

EXHIBIT A

Legal Description of the County Property:

Lot 1, Certified Survey Map No. 12189 recorded in Volume 75 of Certified Survey Maps of Dane County, Wisconsin, pages 171-175, as Document Number 4328930, City of Madison, Dane County, Wisconsin,

Legal Description of the Property (a/k/a the Tower Easement Area pursuant to the Easement):

A part of Lot 1, Certified Survey Map No. 12189 recorded in Volume 75 of Certified Survey Maps of Dane County, Wisconsin, pages 171-175, as Document Number 4328930, City of Madison, Dane County, Wisconsin, containing 23,256 square feet (0.534 acres) of land and being described by:

Commencing at the South Quarter (S ¼) Corner of said Section 25; thence N01°05'16"E, 1,858.21 feet along the East line of the Southwest Quarter (SW ¼) of said Section 25; thence N88°54'44"W, 42.33 feet to the **point of beginning**; thence S05°14'12"W, 230.82 feet; thence N88°09'26"W, 85.65 feet; thence N87°01'11"E, 121.03 feet to the **point of beginning**; being subject to any and all easements and restrictions of record.

Together with the following Ingress/Egress Easement (as described in the Easement):

A 12 foot wide Ingress/Egress Easement being a part of Lot Nine (9) of Hanover Plat; a part of Lots Fifteen (15) and Sixteen (16), Block Two (2), and a part of vacated Esch Lane (recorded as Drewry Lane) lying North of Lake View Avenue, Lake View Heights, a plat of record; all being a part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-five (25), Township Eight (8) North, Range Nine (9) East, City of Madison, Dane County, Wisconsin, containing 6,171 square feet (0.142 acres) of land and being 6 feet either side of and parallel to a line described by:

Commencing at the South Quarter (S ¼) Corner of said Section 25; thence N01°05'16"E, 1,380.93 feet along the East line of the Southwest Quarter (SW ¼) of said Section 25 to the Southwest Corner of Lot 15, Block 2, of said Lake View Heights; thence S89°44'03"E, 215.67 feet (recorded as N89°09"E, 216.04 feet) along the South line of said Lot 15 and the East extension thereof to the Centerline of vacated Esch Lane; thence S01°11'57"W (recorded as S00°07"W), 20.63 feet along said Centerline to a point in the North line of Lake View Avenue extended West; thence S89°18'04"E (recorded as N89°37"E), 10.00 feet along said North line to the **point of beginning**; thence N01°11'57"E, 30.71 feet; thence N89°44'03"W, 16.15 feet; thence N34°04'04"W, 91.22 feet; thence N51°43'15"W, 89.38 feet; thence N72°55'51"W, 95.12 feet; thence N36°48'06"W, 114.81 feet; thence N00°18'58"E, 55.32 feet; thence N89°41'02"W, 15.51 feet; thence N00°18'58"E, 6.00 feet to the **point of termination**.

Together with the following Shared Utility Easement:

Part of Lot One (1) of Certified Survey Map No. 12189 recorded in Volume 75 on Page 171 as Document No. 4328930 being a part of the South Half (S1/2) of Section Twenty-Five (25), Township Eight (8) North, Range Nine (9) East, City of Madison, Dane County, Wisconsin containing 1,169 square feet (0.027 acres) of land and being Four (4) feet each side of and parallel to the following

described line:

Commencing at the South Quarter Corner of said Section 25; thence $N01^{\circ}29'04''E$ 1700.76 feet along the east line of the SW1/4 of said Section 25; thence $N88^{\circ}30'56''W$ 69.50 feet; thence $N89^{\circ}17'14''W$ 34.00 feet to the point of beginning; thence $N00^{\circ}42'46''E$ 28.00 feet; thence $S89^{\circ}17'14''E$ 17.01 feet; thence $N01^{\circ}30'27''E$ 84.93 feet; thence $N36^{\circ}32'00''W$ 16.20 feet to the point of termination.