

EXHIBIT A

Legal Description of the Leased Premises

That portion of East Campus Mall located between Blocks 4 and 5 University Addition to Madison, all being located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 07 North, Range 09 East in the City of Madison, Dane County, Wisconsin, which lies between two horizontal planes; the first horizontal plane's lower elevation being 43.00 feet and the second horizontal plane's upper elevation being 70.50 feet. Said horizontal planes lying within the following described traverse:

Commencing at the southeast corner of Block 4; thence N $1^{\circ}11'54''$ E, 97.75 feet along the east line of Block 4, the point of beginning; thence N $1^{\circ}11'54''$ E, 55.75 feet; thence S $88^{\circ}48'06''$ E, 66.00 feet to the west line of Block 5; thence S $1^{\circ}11'54''$ W, 55.75 feet; thence N $88^{\circ}48'06''$ W, 66.00 feet to the point of beginning.

Said parcel contains 3679.5 square feet being .084 acres.

Elevations are based on the City of Madison datum. Bearings are referenced to the Dane County Coordinate system.

EXHIBIT B

Legal Description of the Abutting Properties:

800 University Avenue

All of Block 4, University Addition to Madison, including vacated Irving Place and vacated Sterling Court, City of Madison, Dane County, Wisconsin.

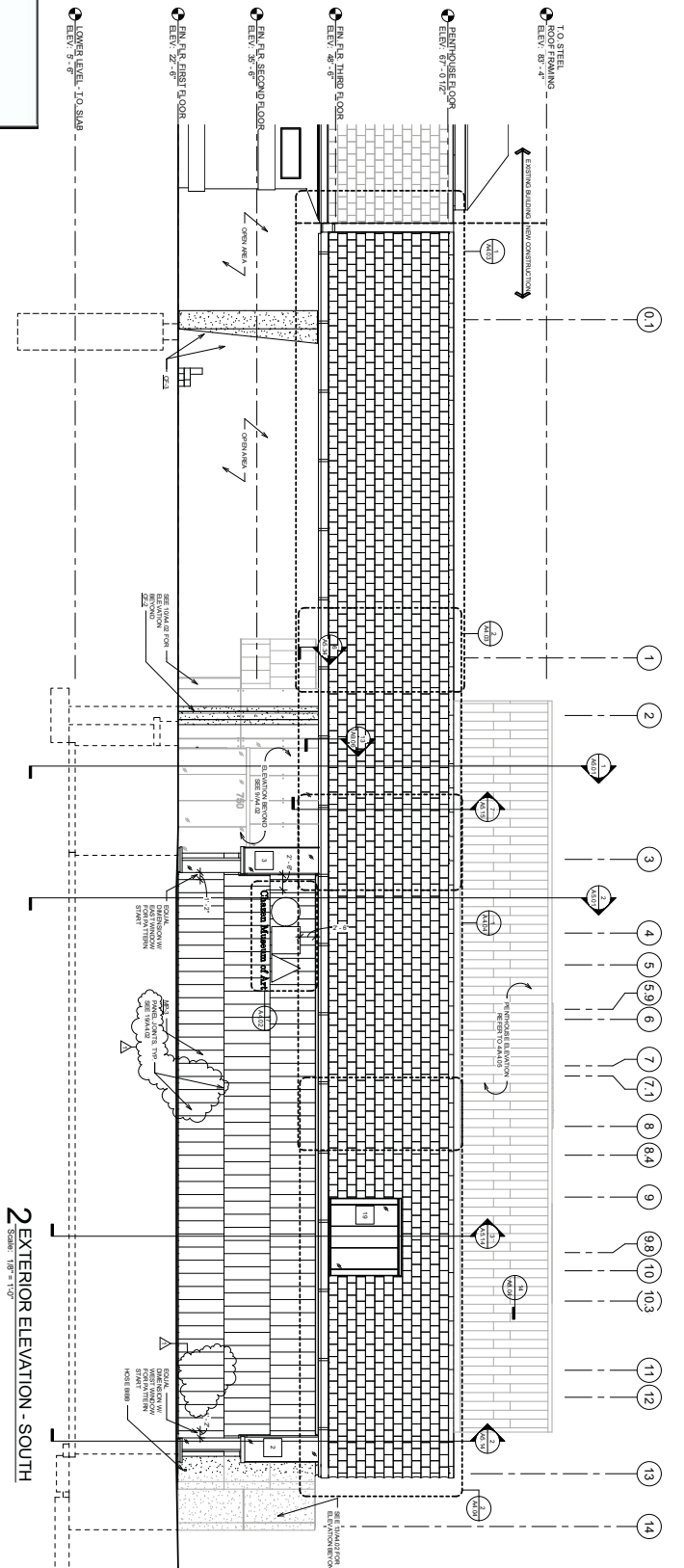
(Tax Parcel No. 251-0709-232-0501-1)

419-433 East Campus Mall

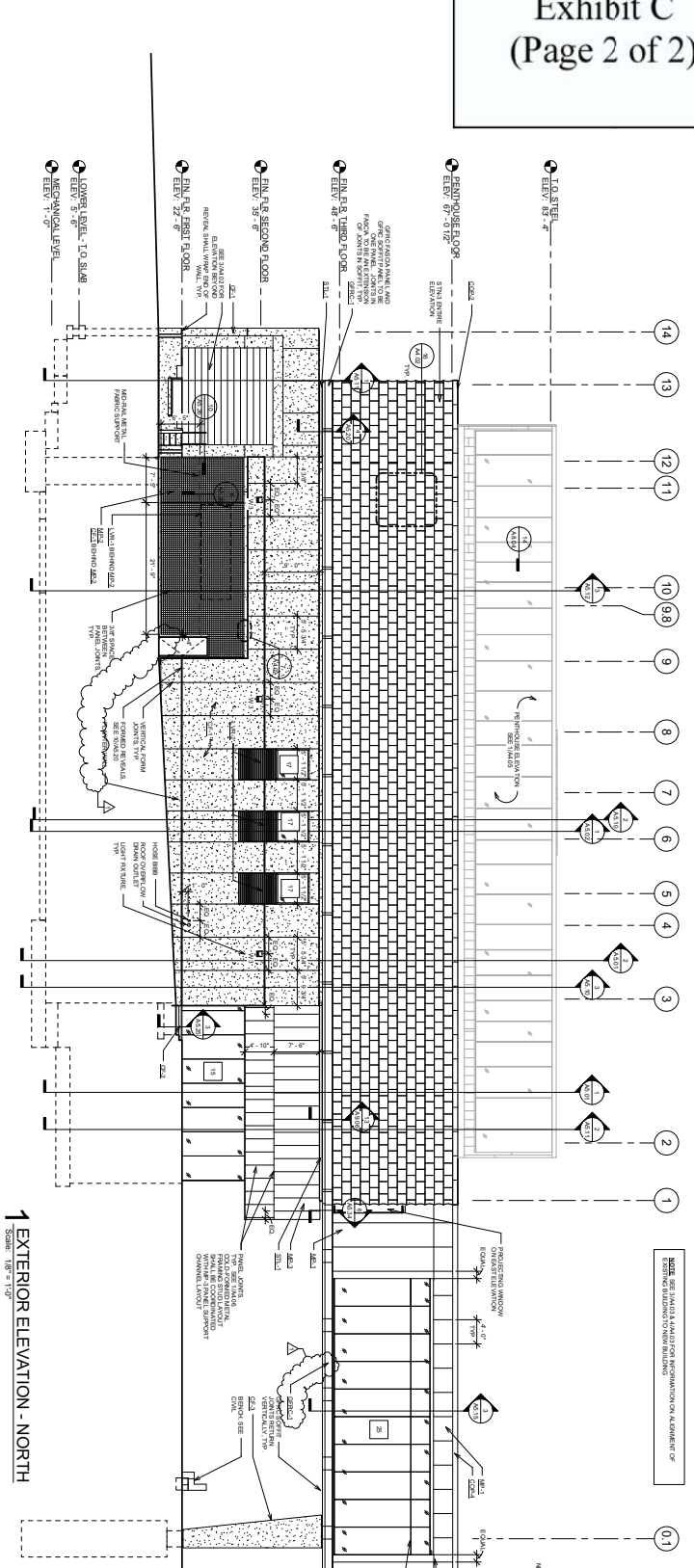
All of Lots 10, 11, 12 and 13, Block 5, University Addition to Madison, City of Madison, Dane County, Wisconsin.

(Tax Parcel Nos. 251-0709-232-0405-5 and 251-0709-232-0406-3)

Exhibit C (Page 2 of 2)



2 EXTERIOR ELEVATION - SOUTH
Scale: 1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH
Scale: 1/8" = 1'-0"

ELEVATION GENERAL NOTES

- SEE ARCHITECT'S GENERAL NOTES FOR WINDOW ELEVATIONS
- SEE COORDINATION NOTES SHEET A-10
- SEE SPECIFICATIONS FOR MATERIALS INFORMATION

EXTERIOR MATERIAL DESIGNATION KEY

MATERIAL DESIGNATION	MATERIAL	SPECIFICATION
BR1	BRICK, COMMON	SEE SPECIFICATIONS
BR2	BRICK, COMMON	SEE SPECIFICATIONS
BR3	BRICK, COMMON	SEE SPECIFICATIONS
BR4	BRICK, COMMON	SEE SPECIFICATIONS
BR5	BRICK, COMMON	SEE SPECIFICATIONS
BR6	BRICK, COMMON	SEE SPECIFICATIONS
BR7	BRICK, COMMON	SEE SPECIFICATIONS
BR8	BRICK, COMMON	SEE SPECIFICATIONS
BR9	BRICK, COMMON	SEE SPECIFICATIONS
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BR11	BRICK, COMMON	SEE SPECIFICATIONS
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BR13	BRICK, COMMON	SEE SPECIFICATIONS
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BR100	BRICK, COMMON	SEE SPECIFICATIONS