State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921

VPLE Environmental Insurance Application

Form 4400-224 (4/01)

Notice: As required by ch. NR 754, Wis. Stats., voluntary parties must complete this form and pay an insurance fee in order to obtain the Voluntary Party Liability Exemption (VPLE) under s. 292.15(2)(ae), Stats., for sites where groundwater contamination exceeds enforcement standards and the department determines that natural attenuation will restore groundwater quality. This form must be completed by parties seeking a Certificate of Completion. The form should not be submitted until the voluntary party has completed the environmental investigation and remedial action and the DNR has approved the request for case closure. Personally identifiable information that is submitted to the DNR will become a public record and may be used by the DNR in the administration and enforcement of the hazardous substance spill program in addition to the liability exemption program.

RECEIVED
FEB 24 2016
Remediation & Redevelopment

Submit this form and the appropriate insurance fee, as specified in the annual VPLE Insurance Fee Schedule, together to the following address:

VPLE Coordinator
Bureau for Remediation and Redevelopment
Department of Natural Resources
P.O. Box 7921
Madison, WI 53707-7921

1. Property Information

VPLE Property Name: Former Patros Steel Supply Co., LLC

BRRTS Activity Numbers (if there are multiple parcels, please list all BRRTS numbers that begin with 06 or 6): 06-32-560379 & 06-32-560380

Street Address: 104 Causeway Blvd.

City	State	ZIP Code
La Crosse	WI	54603

Size (see fact sheet and fee schedule)
Has the DNR approved the RAP? ○ 1 - 4.99 acres ◉ above 5 acres

Indicate which former use category and fee you think would be appropriate for your site using the definitions and information in the fact sheet and fee schedule. Note, however, that the DNR will make the final determination on the form use category and fee.

Former Use Category: ○ residential ◉ heavy industrial ○ light industrial ○ commercial ○ agricultural

Fee: $19,447.00

Are you seeking Certificates for more than one legally defined parcel of land?
◉ Yes ○ No If yes, how many Certificates of Completion are you requesting? 2

DNR Region: ○ SER ○ SCR ○ NOR ○ NER ◉ WCR

DNR Project Manager (name): Doug Joseph

2. Voluntary Party

Organization / Firm Name: City of La Crosse

Title: Mayor

Last Name	First	MI	Telephone Number
Kabat	Timothy		(608) 789-7500

Street Address: 400 La Crosse Street

Fax Number: (608) 789-8261

City	State	ZIP Code	E-Mail Address
La Crosse	WI	54601	kabatt@cityoflacrosse.org

2a. Additional Voluntary Parties

Organization / Firm Name:

Title:

Last Name	First	MI	Telephone Number

Street Address:

Fax Number:

City	State	ZIP Code	E-Mail Address
	WI		

3. Current Property Owner

Does the voluntary party (listed in #2) currently own the property?
(●) Yes ( ) No *(If No, please list the party who currently owns the property.)*

Organization / Firm Name			Title
Last Name	First	MI	Telephone Number
Street Address			Fax Number
City	State WI	ZIP Code	E-Mail Address

4. Future Property Owner

Does the current property owner (listed in #3) plan to maintain ownership of the property?
( ) Yes ( ) No (●) Unknown *(If No, please list the party who is expected to own the property after the current owner.)*

Organization / Firm Name			Title
Last Name	First	MI	Telephone Number
Street Address			Fax Number
City	State	ZIP Code	E-Mail Address

Attachments (application will not be considered complete unless all attachments are included)

Please attach:

- ☒ the applicable insurance fee made payable to the Wisconsin Department of Natural Resources
- ☒ the legal property description of the property or properties receiving the certificate of Completion
- ☒ a chronological list of all former uses of the property

Certification

I certify that I have read and am familiar with the information on this form and that the information is true, accurate and complete to the best of my knowledge.

I certify that to the best of my knowledge all the requirements of s. 292.15(2)(ae)1 through 6. Stats., have been met.

I hereby request that the DNR issue a Certificate of Completion for the remedial action completed at the property identified in the application under s. 292.15(2)(ae), Stats.

Voluntary party's Name (type or print)	Title
Timothy Kabat	Mayor
Signature Timothy Kabat	Date Signed 02/12/2016

Any questions regarding this form or the insurance requirements described in ch. NR 754, Wis. Adm. Code., shall be directed to the DNR VPLE site project manager or to the DNR Land Recycling Team Leader at (608) 261-4927. Copies of the Annual VPLE Insurance Fee Schedule can be obtained from the DNR VPLE site project manager or the DNR Land Recycling Team Leader or see our website: http://dnr.wi.gov/topic/brownfields/vple.html

LEGAL PROPERTY DESCRIPTION

PARCEL: 17-20251-15

PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL'S INDUSTRIAL ADDITION; THENCE SOUTH 10°01'50" WEST 168.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING A POINT ON A CURVE AND THE WEST LINE OF BEMEL'S INDUSTRIAL ADDITION; THENCE ALONG THE WEST LINE OF SAID PLAT AND SAID CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1838.84 FEET AND A CENTRAL ANGLE OF 19°28'27"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 625.00 FEET; THE CHORD OF WHICH BEARS SOUTH 2°14'39" EAST AND MEASURES 622.00 FEET; THENCE EAST 41.26 FEET; THENCE SOUTH 14°10'30" EAST 300.00 FEET; THENCE SOUTH 75°49'30" WEST 83.77 FEET TO A POINT 15.00 FEET EASTERLY OF THE CENTERLINE OF A RAILROAD TRACK; THENCE NORTH 14°10'30" WEST ON A LINE 15.00 FEET EASTERLY OF AND PARALLEL WITH SAID TRACK 344.72 FEET.TO THE POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1011.00 FEET AND A CENTRAL ANGLE OF 11°52'00"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 209.39 FEET, THE CHORD OF WHICH BEARS NORTH 8°14'30" WEST AND MEASURES 209.02 FEET; THENCE NORTH 2°18'30" WEST 126.23 FEET TO THE POINT OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1600.32 FEET AND A CENTRAL ANGLE OF 9°24'40"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 272.72 FEET; THE CHORD OF WHICH BEARS NORTH 2°23'50" EAST AND MEASURES 272.41 FEET; THENCE SOUTH 82°38'00" EAST 50.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF FRACTIONAL LOT 1 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN ADJACENT TO AND LYING WEST OF LOT 8, BLOCK 7 OF BEMEL'S INDUSTRIAL ADDITION TO THE CITY AND COUNTY OF LA CROSSE, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 7 OF SAID BEMEL'S INDUSTRIAL ADDITION, THENCE SOUTH 89°09'00" WEST 15.87 FEET ALONG THE EXTENDED NORTH LINE OF SAID LOT 8, BLOCK 7 (WHICH IS ALSO THE SOUTH LINE OF CAUSEWAY BOULEVARD) TO THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE ALONG THE ARC OF A CURVE ON SAID RIGHT-OF-WAY LINE, CHORD BEARING OF SOUTH 8°26'00" EAST 310.48 FEET TO THE EXTENDED SOUTH LINE OF LOT 8, BLOCK 7; THENCE NORTH 89°09'00" EAST 13.50 FEET ALONG SAID EXTENDED SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE ARC OF A CURVE ON THE WESTERLY LINE OF BEMEL'S INDUSTRIAL ADDITION, CHORD BEARING TO NORTH 7°59'20" WEST 310.57 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING THAT PART OF FRACTIONAL LOT 1, SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, ADJACENT TO AND LYING WEST OF LOT 8 IN BLOCK 1 OF BEMEL'S INDUSTRIAL ADDITION TO THE CITY AND COUNTY OF LA CROSSE, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL'S INDUSTRIAL ADDITION; THENCE SOUTH 89°09'00" WEST 15.87 FEET ALONG THE

EXTENDED NORTH LINE OF SAID LOT 8, BLOCK 1 TO THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE ALONG A CURVE ON SAID RIGHT-OF-WAY, CONCAVE TO THE SOUTHEAST, CHORD BEARING OF SOUTH 5°18'40" WEST 410.46 FEET TO THE EXTENDED SOUTH LINE OF SAID LOT 8, BLOCK 1; THENCE NORTH 89°09'00" EAST 15.87 FEET ALONG SAID EXTENDED SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 1; THENCE ALONG A CURVE ON SAID WEST LINE OF LOT 8, BLOCK 1, CHORD BEARING NORTH 5°18'40" EAST 410.46 FEET TO THE POINT OF BEGINNING,

AND ALSO EXCEPTING THAT PART OF FRACTIONAL LOT 1, SECTION 31, TOWNSHIP 16 NORTH, RANGE. 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, LYING WEST OF BEMEL'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK OF BEMEL'S INDUSTRIAL ADDITION TO THE CITY AND COUNTY OF LA CROSSE, WISCONSIN, THAT BEING THE POINT OF BEGINNING; THENCE WEST 15.87 FEET; THENCE NORTH 66 FEET; THENCE EAST 15.87 FEET TO THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL'S ADDITION; THENCE SOUTH 66 FEET TO THE POINT OF BEGINNING.

PARCEL 17-20251-64

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL' S INDUSTRIAL ADDITION; THENCE WEST 104.50 FEET; THENCE SOUTH 10°30'00" WEST 200.00 FEET; THENCE SOUTH 4°45'00" WEST 200.00 FEET; THENCE SOUTH 1°30'00" EAST 54.06 FEET; THENCE EAST 22.31 FEET; THENCE SOUTH 2°18'30" EAST 25.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 2°18'30" EAST 79.23 FEET TO THE POINT OF A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGEL OF 6°36'00" AND A RADIUS OF 1051.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 5°36'30" EAST AND MEASURING 121.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 121.07 FEET; THENCE NORTH 75°49'30" EAST 17.00 FEET; THENCE NORTH 7°09'30" WEST 196.68 FEET; THENCE NORTH 87°41'30" WEST 7.00 FEET TO THE POINT OF BEGINNING.

PARCEL17-20251-67

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL'S INDUSTRIAL ADDITION; THENCE WEST 104.50 FEET; THENCE SOUTH 10°30'00" WEST 200.00 FEET; THENCE SOUTH 4°45'00" WEST 200.00 FEET; THENCE SOUTH 1°30'00" EAST 54.06 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 1°30'00" EAST 195.94 FEET; THENCE SOUTH 6°18'30" EAST 135.00 FEET; THENCE SOUTH 19°33'00" EAST 50.00 FEET; THENCE SOUTH 8°35'45" EAST 157.38 FEET; THENCE WEST 1.20 FEET; THENCE NORTH 14°10'30" WEST 304.14 FEET; THENCE NORTH 7°03'00" WEST 239.72 FEET; THENCE EAST 44.89 FEET TO THE POINT OF BEGINNING.

PARCEL17-20250-30

LOT 8 OF BLOCK 7 OF BEMEL'S INDUSTRIAL ADDITION TO THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

PARCEL17-20251-16

THAT PORTION OF FRACTIONAL LOT 1 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, ADJACENT TO AND LYING WEST OF LOT 8, BLOCK 7 OF BEMEL'S INDUSTRIAL ADDITION TO THE CITY AND COUNTY OF LA CROSSE, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 7 OF SAID BEMEL'S INDUSTRIAL ADDITION, THENCE SOUTH 89°09'00" WEST 15.87 FEET ALONG THE EXTENDED NORTH LINE OF SAID LOT 8, BLOCK 7 (WHICH IS ALSO THE SOUTH LINE OF CAUSEWAY BOULEVARD) TO THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE ALONG THE ARC OF A CURVE ON SAID RIGHT-OF-WAY LINE, CHORD BEARING OF SOUTH 8°26'00" EAST 310.48 FEET TO THE EXTENDED SOUTH LINE OF SAID LOT 8, BLOCK 7; THENCE NORTH 89°09'00" EAST 13.50 FEET ALONG SAID EXTENDED SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE ARC OF A CURVE ON THE WESTERLY LINE OF BEMEL'S INDUSTRIAL ADDITION CHORD BEARING NORTH 7°59'20" WEST 310.57FEET TO THE POINT OF BEGINNING.

AND ALSO THAT PART OF FRACTIONAL LOT 1, SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN ADJACENT TO AND LYING WEST OF LOT 8 IN BLOCK 1 OF BEMEL'S INDUSTRIAL ADDITION TO THE CITY AND COUNTY OF LA CROSSE, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE

17-20251-50

ALL THAT PART OF FRACTIONAL LOT 1 AND FRACTIONAL LOT 2 IN SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF COPELAND AVENUE AND THE RECORD SOUTH LINE OF SAID FRACTIONAL GOVERNMENT LOT 1; THENCE NORTH 88°11'44" WEST, ALONG SAID RECORD SOUTH LINE, 1794.80 FEET TO A POINT DISTANT 20 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE SINCE REMOVED MOST WESTERLY TRACK OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, A 3/4" REBAR FOUND AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESRIBED: THENCE NORTH 12°59'43" WEST PARALLEL WITH SAID SINCE REMOVED MOST WESTERLY TRACK, 360.00 FEET TO A 3/4" REBAR FOUND; THENCE NORTH 88°11'44" WEST PARALLEL WITH THE RECORD SOUTH LINE OF SAID GOVERNMENT FRACTIONAL LOT 1, 20.75 FEET TO THE EASTERLY WATERS EDGE OF THE BLACK RIVER AND A 3/4" IRON ROD SET; THENCE SOUTH 15°48'13" EAST ALONG SAID WATER'S EDGE 358.11 FEET TO THE RECORD NORTH LINE OF THE AFOREMENTIONED GOVERNMENT FRACTIONAL LOT 2 AND A 3/4" IRON ROD SET; THENCE CONTINUING ALONG SAID WATER'ES EDGE, SOUTH I5°49'12" EAST 243.47 FEET TO A 3/4" IRON ROD SET; THENCE SOUTH 88°11'44" EAST PARALLEL WITH THE RECORD NORTH LINE OF SAID GOVERNMENT LOT 2, 16.03 FEET TO A POINT DISTANT 20 FEET WESTERLY MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE SINCE REMOVED MOST WESTERLY TRACK OF SAID RAILROAD AND A 3/4" IRON ROD SET; THENCE NORTH 12°59'43" WEST PARALLEL WITH SAID TRACK, 240.00 FEET TO THE POINT OF BEGINNING.

17-20251-60

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 2 IN SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL INDUSTRIAL ADDITION; THENCE WEST 90.86 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL: THENCE CONTINUE WEST 210.00 FEET, MORE OR LESS, TO THE EASTERLY EDGE OF THE BLACK RIVER; THENCE SOUTHERLY ALONG SAID EASTERLY EDGE 992.50 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED AND RECORDED INVOLUME 186 OF RECORDS, PAGE 152 OF LA CROSSE COUNTY REGISTER OF DEEDS; THENCE EAST ALONG SAID NORTH LINE 50.00 FEET, MORE OR LESS, TO THE EAST LINE OF SAID PARCEL; THENCE WEST 50.00 FEET, MORE OR LESS, ALONG SAID EAST LINE 600.00 FEET TO THE SOUTH LINE OF SAID PARCEL; THENCE WEST 50.00 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE EASTERLY EDGE OF THE BLACK RIVER; THENCE SOUTHERLY ALONG SAID EASTERLY EDGE 1153.00 FEET, MORE OR LESS TO THE NORTHERLY EDGE OF THE LA CROSSE RIVER; THENCE EASTERLY ALONG SAID NORTHERLY EDGE 550.00 FEET, MORE OR LESS TO A POINT 50.00 FEET WESTERLY OF THE CENTERLINE OF A RAILROAD TRACK; THENCE NORTH 24°18' WEST 331.00 FEET TO A POINT 25.00 FEET WESTERLY OF SAID RAILROAD TRACK; THENCE NORTH 26°21'30" WEST ALONG A LINE 25.00 FEET WESTERLY OF AND PARALLEL WITH SAID TRACK 184.16 FEET TO A POINT OF CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 12°11' AND A RADIUS OF 4020.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 854.81 FEET, THE CHORD OF SAID CURVE BEARS NORTH 20°16' WEST 853.20 FEET; THENCE NORTH 14°10'30" WEST 438.81 FEET TO A POINT OF A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 11°52' AND A RADIUS OF 1051.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 217.68 FEET, THE CHORD OF SAID CURVE BEARS NORTH 8°14'30" WEST 217.68 FEET; THENCE NORTH 2°18'30" WEST 126.23 FEET TO THE POINT OF A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 14°51'32" AND A RADIUS OF 1700.32 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, 440.96 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID CURVE BEARS N5°7'16" EAST 439.72 FEET.

PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL INDUSTRIAL ADDITION; THENCE SOUTH IO°01'50" WEST 168.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING A POINT ON A CURVE AND THE WEST LINE OF BEMEL INDUSTRIAL ADDITION; THENCE ALONG THE WEST LINE OF SAID PLAT AND SAID CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1838.84 FEET AND A CENTRAL ANGLE OF 19°28'27"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 625.00 FEET, THE CHORD OF WHICH BEARS SOUTH 2°14'39" EAST AND MEASURES 622.00 FEET; THENCE EAST 41.26 FEET; THENCE SOUTH 14°10'30" EAST 300.00 FEET; THENCE South 75°49'30" WEST 83.71 FEET TO A POINT I5.00 FEET EASTERLY OF THE CENTERLINE OF A RAILROAD TRACK; THENCE NORTH 14°10'30" WEST ON A LINE 15.00 FEET EASTERLY OF AND PARALLEL SAID TRACK 344.72 FEET TO A POINT OF CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1011.00 FEET AND THE CHORD OF WHICH BEARS NORTH 8°14'30" WEST AND MEASURES 209.02 FEET; THENCE NORTH 2°18'30" WEST 126.23 FEET TO THE POINT OF CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1600.32 FEET AND A CENTRAL ANGLE OF 9°24'40"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 272.72 FEET, THE CHORD OF WHICH

BEARS NORTH 2°23'50" EAST AND MEASURES 272.41 FEET; THENCE SOUTH 82°38' EAST 50.60 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING TWO PARCELS: (1) A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL ADDITION; THENCE WEST 104.50 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION; THENCE CONTINUING WEST 196.36 FEET MORE OR LESS TO THE EASTERLY EDGE OF THE BLACK RIVER; THENCE SOUTH 7°15' EAST ALONG SAID EASTERLY EDGE 990.71 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED AND RECORDED IN VOLUME 186, PAGE 152 OF LA CROSSE COUNTY REGISTER OF DEEDS; THENCE EAST ALONG SAID NORTH LINE AND NORTH LINE EXTENDED 80.00 FEET; THENCE NORTH 8°35'45" WEST 157.38 FEET; THENCE NORTH 19°33' WEST 50.00 FEET; THENCE NORTH 6°18'30" WEST 135.00 FEET; THENCE NORTH 1°30'W 250.00 FEET; THENCE NORTH 4°45' EAST 200.00 FEET; THENCE NORTH 10°30' EAST 200.00 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION, (2) A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL INDUSTRIAL ADDITION; THENCE WEST 90.86 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION: THENCE CONTINUING WEST 13.64 FEET; 'THENCE SI0.30'W 200.00 FEET; THENCE SOUTH 4°45' WEST 200.00 FEET; THENCE SOUTH 10°30' WEST 54.06 FEET; THENCE EAST 22.31 FEET TO A POINT 25,00 FEET WESTERLY OF THE CENTERLINE OF A RAILROAD TRACK; THENCE NORTH 2°18'30" WEST ALONG A LINE 25.00 FEET WESTERLY AND PARALLEL WITH SAID TRACK CENTERLINE 22.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A CENTRAL ANGLE OF 16°18'20" AND A RADIUS OF 1,517.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 5°50'40" EAST 430.26 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, PARALLEL WITH THE CENTERLINE OF SAID TRACK AND 25.00 WESTERLY OF SAID CENTERLINE, 431.72 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION.

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL INDUSTRIAL ADDITION; THENCE WEST 104.50 FEET; THENCE SOUTH I0°30' WEST 200.00 FEET; THENCE S4°45' WEST 200.00 FEET; THENCE SOUTH 10°30' EAST 54.06 FEET; THENCE EAST 22.31 FEET; THENCE S2.18'30"E 25.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUE S2.18'30"E 79.23 FEET TO THE POINT OF A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 6°36' AND A RADIUS OF 1051.00 FEET, THE CHORD OF SAID CURVE BEARS S5.36'30"E AND MEASURES 121.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 121.07 FEET; THENCE NORTH 75°49'30" EAST 17.00 FEET; THENCE NORTH 7°09'30" WEST 196.68 FEET; THENCE NORTH 87°41'30" WEST 7.00 FEET TO THE POINT OF BEGINNING.

PARCEL17-20251-67

A PARCEL OF LAND BEING PART OF GOVERNMENT LOT 1 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN BLOCK 1 OF BEMEL'S INDUSTRIAL ADDITION;

THENCE WEST 104.50 FEET; THENCE SOUTH 10°30'00" WEST 200.00 FEET; THENCE SOUTH 4°45'00" WEST 200.00 FEET; THENCE SOUTH 1°30'00" EAST 54.06 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 1°30'00" EAST 195.94 FEET; THENCE SOUTH 6°18'30" EAST 135.00 FEET; THENCE SOUTH 19°33'00" EAST 50.00 FEET; THENCE SOUTH 8°35'45" EAST 157.38 FEET; THENCE WEST 1.20 FEET; THENCE NORTH 14°10'30" WEST 304.14 FEET; THENCE NORTH 7°03'00" WEST 239.72 FEET; THENCE EAST 44.89 FEET TO THE POINT OF BEGINNING.

Chronological List of All Former Uses

Up to 1870- (Agricultural Property) Granary

1870-1960's- (Heavy Industrial Property) Rail yard

1960's- 1997- (Heavy Industrial Property) Primary metal industries- primary or secondary metal reclaiming

1997-2009- (Heavy Industrial Property) Primary metal industries- primary or secondary metal reclaiming; fabricated metal products