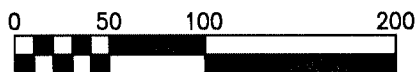
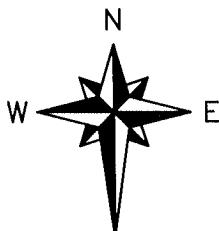


# EXHIBIT "A"

## PERMANENT SIDEWALK EASEMENT

Being part of Lot 1, The American Center Plat, located in the SE. 1/4 of the SE. 1/4 of Sec. 15, T. 8 N., R. 10 E., City of Madison, Dane County, Wisconsin.



SCALE IN FEET

THE AMERICAN CENTER PLAT

LOT 1

20.0' WIDE PUBLIC WATER MAIN EASEMENT

S49°49'50"E  
50.00'

ARC-64.39' ARC-80.07'  
ARC-68.03' ARC-84.17'

15.0' WIDE UTILITY EASEMENT

AMERICAN PARKWAY

AMERICAN FAMILY DRIVE

THE AMERICAN CENTER PLAT  
BUTTONWOOD ADD'N

LOT 66

N45°00'00"W  
50.12'

OUTLOT 5

SOUTH CORNER  
LOT 1-P.O.B.

PREPARED FOR:

American Family Insurance  
6000 American Pkwy.  
Madison, WI 53783

PREPARED BY:

Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview Pkwy.  
Waukesha, WI 53188



**Ruekert-Mielke**

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# EXHIBIT "A"

Sheet 2 of 10

## **PERMANENT SIDEWALK EASEMENT BOUNDARY DESCRIPTION**

Being part of Lot 1, The American Center Plat, recorded in the Dane County Register of Deeds in Volume 56-166 B of subdivision plats on pages 508-517 inclusive, located in part of the Southeast one-quarter of the Southeast one-quarter of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, bounded and described as follows:

BEGINNING at the South corner of said Lot 1; thence bearing North 45°00'00" West along the northeast line of Outlot 5 of said The American Center Plat, a distance of 50.12 feet; thence bearing North 49°02'17" East along the southeast line of Lot 66 of the The American Center Plat Buttonwood Addition, and its Northeasterly extension a distance of 356.81 feet to a point of curve; thence bearing Northeasterly along the arc of a curve to the left a distance of 64.39 feet, radius of 885.00 feet, central angle of 04°10'08" with a chord bearing North 46°57'13" East a distance of 64.38 feet to a point of compound curve; thence bearing Northeasterly along the arc of a curve to the left a distance of 80.07 feet, radius of 976.17 feet, central angle of 04°41'59" with a chord bearing North 42°31'09.5" East a distance of 80.05 feet; thence bearing South 49°49'50" East a distance of 50.00 feet; thence bearing Southwesterly along the northwesterly line of the American Parkway right-of-way and the arc of a curve to the right a distance of 84.17 feet, radius of 1026.17 feet, central angle of 04°41'59" with a chord bearing South 42°31'09.5" West a distance of 84.15 feet to a point of compound curve; thence bearing Southwesterly along said northwesterly line and the arc of a curve to the right a distance of 68.03 feet, radius of 935.00 feet, central angle of 04°10'08" with a chord bearing South 46°57'13" West a distance of 68.02 feet to a point of tangency; thence bearing South 49°02'17" West along said northwesterly line a distance of 353.28 feet to the POINT OF BEGINNING, containing 25,169 square feet more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.

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PROPERTY LINES SHOWN ON THIS EXHIBIT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR OCCUPATION LINES. THIS EXHIBIT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING LINES OF THE PUBLIC LAND SURVEY SYSTEM AND RIGHT-OF-WAY LINES, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE PROPERTY SURVEY AS DEFINED AND PURSUANT TO THE WISCONSIN ADMINISTRATIVE CODE A-E 7.



**Ruekert & Mielke**

### **PREPARED FOR:**

American Family Insurance  
6000 American Pkwy.  
Madison, WI 53783

### **PREPARED BY:**

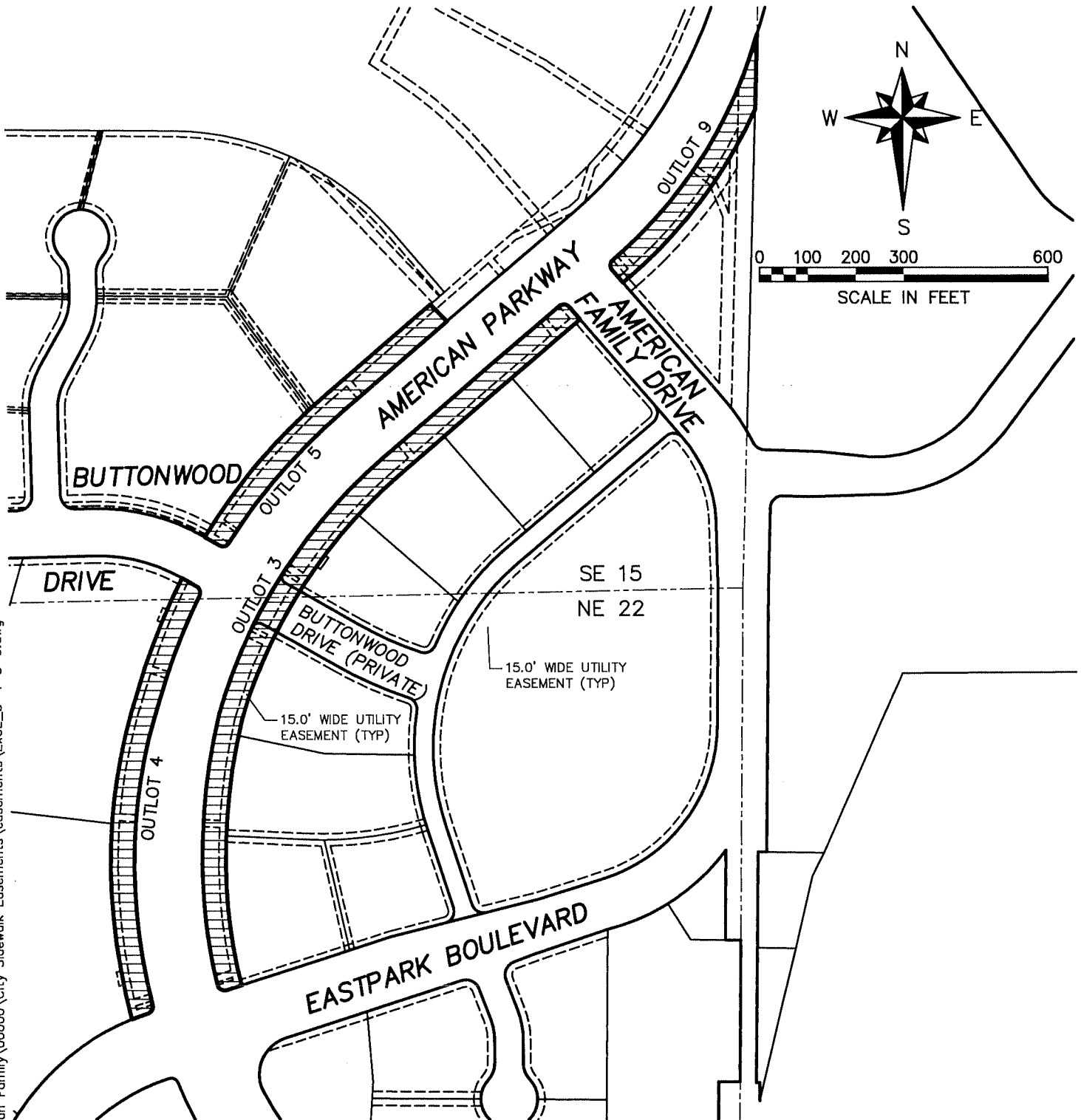
Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview Pkwy.  
Waukesha, WI 53188

# EXHIBIT "A"

Sheet 3 of 10

## PERMANENT SIDEWALK EASEMENT

Being Outlots 3, 4, 5, & 9, The American Center Plat, located in the SE. 1/4 of the SE. 1/4 of Sec. 15, and in the NW. 1/4 and NE. 1/4 of the NE. 1/4 of Sec 22, all in T. 8 N., R. 10 E., City of Madison, Dane County, Wisconsin.



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**Ruekert & Mielke**

**PREPARED FOR:**  
American Family Insurance  
6000 American Pkwy.  
Madison, WI 53783

**PREPARED BY:**  
Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview Pkwy.  
Waukesha, WI 53188

# EXHIBIT "A"

Sheet 4 of 10

## PERMANENT SIDEWALK EASEMENT BOUNDARY DESCRIPTION

Being all of Outlots 3, 4, 5, and 9, The American Center Plat, located in part of the Southeast one-quarter of the Southeast one-quarter of Section 15, and part of the Northwest one-quarter and Northeast one-quarter of the Northeast one-quarter of Section 22, all in Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Being all of Outlots 3, 4, 5, and 9, The American Center Plat, recorded in the Dane County Register of Deeds in Volume 56-166 B of subdivision plats on pages 508-517 inclusive, containing 189,194 square feet more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.

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PROPERTY LINES SHOWN ON THIS EXHIBIT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR OCCUPATION LINES. THIS EXHIBIT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING LINES OF THE PUBLIC LAND SURVEY SYSTEM AND RIGHT-OF-WAY LINES, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE PROPERTY SURVEY AS DEFINED AND PURSUANT TO THE WISCONSIN ADMINISTRATIVE CODE A-E 7.



**Ruekert•Mielke**

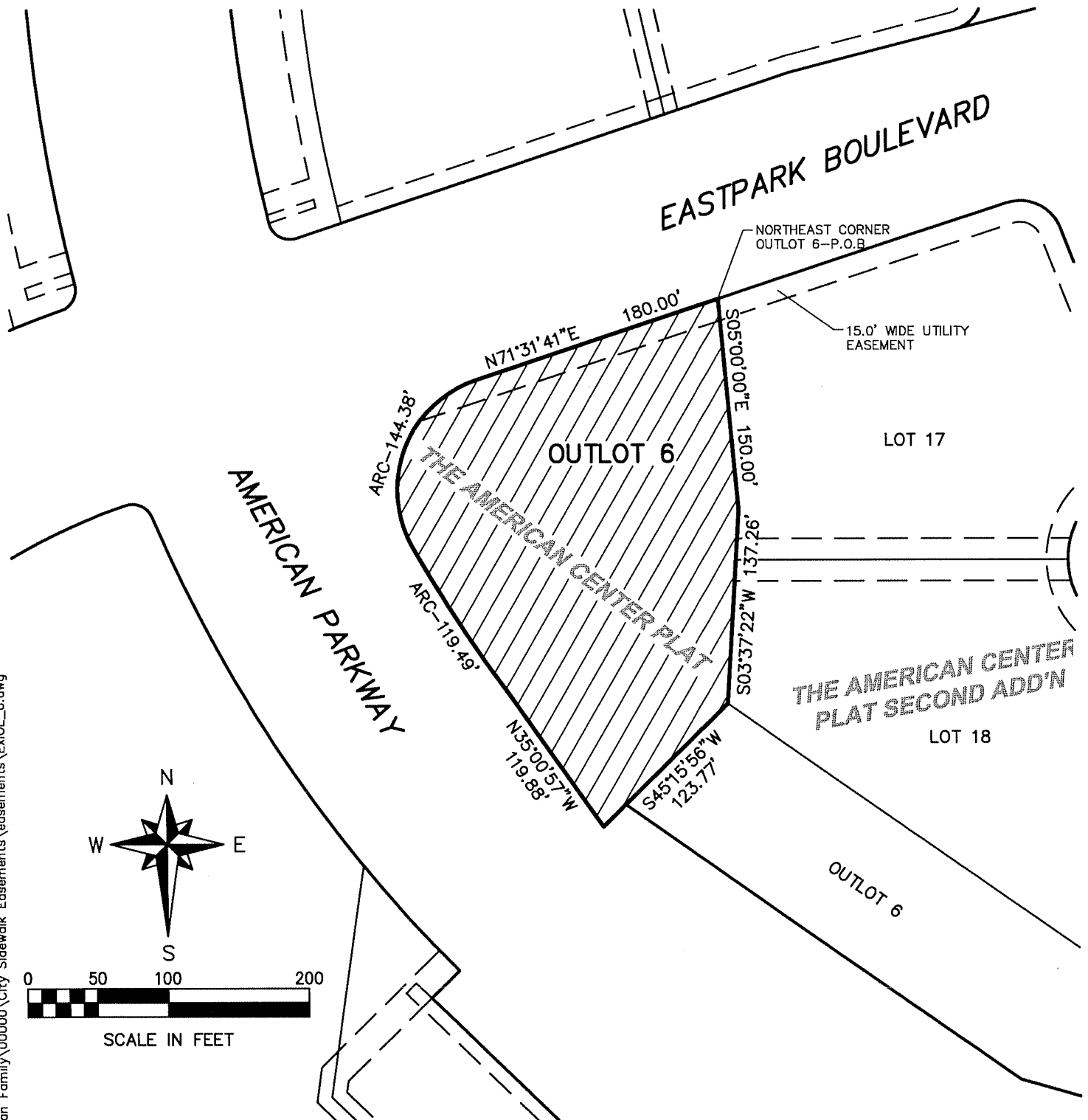
**PREPARED FOR:**  
American Family Insurance  
6000 American Pkwy.  
Madison, WI 53783

**PREPARED BY:**  
Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview Pkwy.  
Waukesha, WI 53188

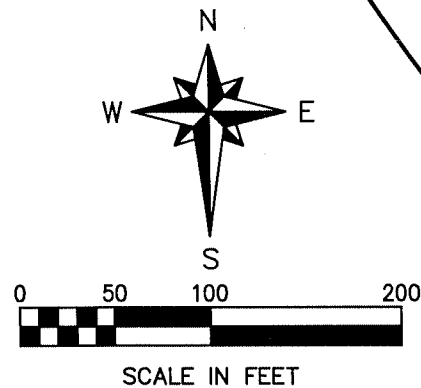
# EXHIBIT "A"

## PERMANENT SIDEWALK EASEMENT

Being part of Outlot 6, The American Center Plat, located in the NE. 1/4 of the NE. 1/4 of Sec. 22, T. 8 N., R. 10 E., City of Madison, Dane County, Wisconsin.



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**Ruekert·Mielke**

**PREPARED FOR:**  
American Family Insurance  
6000 American Pkwy.  
Madison, WI 53783

**PREPARED BY:**  
Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview Pkwy.  
Waukesha, WI 53188

**EXHIBIT "A"****PERMANENT SIDEWALK EASEMENT  
BOUNDARY DESCRIPTION**

Being part of Outlot 6, The American Center Plat, recorded in the Dane County Register of Deeds in Volume 56-166 B of subdivision plats on pages 508-517 inclusive, located in part of the Northeast one-quarter of the Northeast one-quarter of Section 22, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, bounded and described as follows:

BEGINNING at the Northeast corner of said Outlot 6; thence bearing South 05°00'00" East along the west line of The American Center Plat Second Addition, a distance of 150.00 feet; thence bearing South 03°37'22" West along said west line a distance of 137.26 feet; thence bearing South 45°15'56" West along the northeasterly line of the American Parkway right-of-way and its Northeasterly extension a distance of 123.77 feet; thence bearing North 35°00'57" West along said northeasterly line a distance of 119.88 feet to a point on a curve; thence bearing Northwesterly along said northeasterly line and the arc of a curve to the right a distance of 119.49 feet, radius of 853.43 feet, central angle of 08°01'19" with a chord bearing North 32°45'24.5" West a distance of 119.39 feet to a point of compound curve; thence bearing Northerly along said northeasterly line and the arc of a curve to the right a distance of 144.38 feet, radius of 82.50 feet, central angle of 100°16'26" with a chord bearing North 21°23'28" East a distance of 126.65 feet to a point of tangency; thence bearing North 71°31'41" East along the southerly line of the Eastpark Boulevard right-of-way a distance of 180.00 feet to the POINT OF BEGINNING, containing 59,340 square feet more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.

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PROPERTY LINES SHOWN ON THIS EXHIBIT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR OCCUPATION LINES. THIS EXHIBIT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING LINES OF THE PUBLIC LAND SURVEY SYSTEM AND RIGHT-OF-WAY LINES, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE PROPERTY SURVEY AS DEFINED AND PURSUANT TO THE WISCONSIN ADMINISTRATIVE CODE A-E 7.



**Ruekert·Mielke**

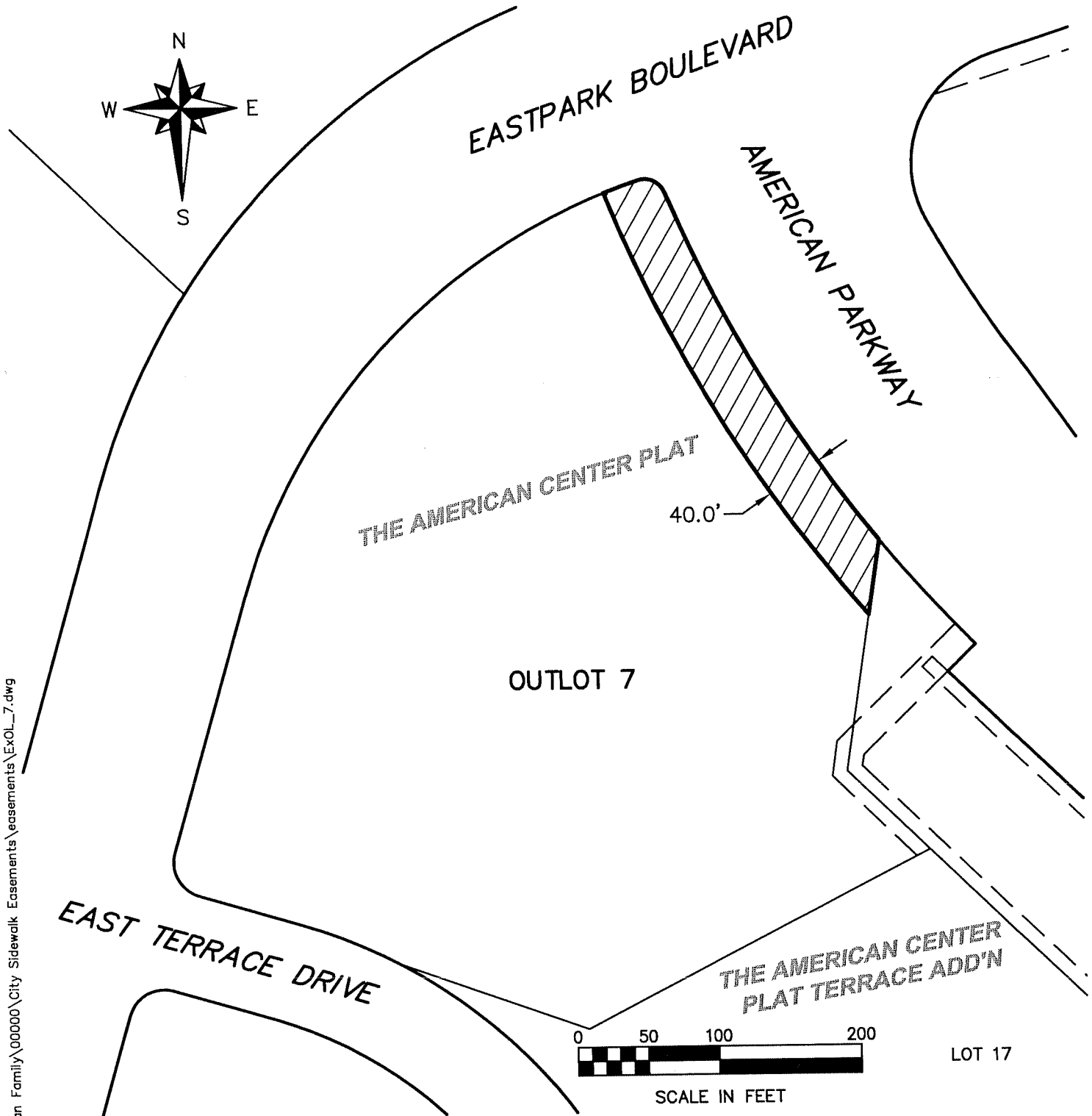
**PREPARED FOR:**  
American Family Insurance  
6000 American Pkwy.  
Madison, WI 53783

**PREPARED BY:**  
Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview Pkwy.  
Waukesha, WI 53188

# EXHIBIT "A"

## PERMANENT SIDEWALK EASEMENT

Being part of Outlot 7, The American Center Plat, located in the NW. 1/4, NE. 1/4, SE. 1/4, and SW. 1/4 of the NE. 1/4 of Sec 22, T. 8 N., R. 10 E., City of Madison, Dane County, Wisconsin.



**Ruekert·Mielke**

**PREPARED FOR:**  
 American Family Insurance  
 6000 American Pkwy.  
 Madison, WI 53783

**PREPARED BY:**  
 Ruekert & Mielke, Inc.  
 W233 N2080 Ridgeview Pkwy.  
 Waukesha, WI 53188

# EXHIBIT "A"

## PERMANENT SIDEWALK EASEMENT BOUNDARY DESCRIPTION

Being part of Outlot 7, The American Center Plat, recorded in the Dane County Register of Deeds in Volume 56—166 B of subdivision plats on pages 508—517 inclusive, located in part of the Northwest one-quarter, Northeast one-quarter, Southeast one-quarter, and Southwest one-quarter of the Northeast one-quarter of Section 22, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Being the Northeasterly 40.00 feet of said Outlot 7, containing 13,092 square feet more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.

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PROPERTY LINES SHOWN ON THIS EXHIBIT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR OCCUPATION LINES. THIS EXHIBIT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING LINES OF THE PUBLIC LAND SURVEY SYSTEM AND RIGHT-OF-WAY LINES, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE PROPERTY SURVEY AS DEFINED AND PURSUANT TO THE WISCONSIN ADMINISTRATIVE CODE A-E 7.



**Ruekert•Mielke**

**PREPARED FOR:**

American Family Insurance  
6000 American Pkwy.  
Madison, WI 53783

**PREPARED BY:**

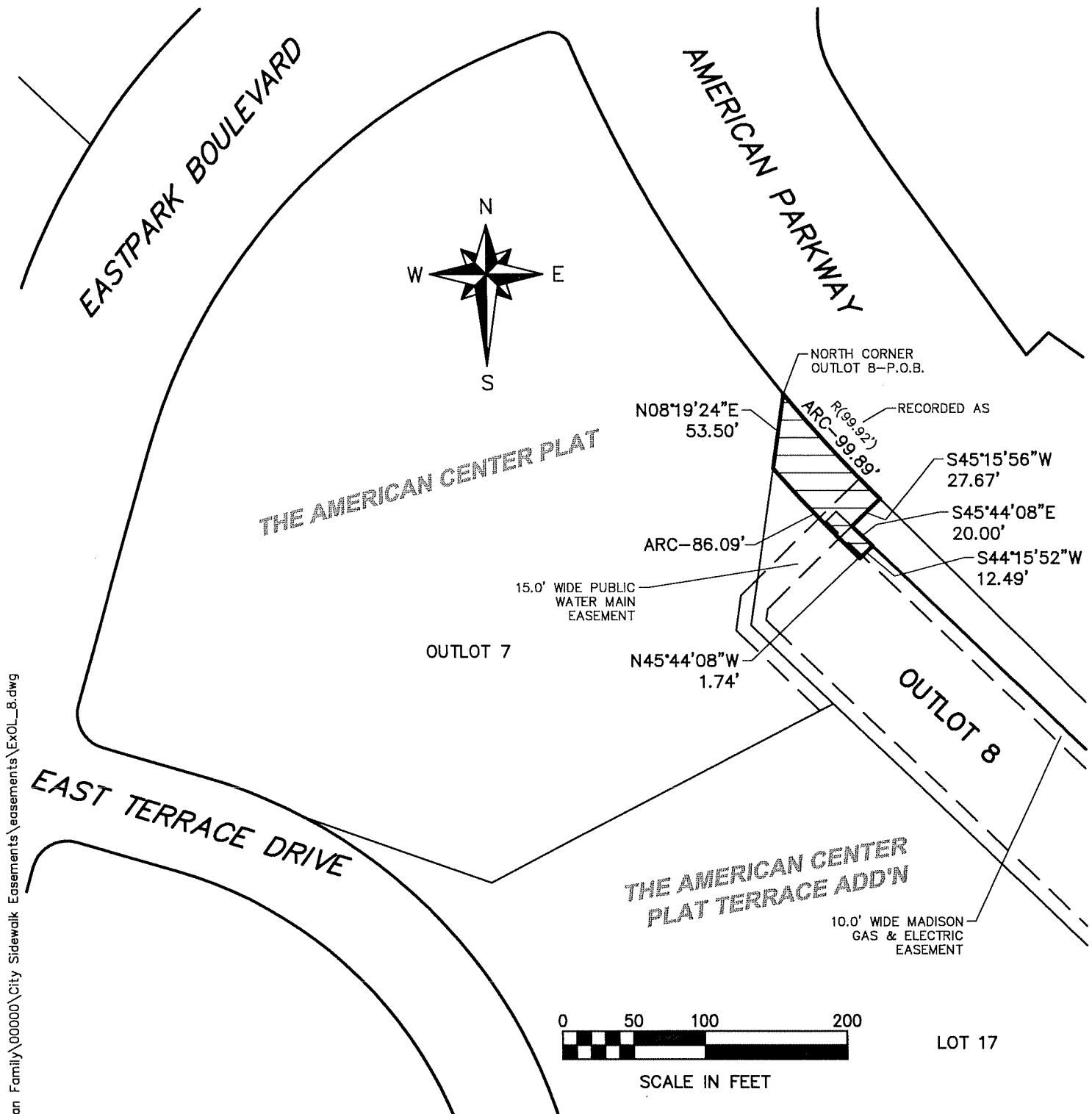
Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview Pkwy.  
Waukesha, WI 53188



# EXHIBIT "A"

## PERMANENT SIDEWALK EASEMENT

Being part of Outlot 8, The American Center Plat, located in the NE. 1/4 and SE. 1/4 of the NE. 1/4 of Sec 22, T. 8 N., R. 10 E., City of Madison, Dane County, Wisconsin.



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**Ruekert & Mielke**

**PREPARED FOR:**  
American Family Insurance  
6000 American Pkwy.  
Madison, WI 53783

**PREPARED BY:**  
Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview Pkwy.  
Waukesha, WI 53188

**EXHIBIT "A"****PERMANENT SIDEWALK EASEMENT  
BOUNDARY DESCRIPTION**

Being part of Outlot 8, The American Center Plat, recorded in the Dane County Register of Deeds in Volume 56-166 B of subdivision plats on pages 508-517 inclusive, located in part of the Northeast one-quarter and Southeast one-quarter of the Northeast one-quarter of Section 22, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, bounded and described as follows:

BEGINNING at the North corner of said Outlot 8; thence Southeasterly along the southwesterly line of the American Parkway right-of-way and the arc of a curve to the left a distance of 99.89 feet, radius of 1010.43 feet, central angle of 05°39'52" with a chord bearing South 41°53'43" West a distance of 99.85 feet (recorded as 99.88); thence bearing South 45°15'56" West along said southwesterly line a distance of 27.67 feet; thence bearing South 45°44'08" East along said southwesterly line a distance of 20.00 feet; thence bearing South 44°15'52" West a distance of 12.49 feet; thence bearing North 45°44'08" West a distance of 1.74 feet to a point of tangency; thence bearing Northwesterly along the arc of a curve to the right a distance of 86.09 feet, radius of 1050.43 feet, central angle of 04°41'45" with a chord bearing North 43°23'15" West a distance of 86.07 feet; thence bearing North 08°19'24" East along the east line of said Outlot 7 a distance of 53.50 feet to the POINT OF BEGINNING, containing 3,597 square feet more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.

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**Ruekert·Mielke**

**PREPARED FOR:**

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Madison, WI 53783

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Ruekert & Mielke, Inc.  
W233 N2080 Ridgeview Pkwy.  
Waukesha, WI 53188