

EXHIBIT A

Depiction of Suites 212 and 214

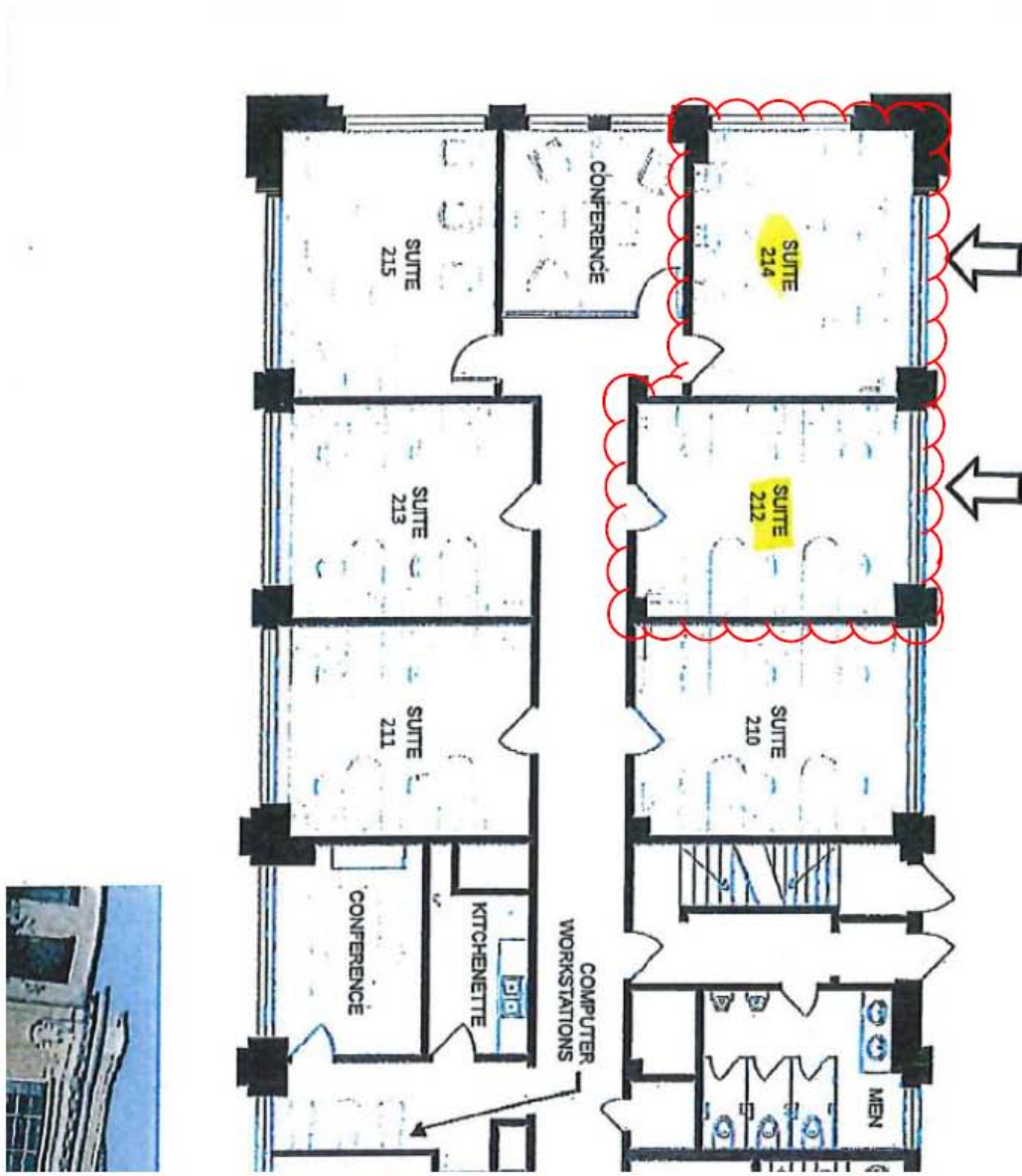


EXHIBIT B

Legal Description of the Property

Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and parts of Lots Five (5) and Fourteen (14), Block 197 of the Original Plat of Madison and part of vacated East Main Street all located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 13, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, to-wit: Beginning at a found spike at the most Northerly corner of said Block 197; thence South 45°02'10" East, along the Southwesterly line of South Baldwin Street, 351.04 feet; thence South 45°20'54" West, 330.16 feet; thence North 45°01'50" West, 348.26 feet to a found iron state; thence North 44°51'57" East, along the Southeasterly line of East Washington Avenue, 330.12 feet to the point of beginning.

Tax Parcel No.: 251-0709-131-0107-1