

EXHIBIT A
Legal Descriptions

Owner's Property - 3650 Milwaukee Street

A parcel of land located in the Northwest 1/4 of Section 4, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the West 1/4 Corner of said Section 4; thence North 1° 11' 40" East, 33.06' feet; thence North 89° 15' 10" East, 470.00 feet to the **point of beginning**; thence North 0° 44' 50" West, 762.00 feet; thence South 89° 15' 10" West 40.00 feet; thence North 0° 44' 50" West, 60.00 feet; thence South 89° 15' 10" West, 15.00 feet; thence North 0° 44' 50" West, 95.00 feet; thence South 89° 15' 10" West, 50.00 feet; thence North 0° 44' 50" West, 50.00 feet; thence North 89° 15' 10" East, 755.00 feet; thence South 0° 44' 50" East, 790.00 feet; thence South 89° 15' 10" West, 85.00 feet; thence South 0° 44' 50" East, 177.00 feet; thence South 89° 15' 10" West, 565.00 feet to the **point of beginning**.

Except therefrom the following described parcels:

1. Lands acquired by the City of Madison in Award of Damages recorded in Volume 98 of Records, Page 516 as Document Number 1238548.
2. Lands acquired by the City of Madison in Quit Claim Deed recorded in Volume 29019 of Records, Page 31 as Document Number 2650239.
3. Lands acquired by the City of Madison in Award of Compensation recorded as Document Number 2778654.
4. Lands acquired by the City of Madison in Award of Compensation recorded as Document Number 2844382.

Easement Area - Part of City's Property at 142 West Corporate Drive

Located within City of Madison Lands per Document No. 4144020 (corrected by Document Nos. 4162590 and 4222850), being part of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at a found Berntsen aluminum monument at the Northwest Corner said Section 4; thence, along the West line of the Northwest 1/4 of said Section 4, South 01°36'10" West, 2033.64 feet; thence North 89°40'09" East, 962.10 feet along the South line of said City of Madison Lands to a point on said South line, also being the **point of beginning**;

thence North 00°26'29" West, 76.00 feet;

thence North 89°40'09" East, 20.00 feet;

thence South 00°26'29" East, 76.00 feet to a point on said South line;

thence along said South line, South 89°40'09" West, 20.00 feet to the **point of beginning**.

Said easement contains 1,520 square feet or 0.0349 acres, more or less, and is subject to all matters of record and/or fact.