

Exhibit A Description

Being a part of South First Street, and a part of Lots Ten (10), Eleven (11), Twelve (12), and Thirteen (13), HOPPMAN-PEPPER REPLAT, as recorded in Volume 4 of Plats, on Page 14, as Document Number 283908, Dane County Registry, more fully described as follows:

Commencing at the northerly most corner of Lot Nine (9) of said HOPPMAN-PEPPER REPLAT, said point also lying on the southerly right-of-way line of Winnebago Street; thence South 28 degrees 40 minutes 49 seconds West, along the southerly right-of-way line of said Winnebago Street, 37.70 feet to the point of beginning; thence South 40 degrees 29 minutes 40 seconds East, 105.73 feet; thence South 46 degrees 37 minutes 08 seconds East, 11.45 feet to a point of curvature; thence 35.20 feet along the arc of a curve to the left, through a central angle of 80 degrees 41 minutes 13 seconds, a radius of 25.00 feet, and a chord bearing South 86 degrees 57 minutes 45 seconds East, 32.37 feet to the northerly right-of-way line of Eastwood Drive; thence South 52 degrees 41 minutes 38 seconds West, along said northerly right-of-way line and its westerly extension thereof, 57.66 feet; thence North 37 degrees 17 minutes 55 seconds West, 34.60 feet to a point of curvature; thence 52.00 feet along the arc of a curve to the right, through a central angle of 03 degrees 40 minutes 25 seconds, a radius of 811.00 feet, and a chord bearing North 35 degrees 27 minutes 42 seconds West, 51.99 feet; thence North 33 degrees 37 minutes 26 seconds West, 42.04 feet to the aforementioned southerly right-of-way line of Winnebago Street; thence North 28 degrees 40 minutes 49 seconds East along said southerly right-of-way line, 22.85 feet to the point of beginning. This description contains 3,862 square feet or 0.0887 acres.