

EXHIBIT A

Legal Description of the Leased Premises

Area A

A parcel of land located in the NW ¼ of the SW ¼ of Section 5, T7N, R10E, City of Madison, Dane County, Wisconsin, to wit:

Commencing at a City of Madison concrete monument with a brass cap located at the meander corner for the West quarter corner of said Section 5; thence S89°57'56"E, 595.28 feet; thence S00°02'04"W, 657.51 feet; thence S34°57'36"E, 65.11 feet to the **point of beginning**; thence N53°24'27"E, 342.48 feet; thence southeasterly, at right angles more or less, to a point one foot distant from the most westerly corner of the existing metal building; thence following the exterior perimeter of said building along the northwesterly and northeasterly walls of said building, and one foot distant from, more or less, in a northeasterly and then southeasterly direction thereof; thence continuing southeasterly on a prolongation of the line which is parallel to and one foot distant from the said northeasterly building wall, to the point of intersection with the southeasterly line of the Leased Premises in the existing Lease described above; thence S53°28'58"W along the said southeasterly line of the Leased Premises (a.k.a City of Madison's East Rail Transportation Corridor property line) to the northeasterly right-of-way line of Waubesa Street; thence along the said northeasterly right-of-way line N34°57'36"W, 34.92 feet to the **point of beginning**. Containing approximately 12,262 square feet.

Area B

A parcel of land located in part of lands described in Declaration Establishing Waubesa Court per Document No. 4323945, hereinafter referred to as Waubesa Court and part of lands described in Quit Claim Deed per Document No. 2265621, hereinafter referred to as Madison's East Rail Transportation Corridor, all located in the NW ¼ of the SW ¼ of Section 5, T7N, R10E, City of Madison, Dane County, Wisconsin, to wit:

Commencing at a City of Madison concrete monument with a brass cap located at the meander corner for the West quarter corner of said Section 5; thence S89°57'56"E, 595.28 feet; thence S00°02'04"W, 657.51 feet; thence S34°57'36"E, 65.11 feet to the southerly most corner of Waubesa Court; thence N53°24'27"E, 342.48 feet along the southeasterly line of said Waubesa Court to the northerly most corner of lease lands described in Document No. 4644194, hereinafter referred to as lease lands and the point of beginning; thence N36°31'02"W, 10.00 feet; thence N53°28'58"E, 55.00 feet parallel with and 10 feet northwest of the said southeasterly line of said Waubesa Court; thence N62°46'28"E, 158.56 feet; thence S85°19'20" E, 30.00 feet to the northerly most corner of Lot 28, Block 23, Second Addition to Fair Oaks; thence S53°28'58"W, 213.09 feet along the southeast line of said Madison's East Rail Transportation Corridor; thence N40°27'00"W, 16.05 feet along the northeast side of said lease lands; thence S51°31'17"W, 17.22 feet along the said northeasterly side of lease lands; thence N44°05'48"W, 20.11 feet along the said northeasterly side of lease lands to the **point of beginning**. Containing approximately 7,466 square feet.