1752199
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
08/12/2020 08:10AM
REC FEE: $30.00

EXEMPT #:
PAGES: 17

** The above recording information verifies that this document has been electronically recorded and returned to the submitter.**

CONDOMMINIUM REMOVAL INSTRUMENT AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM

Return to:

Attorney Kelly J. Stohr
Bell, Moore & Richter, S.C.
345 W. Washington Ave. Suite 302
Madison, WI 53703

See Exhibit A

Parcel Numbers

This document prepared by:
Kelly J. Stohr
Bell, Moore & Richter, S.C.
345 W. Washington Ave. Suite 302
Madison, WI 53703

CONDOMINIUM REMOVAL INSTRUMENT AND FIRST AMENDMENT TO DECLARATION OF CONDOMINUM

SUNSET CONDOMINIUMS

THIS CONDOMINIUM REMOVAL AGREEMENT AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET CONDOMINIUMS (this "Amendment") is made as of the 15th day of May, 2020, by and among each of the undersigned owners of all of the units within Sunset Condominiums (the "Condominium").

RECITALS

A. The Condominium was created by the Declaration of Condominium recorded March 30, 2007 with the La Crosse County Register of Deeds as Document No. 1471014 (the "Declaration") and by an accompanying condominium plat recorded march 30, 2007 with the LaCrosse County Register of Deeds as Document No. 1471015 (the "Plat").

B. The Declaration and Plat provide that the Condominium consists of the land legally described on the attached Exhibit A, together with all easements, rights, and appurtenances pertaining thereto (the "Property").

C. The undersigned, being all of the Unit Owners of the Condominium and having one hundred percent (100%) of the voting interests held by all Unit Owners, wish to remove a portion of the Property from the Condominium (the "Removed Property").

D. The undersigned, being all of the Unit Owners of the Condominium and having one hundred percent (100%) of the voting interests held by all Unit Owners, further desire to amend the Declaration as hereinafter set forth.

NOW THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Defined Terms. All capitalized terms used herein and not specifically defined herein shall have the meaning given to such terms in the Declaration.

2. Amendments to Declaration. The Declaration is hereby amended as follows:

(a) Section 1.03 of the Declaration is hereby deleted in its entirety and the following is substituted therefor:

> "1.03 Construction of Condominium. Sunset Condominiums will consist of one (1) building containing six (6) units. The building will be constructed

principally of pour concrete foundation and footings, wood frame and drywall interior partitions. The roof is asphalt-shingle. All units will be provided with domestic water service, and sanitary sewer service, from the City of La Crosse, Wisconsin."

(b) Section 1.05 of the Declaration is hereby deleted in its entirety and the following is substituted therefor:

"1.05 Ownership of Common Elements. Each Unit owner will own a one-sixth (1/6) interest in the common elements (hereinafter described) and will be responsible for a corresponding fractional share of the Common Expenses (also hereinafter described)."

(c) Section 2.15 of the Declaration is hereby deleted in its entirety and the following is substituted therefor:

"2.15. Plat. The Amended Plat of Survey of the Property, Building, Designated Unit Areas and of all Units in the Property submitted to the Provisions of the Act ("Amended Plat"), which Amended Plat is attached hereto as Exhibit B and by reference expressly incorporated herein and made a part hereof and recorded and filed concurrently with the recordation of this Amended Declaration in the office of the Register of Deeds for La Crosse County, Wisconsin."

3. Removal of Property from Condominium Ownership Act.

(a) The Removed Property described in the attached Exhibit C and as depicted on the Certified Survey Map attached as Exhibit D shall be removed from the Condominium and from the provisions of Chapter 703 of the Wisconsin Statutes. This Agreement shall constitute the Condominium Removal Instrument necessary to remove the Removed Property from the Condominium Ownership Act as provided in Wis. Stat. § 703.28 of the Wisconsin Statutes.

(b) Each of the undersigned shall own an undivided fractional interest as tenants in common in the Removed Property equal to that fraction set forth next to their names below.

4. Binding Effect. Except as expressly modified and amended hereby, the Declaration shall remain in full force and effect and be binding upon the parties hereto.

5. Conflict. In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Declaration, the terms of this Amendment shall control.

6. **Counterparts.** This Amendment may be executed in multiple counterparts, all of which when taken together shall constitute one and the same instrument.

7. **Successors and Assigns.** The terms and provisions of this Amendment shall be binding upon and inure to the benefit of the Unit Owners, their successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first above written.

Sunset Court Properties, LLC
Owner of Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,
12, 14, 16, 17 and 18, each a one-eighteenth (1/18) interest

By: _____ member
Scott Ferrier, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally came before me this 14th day of June, 2020, Scott Ferrier, who executed the above instrument and acknowledged the same.

_____
Name: Damian J. Levandoski
Notary Public, State of Wisconsin
My Commission: 12-28-20

DAMIAN J. LEVANDOSKI NOTARY PUBLIC STATE OF WISCONSIN

CONSENT OF MORTGAGEE

The undersigned mortgagee of Units 1 through 12, inclusive, of the Condominium consents to the First Amendment to Declaration of Condominium set forth above and agrees its mortgage is subject and subordinate thereto. The undersigned mortgagee further consents to the Condominium Removal Instrument set forth above removing the Removed Property, including Units 1 through 12, inclusive, from the Condominium and agrees that its lien on Units 1 through 12, inclusive, shall be transferred to the undivided tenancy in common interest in the Removed Property owned by Sunset Court Properties, LLC.

Mortgagee: River Bank

By: _____
Damian Levandoski

Its: Commercial Loan officer

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF La Crosse)

Personally came before me this 24th day of June, 2020, Damian Levandoski, the commercial Loan officer of River Bank, who executed the above instrument and acknowledged the same.

NOTARY PUBLIC NICHOLAS NEUBAUER STATE OF WISCONSIN

_____
Name: Nicholas Neubauer
Notary Public, State of Wisconsin
My Commission: 8-1-21

CONSENT OF MORTGAGEE

The undersigned mortgagee of Units 14, 16 and 18 of the Condominium consents to the First Amendment to Declaration of Condominium set forth above and agrees its mortgage is subject and subordinate thereto. The undersigned mortgagee further consents to the Condominium Removal Instrument set forth above removing the Removed Property and agrees that its lien on Units 14, 16 and 18 of the Condominium shall remain in full force and effect but its lien on the Removed Property described above shall be released. Only the lien on the Removed Property is being released. The Mortgagee's lien on Units 14, 16 and 18 in all other respects remains in full force and effect.

Mortgagee: River Bank

By: _____

Its: Damian Levandoski Commercial Loan officer

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF La Crosse)

Personally came before me this 24th day of June, 2020, Damian Levandoski, the commercial loan officer of River Bank, who executed the above instrument and acknowledged the same.

NOTARY PUBLIC NICHOLAS NEUBAUER STATE OF WISCONSIN

_____

Name: Nicholas Neubauer
Notary Public, State of Wisconsin
My Commission: 8-1-21

CONSENT OF MORTGAGEE

The undersigned mortgagee of Unit 17 of the Condominium consents to the First Amendment to Declaration of Condominium set forth above and agrees its mortgage is subject and subordinate thereto. The undersigned mortgagee further consents to the Condominium Removal Instrument set forth above removing the Removed Property and agrees that its lien on Unit 17 of the Condominium shall remain in full force and effect but its lien on the Removed Property described above shall be released. Only the lien on the Removed Property is being released. The Mortgagee's lien on Unit 17 in all other respects remains in full force and effect.

Mortgagee: River Bank

By: _____

Its: Damian Levandoski Commercial Loan Officer

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF La Crosse)

Personally came before me this 24th day of June, 2020, Damian Levandoski, the Commercial Loan Officer of River Bank, who executed the above instrument and acknowledged the same.

NOTARY PUBLIC NICHOLAS NEUBAUER STATE OF WISCONSIN

_____

Name: Nicholas Neubauer
Notary Public, State of Wisconsin
My Commission: 8-1-21

[Remainder of page intentionally left blank]

Edison P McDaniels, II, Unit 13 Owner,
One-Eighteenth (1/18th) Interest

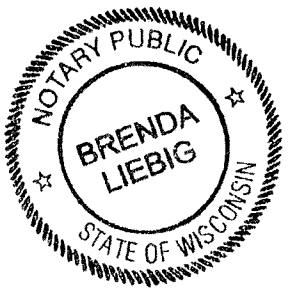
ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally came before me this 19 day of June, 2020, Edison P. McDaniels, II, who executed the above instrument and acknowledged the same.

Name: Brenda Liebig
Notary Public, State of Wisconsin
My Commission: May 20 2023

[Remainder of page intentionally left blank]



CONSENT OF MORTGAGEE

The undersigned mortgagee of Unit 13 of the Condominium consents to the First Amendment to Declaration of Condominium set forth above and agrees its mortgage is subject and subordinate thereto. The undersigned mortgagee further consents to the Condominium Removal Instrument set forth above removing the Removed Property and agrees that its lien on Unit 13 of the Condominium shall remain in full force and effect but its lien on the Removed Property described above shall be released. Only the lien on the Removed Property is being released. The Mortgagee's lien on Unit 13 in all other respects remains in full force and effect.

Mortgagee: Associated Bank

By: Burger

Its: Loan Servicing Teamlead

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF Portage)

Personally came before me this 5th day of August, 2020 Jamie Burger, the Loan Servicing Team Lead of Associated Bank NA, who executed the above instrument and acknowledged the same.

Amanda K Hauser

Name: Amanda K Hauser
Notary Public, State of Wisconsin
My Commission: expires July 28, 2024

[*Remainder of page intentionally left blank*]

NOTARY PUBLIC
AMANDA K HAUSER
STATE OF WISCONSIN

Ricky L. Tillotson, Unit 15 Owner,
One Thirty-Sixth (1/36th) /Interest

Jacqueline L. Tillotson, Unit 15 Owner,
One Thirty-Sixth (1/36th) Interest

ACKNOWLEDGMENT

STATE OF GERMANY)
) ss.
COUNTY OF KAISERSLAUTERN

WITH THE UNITED STATES ARMED FORCES IN EUROPE

Personally came before me this 17 day of JUNE, 2020, Ricky L. Tillotson, and Jaqueline L. Tillotson, who executed the above instrument and acknowledged the same.

Name: MARK CHRISTENSEN
Notary Public, ~~State of Wisconsin~~ US ARMY
My Commission: INDEFINITE

Office of the Staff Judge Advocate
10 USC 1044a
Mark Christensen
Attorney Advisor
Military Notary
U.S. Army

[*Remainder of page intentionally left blank*]

CONSENT OF MORTGAGEE

The undersigned mortgagee of Unit 15 of the Condominium consents to the First Amendment to Declaration of Condominium set forth above and agrees its mortgage is subject and subordinate thereto. The undersigned mortgagee further consents to the Condominium Removal Instrument set forth above removing the Removed Property and agrees that its lien on Unit 15 of the Condominium shall remain in full force and effect but its lien on the Removed Property described above shall be released. Only the lien on the Removed Property is being released. The Mortgagee's lien on Unit 15 in all other respects remains in full force and effect.

Mortgagee: _____

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this day of _____, 20___, _____, the _____ of _____, who executed the above instrument and acknowledged the same.

_____
Name: _____
Notary Public, State of Wisconsin
My Commission: _____

[Remainder of page intentionally left blank]

EXHIBIT A

Original Legal Description of Condominium

Formerly described as: PART OF LOT 1 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 2 OF LA CROSSE COUNTY CERTIFIED SURVEY MAPS, PAGE 92, AS DOCUMENT NO. 933278, BEING PART OF GOVERNMENT LOT 5 OF SECTION 21, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, T16N, R7W, ALSO BEING THE SOUTHEAST CORNER OF GOVERNMENT LOT 5; THENCE N88°21'14"W, 1036.30 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5, TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 16; THENCE N05°29'00"W, 184.12 FEET ALONG SAID RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 16, 255.24 FEET ALONG THE ARC OF A 2745.17 FOOT RADIUS CURVE, CONCAVE TO THE EAST; THE CHORD OF WHICH BEARS N02°49'11"W, AND MEASURES 255.15 FEET; THENCE S88°50'28"E, 26.00 FEET; THENCE N01°09'32"E, 20.93 FEET; THENCE NORTHEASTERLY, 39.96 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, THE CHORD OF WHICH BEARS N46°56'40"E, AND MEASURES 35.84 FEET; THENCE S87°16'12"E, 11.08 FEET; THENCE N02°43'48"E, 26.00 FEET; THENCE N87°16'12"W, 11.87 FEET; THENCE NORTHWESTERLY, 39.61 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, THE CHORD OF WHICH BEARS N41°52'57"W AND MEASURES 35.59 FEET; THENCE NORTHERLY, 502.03 FEET ALONG THE ARC OF A 2834.09 FOOT RADIUS CURVE, CONCAVE TO THE EAST, THE CHORD OF WHICH BEARS N08°34'47"E, AND MEASURES 501.38 FEET, THENCE N13°39'16"E, 61.58 FEET; THENCE NORTHERLY, 14.02 FEET ALONG THE ARC OF A 107.96 FOOT RADIUS CURVE, CONCAVE TO THE EAST, THE CHORD OF WHICH BEARS N17°22'29"E, AND MEASURES 14.01 FEET, THENCE S79°40'00"E, 166.84 FEET; THENCE S21°39'47"W, 230.47 FEET; THENCE S15°37'15"W, 703.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 2.030 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD.

More particularly described as: Units 1; 2; 3; 4; 5; 6; 7; 8; 9; 10; 11; 12; 13; 14; 15; 16; 17; and 18 together with the undivided interest in common elements and facilities along with the exclusive user and right of easement of and in the limited common elements and facilities appurtenant to said unit, in Sunset Condominiums, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a

Declaration of such condominium in the Office of the Register of Deeds for La Crosse County, Wisconsin, on March 30, 2007, as Document No. 1471014.

TAX PARCEL NUMBERS:
Unit 1: 17-40380-150
Unit 2: 17-40380-160
Unit 3: 17-40380-170
Unit 4: 17-40380-180
Unit 5: 17-40380-190
Unit 6: 17-40380-200
Unit 7: 17-40380-210
Unit 8: 17-40380-220
Unit 9: 17-40380-230
Unit 10: 17-40380-240
Unit 11: 17-40380-250
Unit 12: 17-40380-260
Unit 13: 17-40380-270
Unit 14: 17-40380-280
Unit 15: 17-40380-290
Unit 16: 17-40380-300
Unit 17: 17-40380-310
Unit 18: 17-40380-320

Exhibit B

AMENDED CONDOMINIUM PLAT
SUNSET CONDOMINIUMS

See Next Page

SUNSET CONDOMINIUMS ADDENDUM #1

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 2 PAGE 92
DOCUMENT #933278. LOCATED IN GOVERNMENT LOT 5, SECTION 21,
T16N, R7W, CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN.

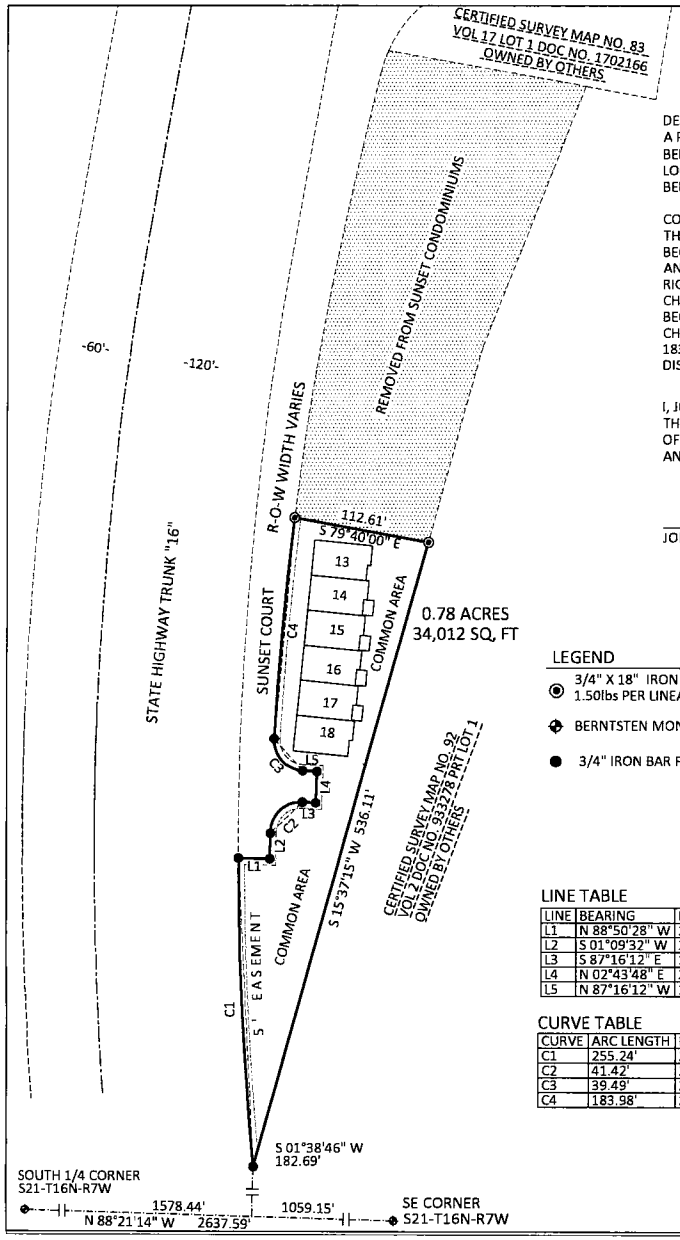
DESCRIPTION FOR SUNSET CONDOMINIUMS
A PARCEL OF LAND CONTAINING 0.78 ACRES(34,012 sq.ft.).
BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 2 PAGE 92 DOCUMENT #933278.
LOCATED IN GOVERNMENT LOT 5, SECTION 21, T16N, R7W, CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN.
BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE N 88°21'14" W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 1059.15'; THENCE N 01°38'46" E A DISTANCE OF 182.69' TO A POINT ON THE EAST LINE OF STATE HIGHWAY "16", THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE AN ARC LENGTH OF 255.24', SAID CURVE HAVING A RADIUS 2745.12, A DELTA ANGLE OF 05°19'39", A CHORD BEARING OF N 02°49'11" W AND A CHORD DISTANCE OF 255.15'; THENCE S 88°50'28" E A DISTANCE OF 26.00'; THENCE N01°09'32" E A DISTANCE OF 20.93' TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 41.42', SAID CURVE HAVING A RADIUS OF 25.00', A DELTA ANGLE OF 94°55'09", A CHORD BEARING OF N 45°56'40" E AND A CHORD DISTANCE OF 36.84'; THENCE S 87°16'12" E AND A DISTANCE OF 11.08' ; THENCE N 02°43'48" E A DISTANCE OF 26.00'; THENCE N 87°16'12" W A DISTANCE OF 11.87' TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 39.49',SAID CURVE HAVING A RADIUS OF 25.00', A DELTA ANGLE OF 90°30'09", A CHORD BEARING OF N 41°52'57" W AND A CHORD DISTANCE OF 35.51' TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 183.98', SAID CURVE HAVING A RADIUS OF 2671.53', A DELTA ANGLE OF 3°56'45", A CHORD BEARING OF N 05°08'40" E AND A CHORD DISTANCE OF 183.95'; THENCE S 79°40'00" E A DISTANCE OF 112.61'; THENCE S 15°37'15" W A DISTANCE OF 536.11' TO THE POINT OF BEGINNING AND THERE TERMINATING.

I, JONATHAN A. SCHMITZ, RLS #2465, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES,THE LOCATIONS OF EXISTING BUILDINGS AND IMPROVEMENTS UPON SAID PROPERTY AND THAT ADDENDUM #1 IS A CORRECT REPRESENTATION OF SUNSET CONDOMINIUMS LOTS 13-18. I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH CHAPTER 703 OF THE WISCONSIN STATE STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEFS.

JONATHAN A. SCHMITZ DATE

WISCONSIN
JONATHAN A. SCHMITZ
S-2465
SPARTA
WI
LAND SURVEYOR



LEGEND

- 3/4" X 18" IRON BAR SET WEIGHING 1.50lbs PER LINEAL FOOT
- BERNTSTEN MONUMENT FOUND
- 3/4" IRON BAR FOUND

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF S21-T16N-R7W. ASSUMED TO BEAR N88°21'14W.

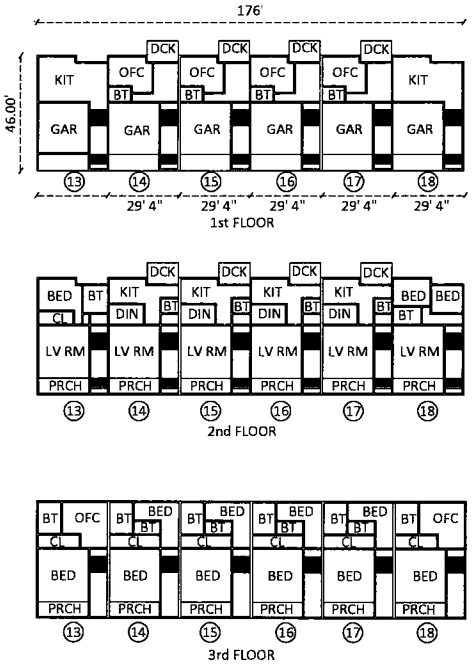
0' 100 200
SCALE 1"=200'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°50'28" W	26.00'
L2	S 01°09'32" W	20.93'
L3	S 87°16'12" E	11.08'
L4	N 02°43'48" E	26.00'
L5	N 87°16'12" W	11.87'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TAN.BEAR.	TAN.BEAR.
C1	255.24'	2745.12'	5°19'39"	N 02°49'11" W	255.15'	N 00°09'21" W	N 05°29'00" W
C2	41.42'	25.00'	94°55'09"	S 45°56'40" W	36.84'	S 01°30'54" E	S 86°35'45" E
C3	39.49'	25.00'	90°30'09"	N 41°52'57" W	35.51'	S 87°08'01" E	N 03°22'08" E
C4	183.98'	2671.53'	3°56'45"	N 05°08'40" E	183.95'	N 03°10'17" E	S 07°07'02" W



DATE:5/27/20
DRAWN: DAR
CHECKED:
REV:

POINT SURVEYING
SURVEYING • LAYOUT • PLANNING
18286 COUNTY HIGHWAY "A" NORWALK WI 54656
PHONE 608.487.1029

SUNSET CONDOMINIUMS ADDENDUM #1
SUNSET COURT PROPERTIES LLC
N5854 ABNET RD
ONALASKA WI 54650

Exhibit C
LEGAL DESCRIPTION OF REMOVED PROPERTY

LAND CONTAINING 1.25 ACRES (54,616 sq.ft.).

BEING PART OF SUNSET CONDOMINIUMS, LOT 1 OF CERTIFIED SURVEY MAP VOLUME 2 PAGE 92 DOCUMENT #933278. LOCATED IN GOVERNMENT LOT 5, SECTION 21, T16N, R7W, CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 21 THENCE N 88°21'14" W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 752.36'; THENCE N 01°38'46" E A DISTANCE OF 1072.59'; THENCE N 79°40'00" W A DISTANCE OF 58.79' TO THE EAST LINE OF SUNSET CONDOMINIUMS AND THE POINT OF BEGINNING; THENCE S 21°39'47" W ALONG SAID EAST LINE A DISTANCE OF 230.47'; THENCE S 15°37'15" W ALONG SAID EAST LINE A DISTANCE OF 166.93'; THENCE N 79°40'00" W A DISTANCE OF 112.61' TO THE EAST LINE OF SUNSET COURT AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID EAST LINE AN ARC LENGTH 312.02', SAID CURVE HAVING A RADIUS OF 2671.53', A DELTA ANGLE OF 6°41'30", A CHORD BEARING OF N 10°27'47" E AND A CHORD DISTANCE OF 311.84'; THENCE N 13°39'16" E ALONG SAID EAST LINE A DISTANCE OF 61.58' TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID EAST LINE AN ARC LENGTH OF 19.11, SAID CURVE HAVING A RADIUS OF 107.96', A DELTA ANGLE OF 10°08'30", A CHORD BEARING OF N 18°43'39" E AND A CHORD DISTANCE OF 19.08'; THENCE S 79°40'00" E A DISTANCE OF 166.21' TO THE POINT OF BEGINNING AND THERE TERMINATING.

Exhibit D
Proposed Certified Survey Map of Removed Property

CERTIFIED SURVEY MAP

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 2 PAGE 92 DOCUMENT #933278. LOCATED IN GOVERNMENT LOT 5, SECTION 21, T16N, R7W, CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN.

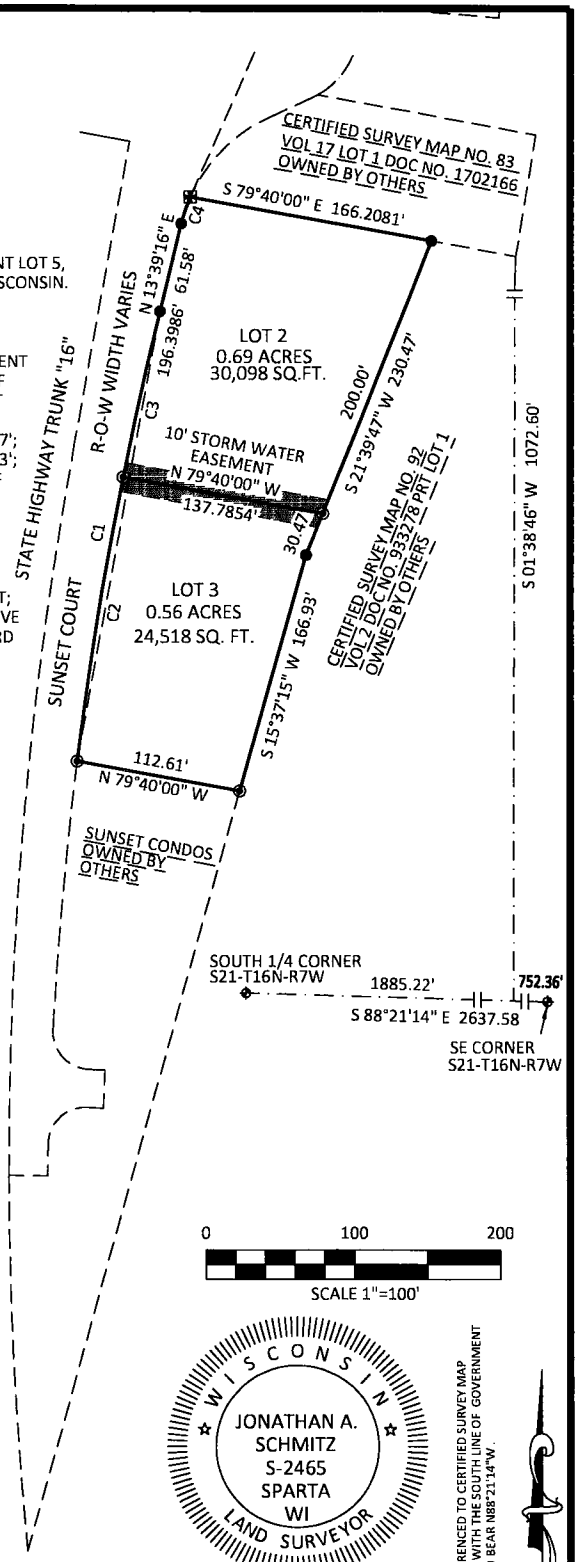
CERTIFIED SURVEY MAP FOR SUNSET COURT PROPERTIES

A PARCEL OF LAND CONTAINING 1.25 ACRES(54,616 sq.ft.). BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 2 PAGE 92 DOCUMENT #933278. LOCATED IN GOVERNMENT LOT 5, SECTION 21, T16N, R7W, CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 21 THENCE N 88°21'14" W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 752.36'; THENCE N 01°38'46" E A DISTANCE OF 1072.59'; THENCE N 79°40'00" W A DISTANCE OF 58.79' TO THE EAST LINE OF SUNSET CONDOMINIUMS AND THE POINT OF BEGINNING; THENCE S 21°39'47" W ALONG SAID EAST LINE A DISTANCE OF 230.47'; THENCE S 15°37'15" W ALONG SAID EAST LINE A DISTANCE OF 166.93'; THENCE N 79°40'00" W A DISTANCE OF 112.61' TO THE EAST LINE OF SUNSET COURT AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID EAST LINE AN ARC LENGTH 312.02', SAID CURVE HAVING A RADIUS OF 2671.53', A DELTA ANGLE OF 6°41'30", A CHORD BEARING OF N 10°27'47" E AND A CHORD DISTANCE OF 311.84'; THENCE N 13°39'16" E ALONG SAID EAST LINE A DISTANCE OF 61.58' TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID EAST LINE AN ARC LENGTH OF 19.11, SAID CURVE HAVING A RADIUS OF 107.96', A DELTA ANGLE OF 10°08'30", A CHORD BEARING OF N 18°43'39" E AND A CHORD DISTANCE OF 19.08'; THENCE S 79°40'00" E A DISTANCE OF 166.21' TO THE POINT OF BEGINNING AND THERE TERMINATING. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, AND RIGHT OF WAY OF RECORD. THAT I HAVE COMPLIED WITH THE CITY OF LACROSSE'S SUBDIVISION ORDINANCES AND THE CURRENT PROVISIONS OF CHAPTER 236.34 OF THE REVISED WISCONSIN STATUTES ON SURVEYING AND MAPPING SAME. THAT THIS CERTIFIED SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND MAPPED.

CERTIFIED THIS _____DAY OF _____, 2020

_____
JONATHAN A SCHMITZ
PROFESSIONAL LAND SURVEYOR #2465



OWNER
SUNSET COURT PROPERTIES LLC
N5854 ABNET RD
ONALASKA WI 54650

SURVEYOR
POINT SURVEYING LLC.
18286 COUNTY ROAD "A"
NORWALK, WI 54656
608-487-1029
JONATHAN SCHMITZ RLS #2465

0 100 200
SCALE 1"=100'

LEGEND

- ◉ 3/4" X 18" IRON BAR SET WEIGHING 1.50lbs PER LINEAL FOOT
- ✥ BERNTSEN MONUMENT FOUND
- ▣ CHISELED "X" SET (LANDS IN CURB)
- ● 3/4" IRON BAR FOUND

WISCONSIN
JONATHAN A. SCHMITZ S-2465 SPARTA WI
LAND SURVEYOR

BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP VOLUME 2 PAGE 92 WITH THE SOUTH LINE OF GOVERNMENT LOT 5 RECORDED TO BEAR N88°21'14"W.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TAN. BEAR.
C1	312.02'	2671.53'	6°41'30"	S 10°27'47" W	311.84'	N 07°07'02" E
C2	196.18'	2671.53'	4°12'27"	N 09°13'16" E	196.13'	
C3	115.84'	2671.53'	2°29'04"	S 12°34'01" W	115.83'	
C4	19.11'	107.96'	10°08'30"	N 18°43'39" E	19.08'	N 23°47'53" E