EXHIBIT A

LOT 4, 5, 9 AND PART OF LOTS 3, 10, 11 AND 12 HOPPMAN–PEPPER REPLAT, RECORDED AS DOCUMENT NUMBER 2839088, DANE COUNTY REGISTRY, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 30 60 90

SCALE : ONE INCH = THIRTY FEET

ASSUMED NORTH BASED ON THE EASTERLY LINE OF MOULTON STREET, ASSUMED TO BEAR N 28°45'48" E

PARCEL A

PARCEL B

PARCEL C

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	78°54'36"	25.00	34.43'	N 88°04'28" W	31.77
C2	01°48'34"	25.00	0.78'	S 53°34'53" W	0.78'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 46°37'08" E	11.43'

LEGEND

- 3/4" SOLID IRON ROD FOUND
- 3/4" PIPE FOUND
- 1" PIPE FOUND (UNLESS NOTED)
- 1-1/4" PIPE FOUND (UNLESS NOTED)
- SET A 3/4" X 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- RIGHT-OF-WAY TO VACATE
- SURPLUS RIGHT-OF-WAY

AREAS (SQUARE FEET)

A = 4108.5
B = 902.6
C = 2204.5
D = 3385.3
E = 2000.0
F = 7886.6
G = 8543.8

TOTAL = 29,035.3

1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements except those provided in the title report; building setback lines; subdivision restrictions; zoning or other land use regulations.

2) Dates of field work: January, 2003 and March 6, 10, 11 and 13, 2003.

3) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.

4) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

5) All trees, hedges and ground cover on and adjacent to the site may not necessarily be shown hereon.

6) All curb and gutter shown is concrete.

7) All streets shown are bituminous.

8) Handicap ramps exist at sidewalk intersections.

9) Current zoning: R3

10) Eastwood Drive right-of-way was created by Eminent Domain.

11) First Street between Winnebago Street and Eastwood Drive was created by Eminent Domain.

12) Surveyor provided with Title Commitment Number 03052212-630, First American Title Corporation, dated August 21, 2002. The property surveyed is subject to the following:

a. Covenants, Conditions, Restrictions and Easements contained in an instrument recorded in Volume 891 of Records, on page 443, as Document Number 1330663.
Subject to Permanent Highway easement.
Subject to Public Easement for Bench and rest area.
Subject to easement for Bus Shelter.
– no advertising signs shall be permitted except those permitted in the R-5 zoning district regardless of the present or future zoning.
– no living units will be constructed on the land herein conveyed or the land used to offset additional building units to be constructed on the Buyer's adjacent ownership (Lot 9 Hoppman–Pepper Replat).
– The above described land to be attached to the Buyer's adjacent ownership (Lot 9 Hoppman–Pepper Replat) and assessed and taxed for real estate purposes as a single parcel.

Description Furnished:

Lots 4 and 5, HOPPMAN–PEPPER REPLAT, DANE COUNTY REGISTRY.
Tax Parcel Nos. 251-0710-072-0532-4 and 251-0710-072-0531-6

Parcel A:
All of Lot Nine (9) and part of Lots Ten (10) and Eleven (11), Hoppman–Pepper Replat, City of Madison, Dane County, Wisconsin, more fully described as follows:
Beginning at the most Northerly corner of said Lot 10, Hoppman–Pepper Replat; thence South 28 degrees 45 minutes West, 4.6 feet, along the North line of said Lot 10; thence Southeasterly to a point on the South line of Lot 11 that is South 28 degrees 45 minutes West, 41.3 feet, from the most Easterly corner of said Lot 10, measured along the Southeast line of said Lot 10 and 11; thence North 28 degrees 45 minutes East, 41.3 feet along the Southeast line of said Lot 10 and 11 to the most Easterly corner of said Lot 10; thence Northwesterly along the Northeast line of said Lot 10, to the point of beginning.

Tax Parcel No. 251-0710-072-0532-2

Parcel B:

Lot Twelve (12), Hoppman–Pepper Replat, in the City of Madison, Dane County, Wisconsin EXCEPT lands conveyed to the City of Madison in an instrument recorded January 4, 1973 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 408 of Records, page 341 as Document Number 1331563.

Tax Parcel No. 251-0710-072-0527-4

SURVEYED FOR :
KRUPP GENERAL CONTRACTORS
2020 EASTWOOD DRIVE
MADISON, WI 53704

SURVEYED BY :
Burse surveying & engineering
1400 E. Washington Ave, Suite 150
Madison, WI 53703 608.250.9263
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DRAWING NAME: \PROJECTS\BSE450\POS\PS_BSE450.DWG
PLOT VIEW: PLOT

DATE: 03-15-05

KRUPP – MOULTON COURT/EASTWOOD DRIVE PLAT OF SURVEY