

EXHIBIT A

KIPP CIRCLE VACATION AND DISCONTINUANCE Legal Description

Kipp Circle being a public right-of-way dedicated by the plat of Marsh Road Industrial Subdivision recorded in Volume 58-014B of Plats, Pages 75-76, as Document No. 3661189 lying adjacent to Lot 10, Lot 11, Lot 12 and Lot 13 of said Marsh Road Industrial Subdivision, being located in the Southwest Quarter of the Northwest Quarter of Section 26, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 26;
thence N00°27'06"E along the West line of the said Northwest Quarter of Section 26 540.65 feet;
thence S89°32'54"E, 1000.65 feet to the intersection of the Southwesterly right-of-way line of Kipp Street with the Northwesterly right-of-way of said Kipp Circle, also being the Point of Beginning;
thence S33°22'27"E along said Southwesterly right-of-way of Kipp Street, 116.00 feet to a point of curve on the Southeasterly right-of-way of said Kipp Circle;
thence Westerly along said Southeasterly right-of-way of Kipp Circle, 39.27 feet along the arc of a curve to the left, having a radius of 25.00 feet, and a long chord bearing N78°22'27"W, 35.36 feet to the point of tangency thereof;
thence S56°37'33"W along said Southeasterly right-of-way of Kipp Circle, 228.31 feet to a point of curve;
thence Southwesterly along said Southeasterly right-of-way of Kipp Circle, 35.79 feet along the arc of a curve to the left, having a radius of 50.00 feet, and a long chord bearing S36°07'12"W, 35.03 feet to a point of reverse curve;
thence Southwesterly, Northwesterly and Northeasterly along the said right-of-way of Kipp Circle, 274.40 feet along the arc of a curve to the right, having a radius of 60.00 feet, and a long chord bearing N33°22'27"W, 90.54 feet to a point of reverse curve;
thence Northeasterly along the said Northwesterly right-of-way of Kipp Circle, 35.79 feet along the arc of a curve to the left, having a radius of 50.00 feet, and a long chord bearing N77°07'53"E, 35.03 feet to the point of tangency thereof;
thence N56°37'33"E, 228.31 feet along the said Northwesterly right-of-way of Kipp Circle to a point of curve;
thence Northeasterly along said Northwesterly right-of-way of Kipp Circle, 39.27 feet along the arc of a curve to the left, having a radius of 25.00 feet, and a long chord bearing N11°37'33"E, 35.36 feet to the Point of Beginning.

Said parcel contains 29,418 square feet or 0.675 acres.