.1'	

ZONING INFORMATION SHOWN HEREON WAS NOT PROVIDED BY INSURED. INFORMATION WAS OBTAINED BY ASM, INC. CONTACT: WWW.CITYOFONALASKA.COM
 DATE CONTACTED: 08/26/14
 PHONE/FAX (608) 781-9590
 NOTES: M2 (INDUSTRIAL DISTRICT) N/S (NOT SPECIFIED)
 PARKING REQUIREMENTS: 1.5 SPACES FOR EVERY EMPLOYEE, NUMBER OF EMPLOYEES SHALL BE CONSTRUED TO MEAN THE MAXIMUM NUMBER ON THE PREMISES AT ONE TIME.

6Bj RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.

- 5Ei SCHEDULE "B" ITEMS**
- (10) EASEMENT, DATED DECEMBER 10, 1938 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LA CROSSE COUNTY, WISCONSIN ON DECEMBER 12, 1938 IN VOLUME 186 OF DEEDS, PAGE 138. A COPY OF WHICH IS ATTACHED FOR REFERENCE. (AFFECTS PARCEL A, BLANKET IN NATURE)
- (11) EASEMENT, DATED DECEMBER 10, 1938 AND RECORDED IN SAID REGISTER'S OFFICE ON DECEMBER 12, 1938 IN VOLUME 186 OF DEEDS, PAGE 139. A COPY OF WHICH IS ATTACHED FOR REFERENCE. (AFFECTS PARCEL A, BLANKET IN NATURE)
- (12) COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN QUIT CLAIM DEED, DATED AUGUST 22, 1939 AND RECORDED IN SAID REGISTER'S OFFICE ON MARCH 1, 1940 IN VOLUME 187 OF DEEDS, PAGE 385. A COPY OF WHICH IS ATTACHED FOR REFERENCE. (AFFECTS PARCEL A, CONDITIONS AS STATED WITHIN, NOTHING TO PLOT)
- (13) COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN QUIT CLAIM DEED, DATED AUGUST 22, 1939 AND RECORDED IN SAID REGISTER'S OFFICE ON MARCH 1, 1940 IN VOLUME 187 OF DEEDS, PAGE 385. A COPY OF WHICH IS ATTACHED FOR REFERENCE. (AFFECTS PARCEL A, CONDITIONS AS STATED WITHIN, NOTHING TO PLOT)
- (14) COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED DEED, DATED JULY 1, 1968 AND RECORDED IN SAID REGISTER'S OFFICE ON JULY 29, 1968 IN VOLUME 446 OF RECORDS, PAGE 291, AS DOCUMENT NO. 788481. A COPY OF WHICH IS ATTACHED FOR REFERENCE. (AFFECTS PARCEL A, CONDITIONS AS STATED WITHIN, NOTHING TO PLOT)

- 5Ei SCHEDULE "B" ITEMS CONTINUED**
- (15) COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN QUIT CLAIM DEED, DATED SEPTEMBER 6, 1977 AND RECORDED IN SAID REGISTER'S OFFICE ON OCTOBER 11, 1977 AS DOCUMENT NO. 875662. A COPY OF WHICH IS ATTACHED FOR REFERENCE. (AFFECTS PARCEL A, CONDITIONS AS STATED WITHIN, NOTHING TO PLOT)
- (16) COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN QUIT CLAIM DEED, DATED DECEMBER 1, 1978 AND RECORDED IN SAID REGISTER'S OFFICE ON DECEMBER 5, 1978 IN VOLUME 621 OF RECORDS, PAGE 92, AS DOCUMENT NO. 890947. A COPY OF WHICH IS ATTACHED FOR REFERENCE. (AFFECTS PARCEL A, CONDITIONS AS STATED WITHIN, NOTHING TO PLOT)
- (17) COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN QUIT CLAIM DEED, DATED DECEMBER 22, 1969 AND RECORDED IN SAID REGISTER'S OFFICE ON DECEMBER 31, 1969 IN VOLUME 465 OF RECORDS, PAGE 765, AS DOCUMENT NO. 799386. A COPY OF WHICH IS ATTACHED FOR REFERENCE. (AFFECTS PARCELS D & E, CONDITIONS AS STATED WITHIN, NOTHING TO PLOT)
- (21) SONGBOARD EASEMENT, GRANTED IN DOCUMENT DATED DECEMBER 11, 1997 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR LA CROSSE COUNTY, WISCONSIN ON JANUARY 5, 1998 AS DOCUMENT NO. 1187790. A COPY OF WHICH IS ATTACHED FOR REFERENCE. (DOES NOT AFFECT)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

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6Dib LEGEND AND ABBREVIATIONS

AC	AIR CONDITIONER
CA	COVERED AREA
CCG	CONCRETE CURB & GUTTER
CW	CONCRETE WALL
DP	DUCT PIPE
EB	ELECTRIC BOX
EQ	EQUIPMENT
NO	NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PS	PARKING SPACE(S)
RRA	RAILROAD ARM
SQ.FT.	SQUARE FEET
TB	TRAFFIC BOX
TK	TANK

6Bj TITLE DESCRIPTION CONTINUED

PART OF OUTLOT 93 LYING IN THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, EXCEPT PART LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING ON THE WESTERLY RIGHT OF WAY OF THE ABANDONED RAILROAD AT A POINT 160 FEET SOUTH OF THE NORTH LINE OF OUTLOT 92; THENCE SOUTH 76 DEGREES 14 MINUTES EAST TO THE WESTERLY LINE OF OUTLOT 93 AND THE POINT OF BEGINNING, THENCE SOUTH 76 DEGREES 14 MINUTES EAST TO EASTERLY LINE OF OUTLOT 93 AND TERMINATION OF SAID LINE.

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, INCLUDING PART OF VACATED 1ST AVENUE SOUTH, IN THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE NE 1/4; THENCE SOUTH 88 DEGREES 30 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE THEREOF; 825 FEET TO A RAILROAD SPIKE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 30 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE 74.25 FEET TO THE WESTERLY LINE OF BLOCK 8 OF THE ORIGINAL PLAT OF ONALASKA; THENCE NORTH 20 DEGREES 36 MINUTES 18 SECONDS WEST ALONG SAID WESTERLY LINE 158.99 FEET TO AN IRON PIPE MONUMENT AT THE INTERSECTION OF THE NORTHWESTERLY CORNER OF SAID BLOCK 8 WITH THE EXTENDED SOUTHERLY LINE OF ELM STREET; THENCE SOUTH 89 DEGREES 56 MINUTES 26 SECONDS WEST ALONG SAID EXTENDED SOUTHERLY LINE 86.00 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 20 DEGREES 36 MINUTES 18 SECONDS EAST 130.00 FEET TO A RAILROAD SPIKE ON SAID SOUTH LINE OF THE SE 1/4 OF THE NE 1/4; THENCE NORTH 88 DEGREES 30 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE 16.77 FEET TO THE POINT OF BEGINNING.

DESCRIPTION DIVIDED INTO PARCELS

PARCEL A:
LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 8, EXCEPT THE EAST 75 FEET OF LOTS 1 AND 2 AND EXCEPT THE EAST 75 FEET OF THE NORTH 15 FEET OF LOT 3, OF THE ORIGINAL TOWN, NOW CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

LOTS 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 3, ALL IN SAUER'S ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK 2 OF SAUER'S ADDITION TO THE CITY OF ONALASKA AND THE VACATED ALLEY IN SAID BLOCK 2 AS SET FORTH IN VOLUME 802 OF RECORDS, PAGE 788.

OUTLOT 90 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

PART OF THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: A STRIP OF LAND 50 FEET WIDE, 25 FEET ON EACH SIDE OF THE CENTERLINE OF THE ORIGINAL ALIGNMENT OF THE LA CROSSE/ONALASKA SHORTLINE RAILROAD AS THE SAME WAS FORMERLY LOCATED IN SAID N 1/2 OF THE NE 1/4 OF THE SE 1/4, BEING ADJACENT TO BEECH STREET AND BLOCKS 2 AND 3 OF SAUER'S ADDITION TO THE CITY OF ONALASKA.

PART OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: A STRIP OF LAND 30 FEET WIDE, 15 FEET ON EACH SIDE OF THE CENTERLINE OF THE ORIGINAL ALIGNMENT OF THE LA CROSSE/ONALASKA SHORTLINE RAILROAD EXCEPT THE SOUTH 360 FEET THEREOF, AS THE SAME WAS FORMERLY LOCATED IN SAID S 1/2 OF THE NE 1/4 OF THE SE 1/4.

718 2ND AVE. SW
(TAX PARCEL NO. 18-55-000)

PARCEL B:
LOTS 9 AND 10 IN BLOCK 4 OF SAUER'S ADDITION TO THE CITY OF ONALASKA, LA CROSSE, WISCONSIN.

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, BEING THAT PART OF THE NORTH 100 FEET OF VACATED BEECH STREET LYING SOUTH OF AND ADJACENT TO SAID LOT 10 AND BETWEEN THE EAST AND WEST LINES OF SAID LOT EXTENDED SOUTH.

654 2ND AVE. S
(TAX PARCEL NO. 18-613-000)

PARCEL C:
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, INCLUDING PART OF VACATED 1ST AVENUE SOUTH, IN THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE NE 1/4; THENCE SOUTH 88 DEGREES 30 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE THEREOF; 825 FEET TO A RAILROAD SPIKE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 30 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE 74.25 FEET TO THE WESTERLY LINE OF BLOCK 8 OF THE ORIGINAL PLAT OF ONALASKA; THENCE NORTH 20 DEGREES 36 MINUTES 18 SECONDS WEST ALONG SAID WESTERLY LINE 158.99 FEET TO AN IRON PIPE MONUMENT AT THE INTERSECTION OF THE NORTHWESTERLY CORNER OF SAID BLOCK 8 WITH THE EXTENDED SOUTHERLY LINE OF ELM STREET; THENCE SOUTH 89 DEGREES 56 MINUTES 26 SECONDS WEST ALONG SAID EXTENDED SOUTHERLY LINE 86.00 FEET TO AN IRON PIPE MONUMENT; THENCE SOUTH 20 DEGREES 36 MINUTES 18 SECONDS EAST 130.00 FEET TO A RAILROAD SPIKE ON SAID SOUTH LINE OF THE SE 1/4 OF THE NE 1/4; THENCE NORTH 88 DEGREES 30 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE 16.77 FEET TO THE POINT OF BEGINNING.

601 1ST AVE. S
(TAX PARCEL NO. 18-54-001)

PARCEL D:
OUTLOT 92 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, EXCEPT THE NORTH 160 FEET THEREOF.

PART OF THE SE 1/4 OF THE SE 1/4 SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: THAT PART OF THE 100 FOOT WIDE RIGHT-OF-WAY FORMERLY OWNED BY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY ABUTTING AND LYING EAST OF OUTLOT 92 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, COMMENCING AT THE NORTHWEST CORNER OF OUTLOT 92 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA; THENCE SOUTH ALONG THE WEST LINE THEREOF, 160 FEET; THENCE NORTH 88 DEGREES 33 MINUTES EAST, PARALLEL TO THE NORTH LINE OF SAID OUTLOT 92, TO THE WESTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 76 DEGREES 14 MINUTES EAST 100 FEET TO THE WESTERLY LINE OF OUTLOT 93 OF SAID ASSESSOR'S PLAT; THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY, TO THE SOUTH LINE OF SAID OUTLOT 92, EXTENDED EAST; THENCE WESTERLY, ALONG SAID EXTENDED SOUTH LINE, TO THE SOUTHEAST CORNER OF SAID OUTLOT; THENCE NORTHEASTERLY, ALONG THE WESTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY, TO THE POINT OF BEGINNING. PART OF OUTLOT 93 LYING IN THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, EXCEPT PART LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING ON THE WESTERLY RIGHT OF WAY OF THE ABANDONED RAILROAD AT A POINT 160 FEET SOUTH OF THE NORTH LINE OF OUTLOT 92; THENCE SOUTH 76 DEGREES 14 MINUTES EAST TO THE WESTERLY LINE OF OUTLOT 93 AND THE POINT OF BEGINNING; THENCE SOUTH 76 DEGREES 14 MINUTES EAST TO EASTERLY LINE OF OUTLOT 93 AND TERMINATION OF SAID LINE.

902 2ND AVE. SW
(TAX PARCEL NO. 18-936-000)

PARCEL E:
BLOCK 1 OF SAUER'S ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, OUTLOT 91 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, THE NORTH 100 FEET OF OUTLOT 92 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: THAT PART OF THE 100 FOOT WIDE RIGHT-OF-WAY FORMERLY OWNED BY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY ABUTTING AND LYING EAST OF OUTLOT 92 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, COMMENCING AT THE NORTHWEST CORNER OF SAID

OUTLOT 92; THENCE SOUTH, ALONG THE WEST LINE THEREOF, 160 FEET; THENCE NORTH 88 DEGREES 33 MINUTES EAST, PARALLEL TO THE NORTH LINE OF SAID OUTLOT 92, TO THE WESTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY; THENCE SOUTH 76 DEGREES 14 MINUTES EAST 100 FEET TO THE WESTERLY LINE OF OUTLOT 93 OF SAID ASSESSOR'S PLAT; THENCE NORTHEASTERLY, ALONG THE EASTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY 60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 33 MINUTES EAST, ALONG SAID NORTH LINE, TO THE WESTERLY LINE OF THE CHICAGO, BURLINGTON, AND QUINCY RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE, TO THE EASTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY, ALONG SAID EASTERLY LINE, TO THE POINT OF BEGINNING.

600 1ST AVE. S
(TAX PARCEL NO. 18-605-000)

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

DATE	REVISIONS	TECH	FIELD	CF	DRAWING SCALE	N/A
09/28/14	UPDATED FIELD	SLB	DRAWN BY	SLB	APPROVED BY	JCT 9/29/14
			DRAWING NAME	1401003 654, 718, 902 2ND AVENUE S & 600, 601 1ST AVENUE S, ONALASKA, W.D&G		

6Bxi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 113472P, HAVING AN EFFECTIVE DATE OF AUGUST 12, 2014 AT 8:00 A.M.

SHEET 1 OF 3

6Bj TITLE DESCRIPTION

LOTS 9 AND 10 IN BLOCK 4 OF SAUER'S ADDITION TO THE CITY OF ONALASKA, LA CROSSE, WISCONSIN.

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, BEING THAT PART OF THE NORTH 100 FEET OF VACATED BEECH STREET LYING SOUTH OF AND ADJACENT TO SAID LOT 10 AND BETWEEN THE EAST AND WEST LINES OF SAID LOT EXTENDED SOUTH.

BLOCK 1 OF SAUER'S ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, OUTLOT 91 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

THE NORTH 100 FEET OF OUTLOT 92 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 8, EXCEPT THE EAST 75 FEET OF LOTS 1 AND 2 AND EXCEPT THE EAST 75 FEET OF THE NORTH 15 FEET OF LOT 3, OF THE ORIGINAL TOWN, NOW CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

LOTS 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 3, ALL IN SAUER'S ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK 2 OF SAUER'S ADDITION TO THE CITY OF ONALASKA AND THE VACATED ALLEY IN SAID BLOCK 2 AS SET FORTH IN VOLUME 802 OF RECORDS, PAGE 788.

OUTLOT 90 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

PART OF THE N 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: A STRIP OF LAND 50 FEET WIDE, 25 FEET ON EACH SIDE OF THE CENTERLINE OF THE ORIGINAL ALIGNMENT OF THE LA CROSSE/ONALASKA SHORTLINE RAILROAD AS THE SAME WAS FORMERLY LOCATED IN SAID N 1/2 OF THE NE 1/4 OF THE SE 1/4, BEING ADJACENT TO BEECH STREET AND BLOCKS 2 AND 3 OF SAUER'S ADDITION TO THE CITY OF ONALASKA. PART OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: A STRIP OF LAND 30 FEET WIDE, 15 FEET ON EACH SIDE OF THE CENTERLINE OF THE ORIGINAL ALIGNMENT OF THE LA CROSSE/ONALASKA SHORTLINE RAILROAD EXCEPT THE SOUTH 360 FEET THEREOF, AS THE SAME WAS FORMERLY LOCATED IN SAID S 1/2 OF THE NE 1/4 OF THE SE 1/4.

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: THAT PART OF THE 100 FOOT WIDE RIGHT-OF-WAY FORMERLY OWNED BY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY ABUTTING AND LYING EAST OF OUTLOT 92 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT 92; THENCE SOUTH, ALONG THE WEST LINE THEREOF, 160 FEET; THENCE NORTH 88 DEGREES 33 MINUTES EAST, PARALLEL TO THE NORTH LINE OF SAID OUTLOT 92, TO THE WESTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 76 DEGREES 14 MINUTES EAST 100 FEET TO THE WESTERLY LINE OF OUTLOT 93 OF SAID ASSESSOR'S PLAT; THENCE NORTHEASTERLY, ALONG THE EASTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY 60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 33 MINUTES EAST, ALONG SAID NORTH LINE, TO THE WESTERLY LINE OF THE CHICAGO, BURLINGTON, AND QUINCY RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE, TO THE EASTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY, ALONG SAID EASTERLY LINE, TO THE POINT OF BEGINNING.

OUTLOT 92 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, EXCEPT THE NORTH 160 FEET THEREOF.

PART OF THE SE 1/4 OF THE SE 1/4 SECTION 8, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: THAT PART OF THE 100 FOOT WIDE RIGHT-OF-WAY FORMERLY OWNED BY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY ABUTTING AND LYING EAST OF OUTLOT 92 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN, COMMENCING AT THE NORTHWEST CORNER OF OUTLOT 92 OF THE ASSESSOR'S PLAT OF THE CITY OF ONALASKA; THENCE SOUTH, ALONG THE WEST LINE THEREOF, 160 FEET; THENCE NORTH 88 DEGREES 33 MINUTES EAST, PARALLEL TO THE NORTH LINE OF SAID OUTLOT 92, TO THE WESTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 76 DEGREES 14 MINUTES EAST 100 FEET TO THE WESTERLY LINE OF OUTLOT 93 OF SAID ASSESSOR'S PLAT; THENCE SOUTHWESTERLY, ALONG THE EASTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY, TO THE SOUTH LINE OF SAID OUTLOT 92, EXTENDED EAST; THENCE WESTERLY, ALONG SAID EXTENDED SOUTH LINE, TO THE SOUTHEAST CORNER OF SAID OUTLOT; THENCE NORTHEASTERLY, ALONG THE WESTERLY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY, TO THE POINT OF BEGINNING.

SEE TITLE DESCRIPTION CONTINUED

8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING EASEMENTS, SERVITUDES AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA 1,367,245± SQUARE FEET 31.387± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELM STREET, AS BEING N69°56'26"E (PER SURVEY PREPARED BY DAVY ENGINEERING COMPANY PROJECT NO. 8178-020.110, DATED 04/12/2000).

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 32 HANDICAP = 0 TOTAL = 32

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 2ND AVENUE SW, BEECH STREET AND ELM STREET, ALL ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT, ITS SUCCESSORS AND/OR ASSIGNS; BANK OF AMERICA, N.A., AS COLLATERAL AGENT, ITS SUCCESSORS AND/OR ASSIGNS; NORTHWEST HARDWOODS INC.; AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/08/2014 AND UPDATED 09/11/2014. DATE OF PLAT OR MAP: 09/02/2014 AND UPDATED 09/28/2014.

9/30/14
DATE
WAYNE A. SCHULTZ

PROFESSIONAL LAND SURVEYOR NO:LS 1938-8
STATE OF: WISCONSIN
PROJECT NO: # 1401003

SURVEY PREPARED BY:
 AMERICAN SURVEYING & MAPPING, INC.
 3191 MAQUIRE BLVD., SUITE 200
 ORLANDO, FL 32803
 PHONE: (407) 426-7979
 FAX: (407) 426-9741
 INFO@ASM-CORPORATE.COM

ORLANDO, FLORIDA 32803
 WWW.ASM-CORPORATE.COM

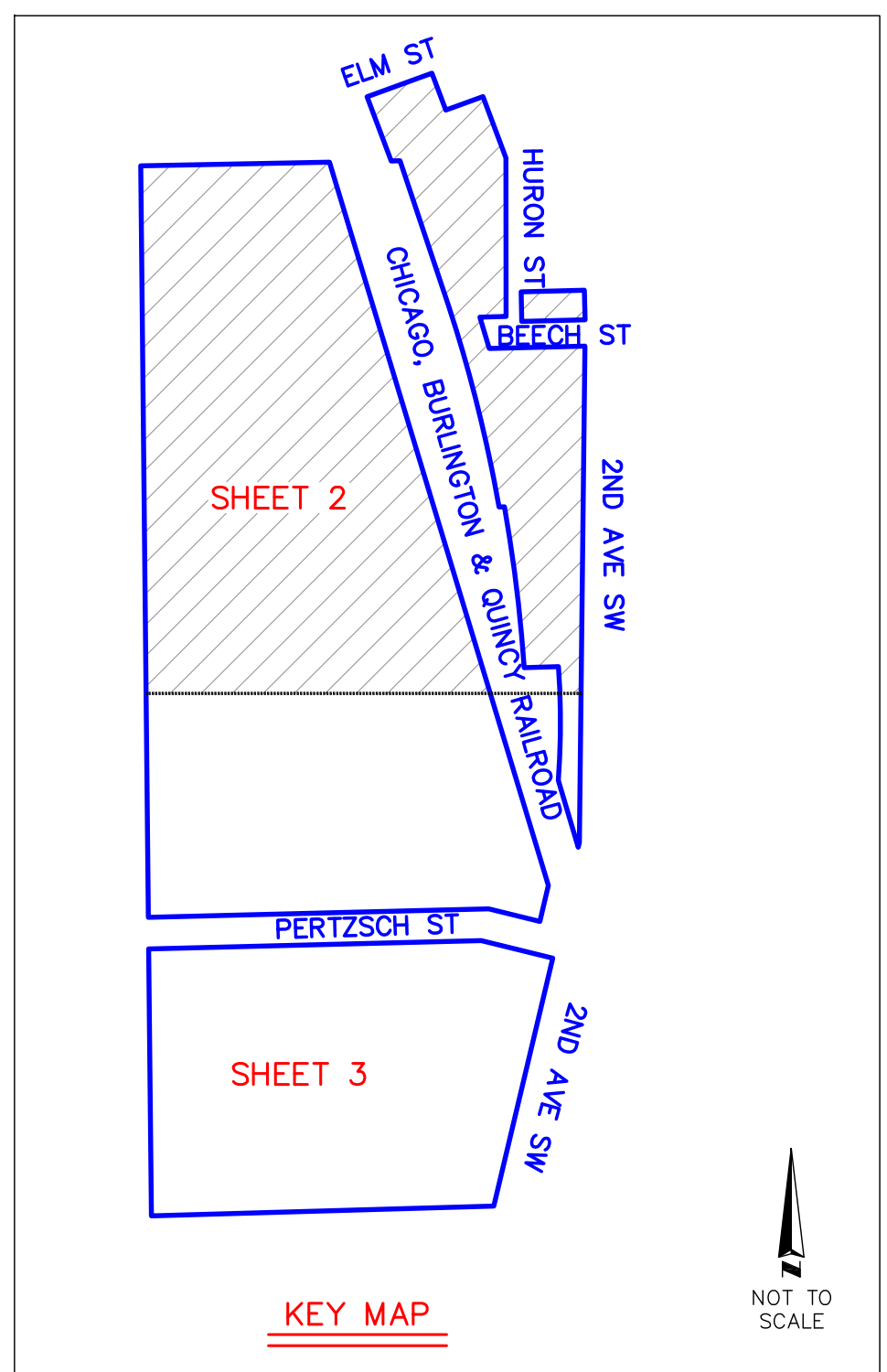
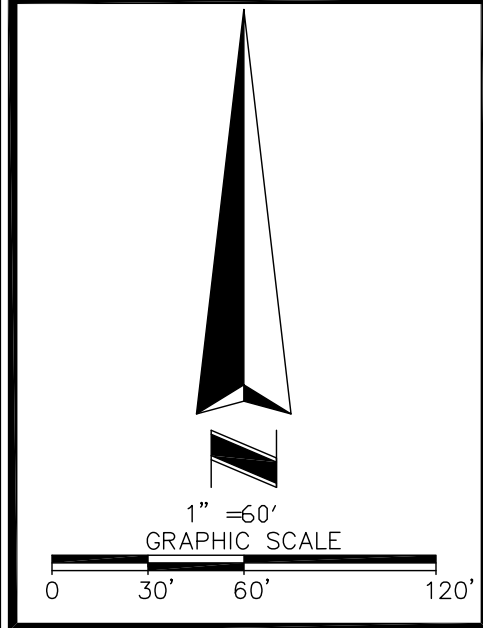
ALTA/ACSM LAND TITLE SURVEY
 OF
 600 & 601 1ST AVENUE S.
 654, 718 & 902 2ND AVENUE SW.
 ONALASKA, WISCONSIN
 LA CROSSE COUNTY

ASM AMERICAN SURVEYING & MAPPING INC.

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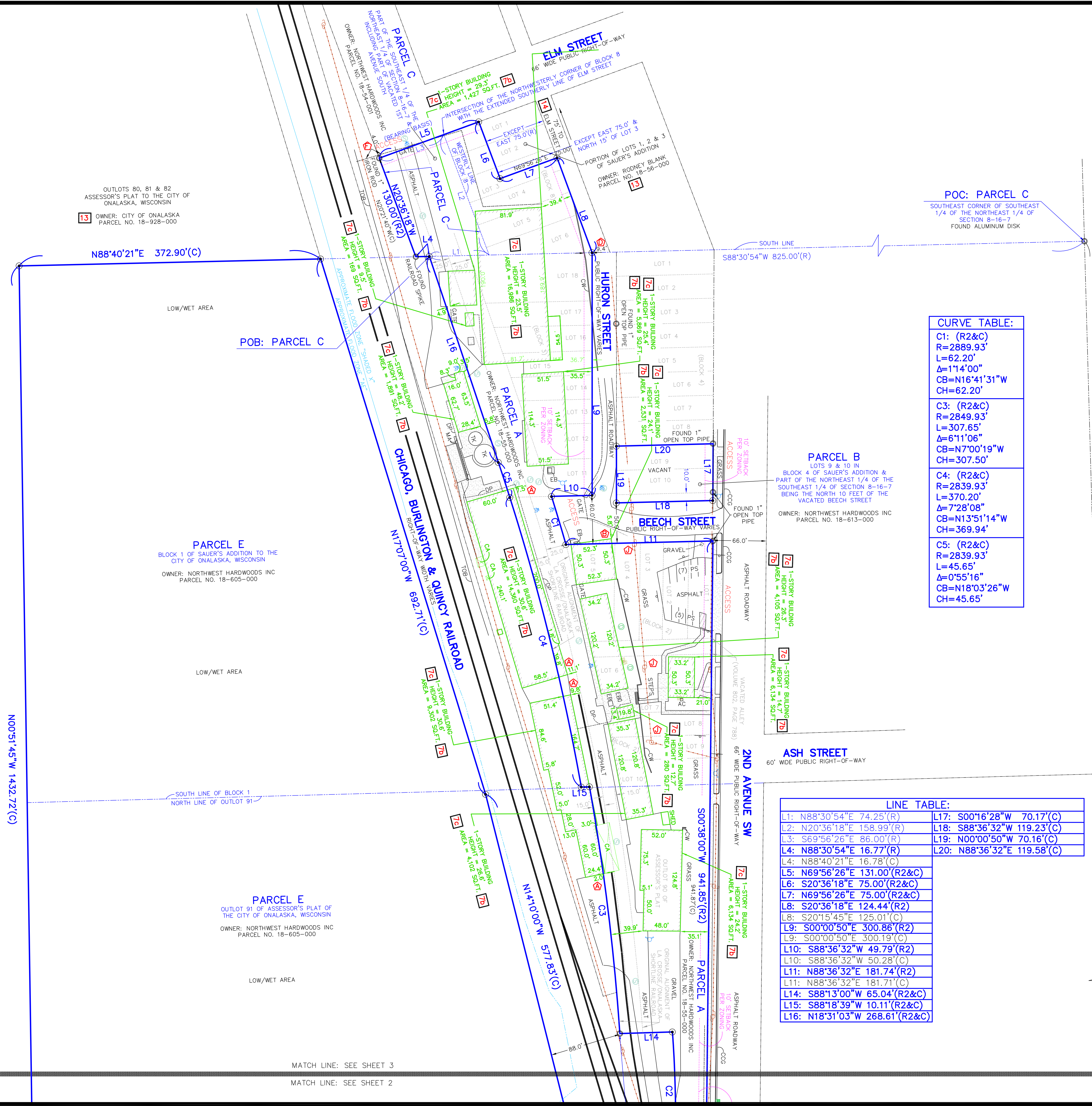
REGISTERED LAND SURVEYOR
 WISCONSIN
 1938



6D1b LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE		SANITARY MANHOLE
	NO PARKING AREA		CENTRAL ANGLE
	HANDICAP PARKING		ARC LENGTH
	UTILITY POLE		RADIUS
	GUY ANCHOR		CHORD BEARING
	GAS VALVE		CHORD LENGTH
	GAS METER		MONUMENT AS NOTED
	CURB STORM INLET		SQ.FT.
	SIGN		NUMBER
	FIRE HYDRANT		CALCULATED DATA
	WATER VALVE		PER TITLE LEGAL DESCRIPTION
	STORM MANHOLE		PER SURVEY PREPARED BY
	OVERHEAD UTILITY LINE		DAVY ENGINEERING COMPANY
	RAILROAD TRACKS		PROJECT NO. 8178-020.110
	CHAIN LINK FENCE		DATED 04/12/2000
	AIR CONDITIONER		SET 5/8" IRON ROD
	COVERED AREA		POINT OF COMMENCEMENT
	CONCRETE CURB & GUTTER		PARKING SPACE(S)
	CONCRETE WALL		RAILROAD ARM
	DUCT PIPE		SQ.FT.
	ELECTRIC BOX		TRAFFIC BOX
	EQUIPMENT		TANK
	NUMBER		R.O.W. RIGHT OF WAY

13 OWNER: USA
 OUTLOT 89 ASSASSOR'S PLAT TO THE CITY OF ONALASKA, WISCONSIN & COMMENT LOT 7



CURVE TABLE:

C1: (R2&C) R=2889.93' L=62.20' Δ=114°00" CB=N16°41'31"W CH=62.20'
C3: (R2&C) R=2849.93' L=307.65' Δ=611°06" CB=N7°00'19"W CH=307.50'
C4: (R2&C) R=2839.93' L=370.20' Δ=7°28'08" CB=N13°51'14"W CH=369.94'
C5: (R2&C) R=2839.93' L=45.65' Δ=0°55'16" CB=N18°03'26"W CH=45.65'

LINE TABLE:

L1: N88°30'54"E 74.25'(R)	L17: S00°16'28"W 70.17'(C)
L2: N20°36'18"E 158.99'(R)	L18: S88°36'32"W 119.23'(C)
L3: S69°56'26"E 86.00'(R)	L19: N00°00'50"W 70.16'(C)
L4: N88°30'54"E 16.77'(R)	L20: N88°36'32"E 119.58'(C)
L5: N69°56'26"E 131.00'(R2&C)	
L6: S20°36'18"E 75.00'(R2&C)	
L7: N69°56'26"E 75.00'(R2&C)	
L8: S20°36'18"E 124.44'(R2)	
L9: S20°15'45"E 125.01'(C)	
L10: S00°00'50"E 300.86'(R2)	
L11: S00°00'50"E 300.19'(C)	
L12: S88°36'32"E 49.79'(R2)	
L13: S88°36'32"W 50.28'(C)	
L14: S88°36'32"E 181.74'(R2)	
L15: S88°36'32"E 181.71'(C)	
L16: N18°31'03"W 268.61'(R2&C)	

MATCH LINE: SEE SHEET 3
 MATCH LINE: SEE SHEET 2

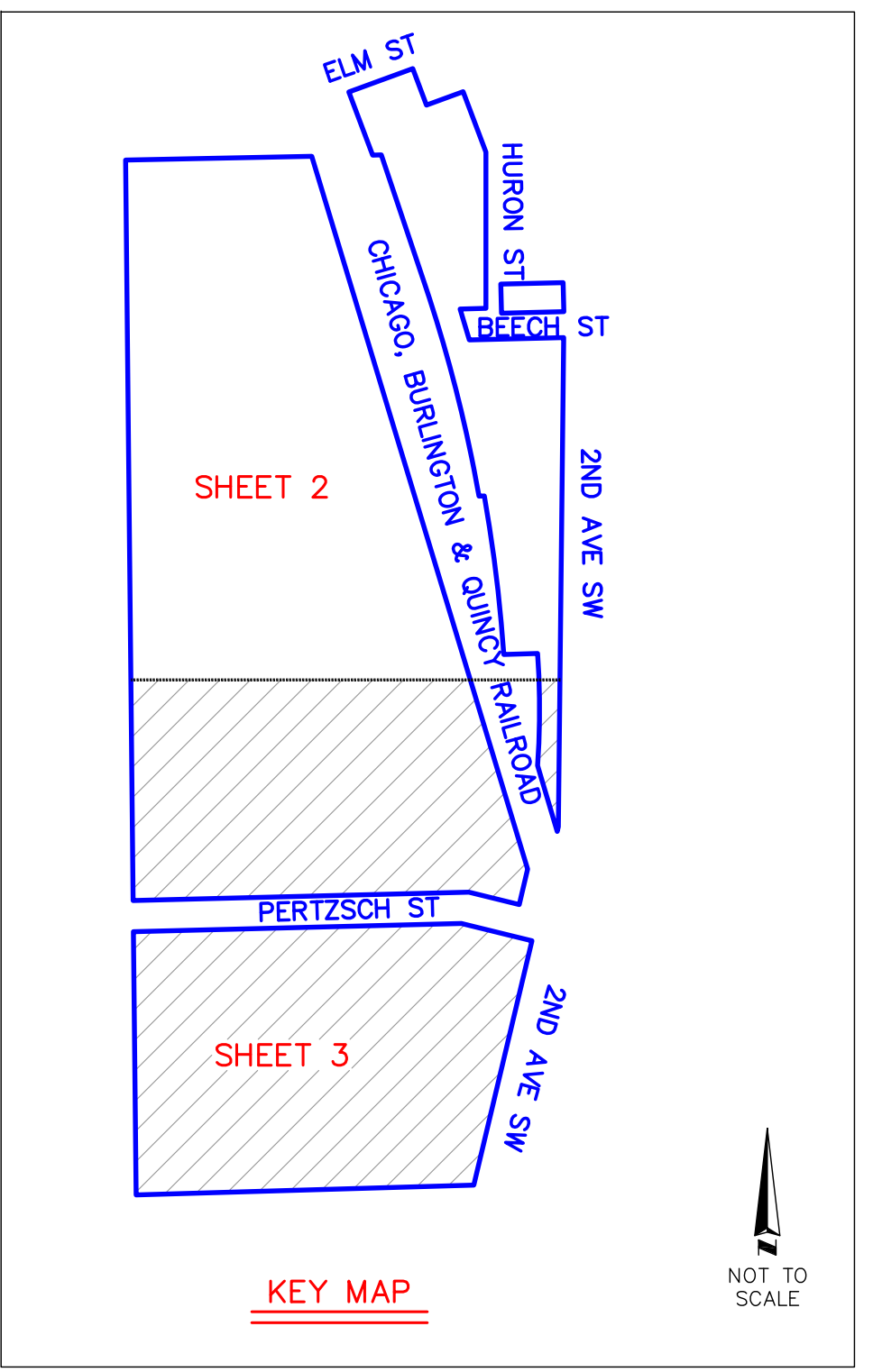
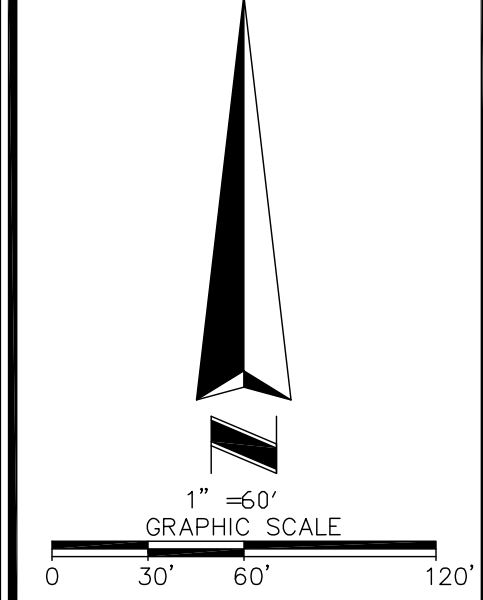
6DVI ALTA/ACSM LAND TITLE SURVEY

OF
 600 & 601 1ST AVENUE S.
 654, 718 & 902 2ND AVENUE SW.
 ONALASKA, WISCONSIN

LA CROSSE COUNTY

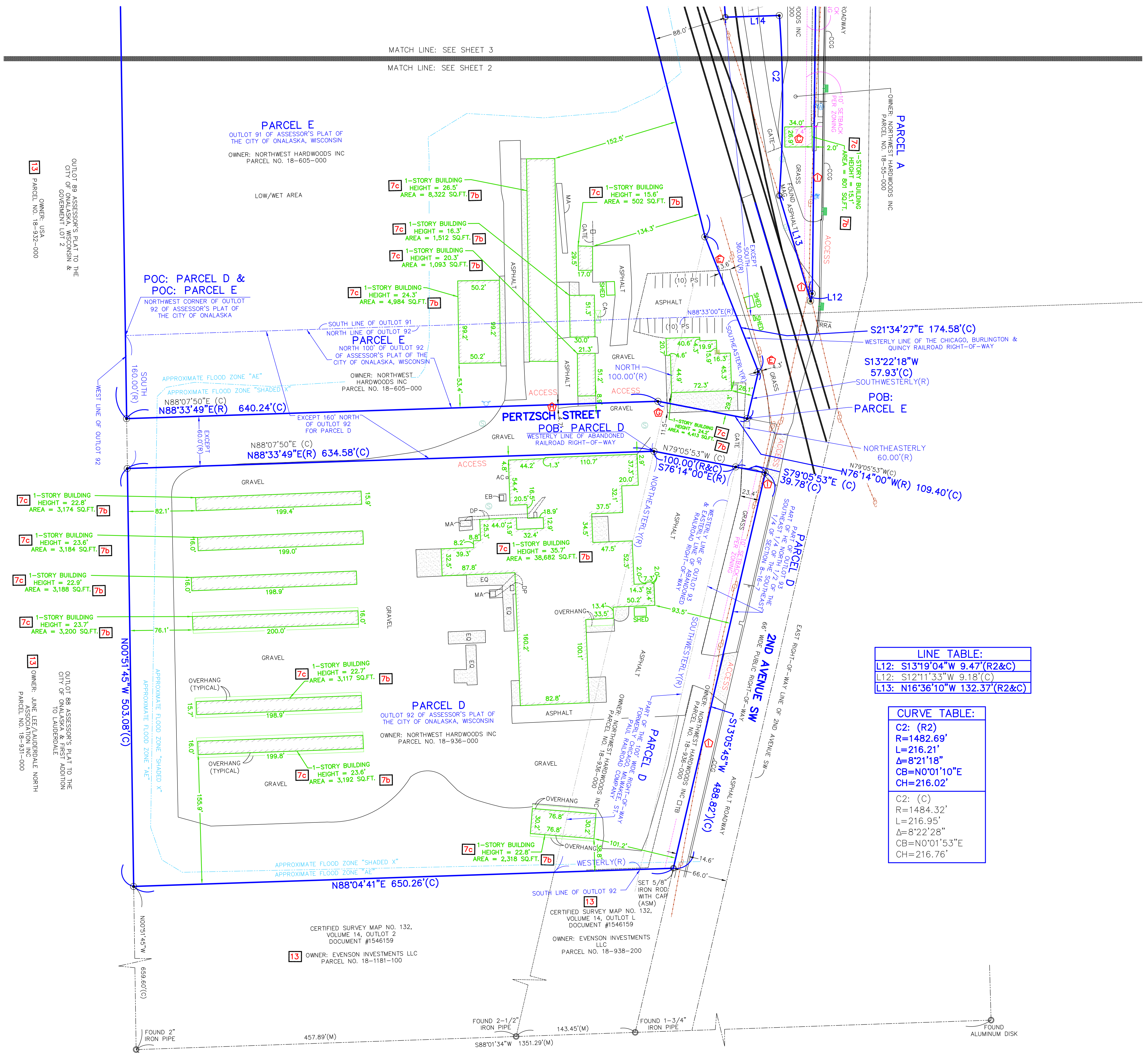
ASM AMERICAN SURVEYING & MAPPING INC.
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FLORIDA 32803
 PHONE (407) 426-7979
 WWW.ASMCORPORATE.COM

FIELD	CF	DR	SCALE	DATE	REVISIONS	TCH
DRAWN BY	SLB	APPROVED BY	SLB	JCT 9/29/14	09/29/14 UPDATED FIELD	SLB
DRAWING NAME	600, 601 1ST AVENUE S., ONALASKA, WISCONSIN					



6Di LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE		SANITARY MANHOLE
	NO PARKING AREA		CENTRAL ANGLE
	HANDICAP PARKING		ARC LENGTH
	UTILITY POLE		RADIUS
	GUY ANCHOR		CHORD BEARING
	GAS VALVE		CHORD LENGTH
	GAS METER		MONUMENT AS NOTED
	CURB STORM INLET		SQ.FT.
	SIGN		NUMBER
	FIRE HYDRANT		CALCULATED DATA
	WATER VALVE		PER TITLE LEGAL DESCRIPTION
	STORM MANHOLE		PER SURVEY PREPARED BY
	OVERHEAD UTILITY LINE		PROJECT NO.
	RAILROAD TRACKS		DATED
	CHAIN LINK FENCE		SET 5/8" IRON ROD
	AIR CONDITIONER		(UNLESS OTHERWISE NOTED)
	COVERED AREA		POINT OF BEGINNING
	CONCRETE CURB & GUTTER		POINT OF COMMENCEMENT
	WATER VALVE		PARKING SPACE(S)
	CONCRETE WALL		RAILROAD ARM
	DUCT PIPE		SQ.FT.
	ELECTRIC BOX		SQ.FT.
	EQUIPMENT		TRAFFIC BOX
	TANK		RIGHT OF WAY
	NUMBER		R.O.W.



LINE TABLE:

L12:	S13°19'04"W 9.47'(R2&C)
L12:	S12°11'33"W 9.18'(C)
L13:	N16°36'10"W 132.37'(R2&C)

CURVE TABLE:

C2: (R2)	R=1482.69'
	L=216.21'
	A=8°21'18"
	CB=N0°01'10"E
	CH=216.02'
C2: (C)	R=1484.32'
	L=216.95'
	A=8°22'28"
	CB=N0°01'53"E
	CH=216.76'

FIELD	DATE	REVISIONS	TECH
1	09/26/14	UPDATED FIELD	SLB
2	09/26/14	UPDATED FIELD	SLB

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