

## EXHIBIT A

### EASEMENT AREA 1

AN APPROXIMATELY 20-FOOT WIDE PUBLIC WATER UTILITY EASEMENT OVER, UNDER AND ACROSS PART OF SHERMAN TERRACE, ACCORDING TO THE RECORDED CONDOMINIUM PLAT THEREOF, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, THE REFERENCE LINE OF SAID EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS AND DEPICTED IN ATTACHED EXHIBIT B-1:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SHERMAN TERRACE, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SHERMAN AVENUE; THENCE NORTH 19 DEGREES 08 MINUTES 06 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 159.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 71 DEGREES 57 MINUTES 09 SECONDS EAST, 84.42 FEET; THENCE NORTH 18 DEGREES 21 MINUTES 34 SECONDS EAST, 136.03 FEET; THENCE NORTH 72 DEGREES 15 MINUTES 31 SECONDS EAST, 73.03 FEET; THENCE NORTH 21 DEGREES 43 MINUTES 43 SECONDS EAST, 41.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SHERMAN TERRACE AND THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT ARE TO BE PROLONGED OR SHORTENED TO TERMINATE ON THE EASTERLY RIGHT OF WAY LINE OF SHERMAN AVENUE AND THE SOUTHERLY RIGHT OF WAY LINE OF SHERMAN TERRACE.

### EASEMENT AREA 2

AN APPROXIMATELY 20-FOOT WIDE PUBLIC WATER UTILITY EASEMENT OVER, UNDER AND ACROSS PART OF SHERMAN TERRACE, ACCORDING TO THE RECORDED CONDOMINIUM PLAT THEREOF, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, THE REFERENCE LINE OF SAID EASEMENT MORE FULLY DESCRIBED AS FOLLOWS AND DEPICTED IN ATTACHED EXHIBIT B-2:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SHERMAN TERRACE, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SHERMAN AVENUE; THENCE NORTH 19 DEGREES 08 MINUTES 06 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 70 DEGREES 44 MINUTES 37 SECONDS EAST PARALLEL WITH AND 10 FEET PERPENDICULAR MEASURE TO THE SOUTH LINE OF SAID SHERMAN TERRACE, 267.74 FEET TO POINT "A"; THENCE CONTINUING SOUTH 70 DEGREES 44 MINUTES 37 SECONDS EAST ALONG SAID LINE, 406.09 FEET; THENCE NORTH 63 DEGREES 54 MINUTES 31 SECONDS EAST, 43.66 FEET; THENCE NORTH 19 DEGREES 23 MINUTES 50 SECONDS EAST PARALLEL WITH AND 10 FEET PERPENDICULAR MEASURE TO THE SOUTHEAST LINE OF SAID SHERMAN TERRACE, 225.53 FEET; THENCE NORTH 25 DEGREES 29 MINUTES 22 SECONDS WEST, 96.77 FEET; THENCE NORTH 56 DEGREES 02 MINUTES 22 SECONDS WEST, 74.89 FEET TO POINT "B"; THENCE NORTH 56 DEGREES 29 MINUTES 34 SECONDS WEST, 112.84 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 59 SECONDS WEST, 44.51 FEET; THENCE SOUTH 61 DEGREES 12 MINUTES 36 SECONDS WEST, 19.28 FEET TO A POINT OF TERMINUS ON THE NORTHERLY RIGHT OF WAY OF SHERMAN TERRACE;

AND

BEGINNING AT POINT "B"; THENCE NORTH 35 DEGREES 43 MINUTES 44 SECONDS EAST, 75.77 FEET; THENCE NORTH 59 DEGREES 19 MINUTES 23 SECONDS EAST, 131.41 FEET; THENCE NORTH 14 DEGREES 45 MINUTES 58 SECONDS EAST, 77.69 FEET; THENCE NORTH 28 DEGREES 55 MINUTES 46 SECONDS WEST, 40.34 FEET; THENCE NORTH 71 DEGREES 26 MINUTES 38 SECONDS WEST, 143.47 FEET; THENCE SOUTH 60 DEGREES 17 MINUTES 36 SECONDS WEST, 148.90 FEET; THENCE NORTH 29 DEGREES 42 MINUTES 25 SECONDS WEST, 82.45 FEET; THENCE NORTH 87 DEGREES 51 MINUTES 13 SECONDS WEST, 117.22 FEET; THENCE SOUTH 01 DEGREE 56 MINUTES 54 SECONDS WEST, 48.24 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 07 SECONDS WEST, 59.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SHERMAN TERRACE AND A POINT OF TERMINUS;

AND

BEGINNING AT POINT "A"; THENCE NORTH 19 DEGREES 56 MINUTES 21 SECONDS EAST, 32.80 FEET; THENCE NORTH 27 DEGREES 26 MINUTES 23 SECONDS EAST, 35.97 FEET; THENCE NORTH 37 DEGREES 26 MINUTES 24 SECONDS EAST, 35.97 FEET; THENCE NORTH 60 DEGREES 43 MINUTES 38 SECONDS EAST, 90.36 FEET; THENCE NORTH 19 DEGREES 28 MINUTES 28 SECONDS EAST, 112.50 FEET; THENCE NORTH 17 DEGREES 29 MINUTES 05 SECONDS WEST, 28.95 FEET; THENCE NORTH 04 DEGREES 23 MINUTES 54 SECONDS EAST, 30.39 FEET; THENCE NORTH 21 DEGREES 02 MINUTES 39 SECONDS EAST, 34.96 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SHERMAN TERRACE AND A POINT OF TERMINUS.

**NOTES:**

1. THE SIDELINES OF THE FOREGOING EASEMENT AREAS ARE TO BE PROLONGED OR SHORTENED TO TERMINATE ON THE EASTERLY RIGHT OF WAY LINE OF SHERMAN AVENUE AND THE SOUTHERLY AND NORTHERLY RIGHT OF WAY LINES OF SHERMAN TERRACE.
2. EXCEPTED FROM THE DESCRIPTIONS OF THE FOREGOING EASEMENT AREAS ARE THE AREAS OF THE BUILDINGS AND A 0.50 FOOT BUFFER ALONG THE FACE OF SAID BUILDINGS, AS CONSTRUCTED AS OF AUGUST 5, 2009.
3. THE REFERENCE LINES OF THE FOREGOING EASEMENT AREAS ARE INTENDED TO BE THE CENTERLINES OF ATYPICAL 20-FOOT WIDE EASEMENTS.