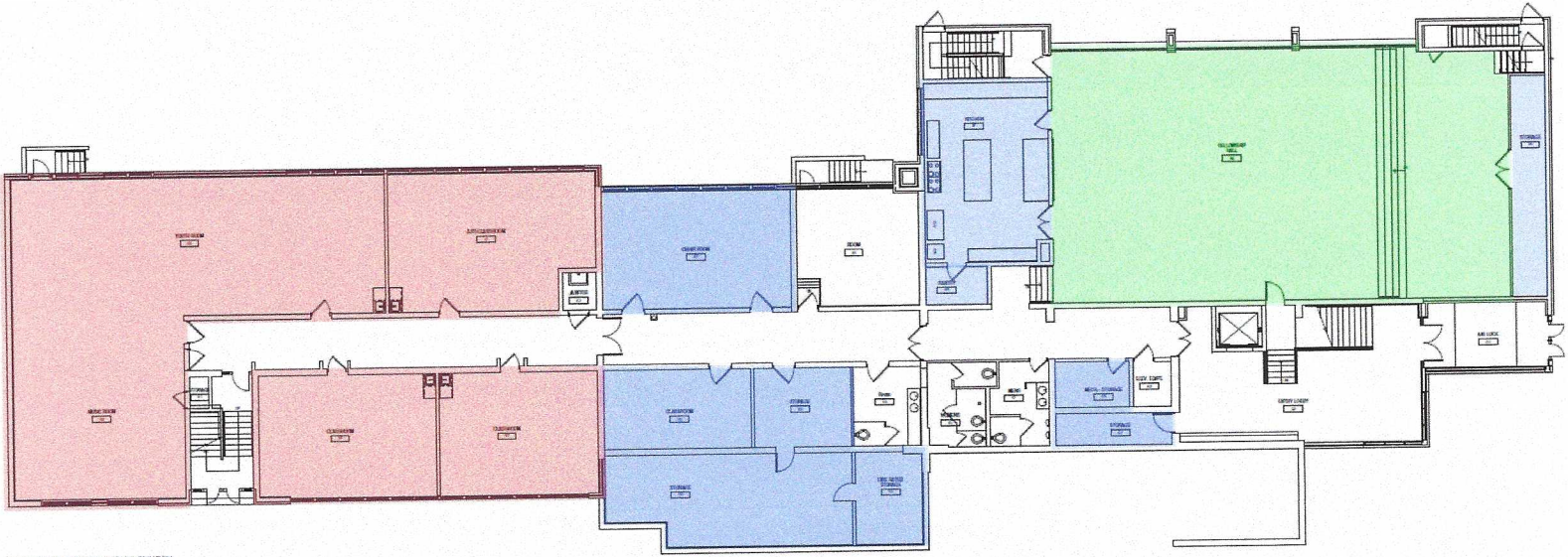


# EXHIBIT A – TENANT PREMISES

## Plan of 1<sup>st</sup> Floor, 4100 Nakoma Road, Madison WI



WESTMINSTER PRESBYTERIAN CHURCH  
Proposed Ground Floor Plan



Area to be retained by Landlord, Westminster Presbyterian Church



Tenant Premises (Acton Academy Madison, LLC)



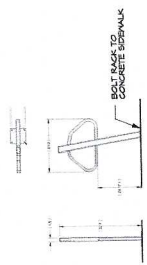
Tenant Premises (Acton Academy Madison, LLC) with periodic use by  
Landlord (Westminster Presbyterian Church)

**Parking Lot Plan Site Information Block**

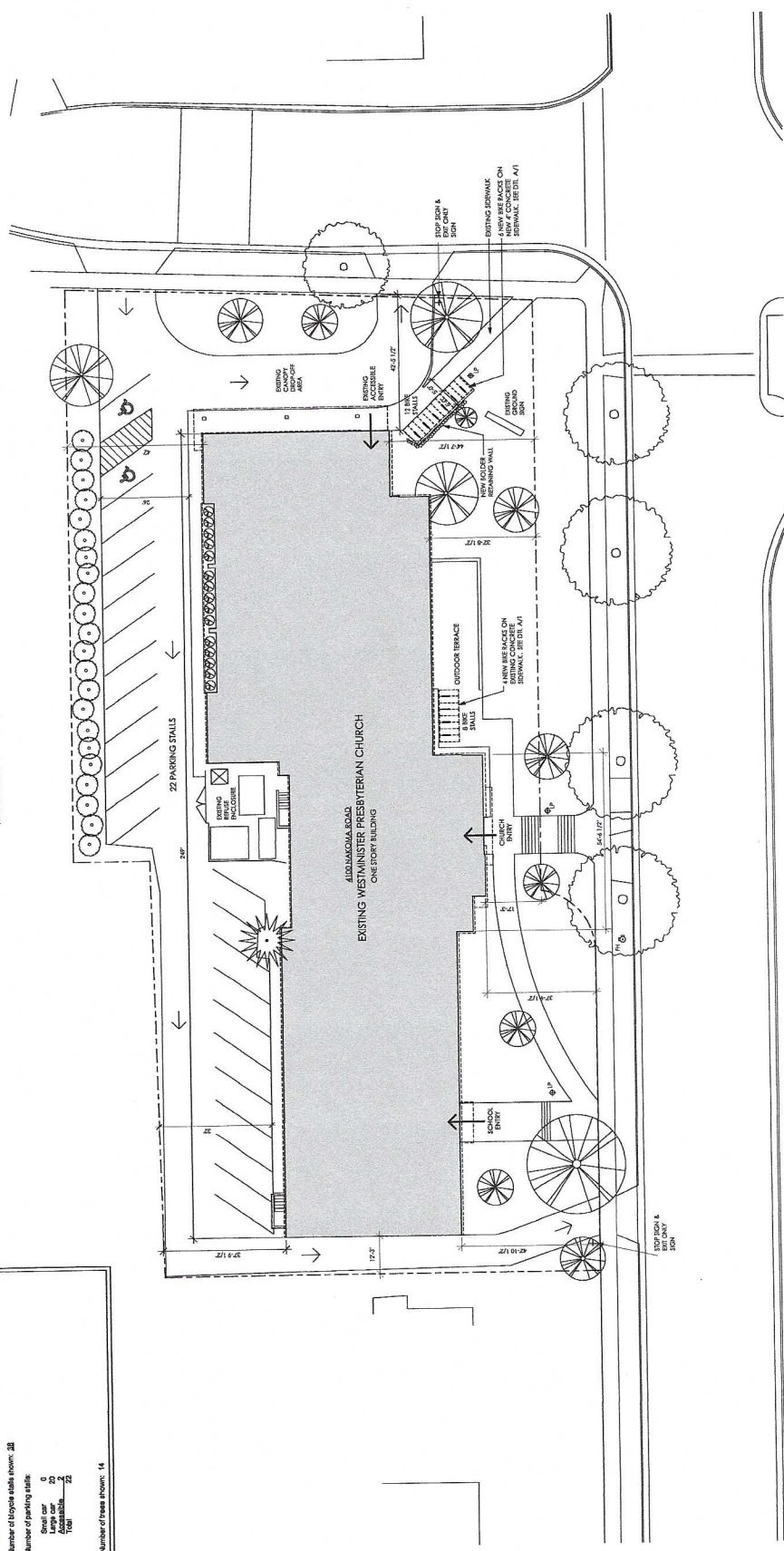
Site address: 4100 NAKOMA ROAD  
 Site acreage: 0.62 ACRES  
 Building height: 26.5 FT.  
 SP3 type of construction: TYPE III  
 USE: CHURCH  
 TRAIL SQUARE FOOTAGE: 28,377 SF  
 TRAIL SQUARE FOOTAGE OF BUILDING: 28,377 SF  
 Use of property: CHURCH/SCHOOL  
 Gross square feet of office use: N/A  
 Number of employees in warehouse: N/A  
 Capacity of manufacturing of assembly: 282 MAX. EXISTED  
 Number of bicycle table in use: 28  
 Number of existing stalls:  
 Small car: 0  
 Large car: 20  
 Total: 20  
 Number of future potential: 14

**PARKING STATISTICS**

AUTO PARKING REQUIRED: 270 CHURCH SEANS (10 = 27 STALLS)  
 AUTO PARKING PROVIDED: 22 STALLS  
 BIKE PARKING REQUIRED: 77 SCHOOL STUDENTS (6 = 20 STALLS)  
 BIKE PARKING PROVIDED: 20 EXTERIOR STALLS



**A BIKE RACK: 'SARIS' POST & RING**  
 NO SCALE  
 (SPACE RACKS 4'0" APART)



**DRAWINGS FOR A PROPOSED SCHOOL TENANT**

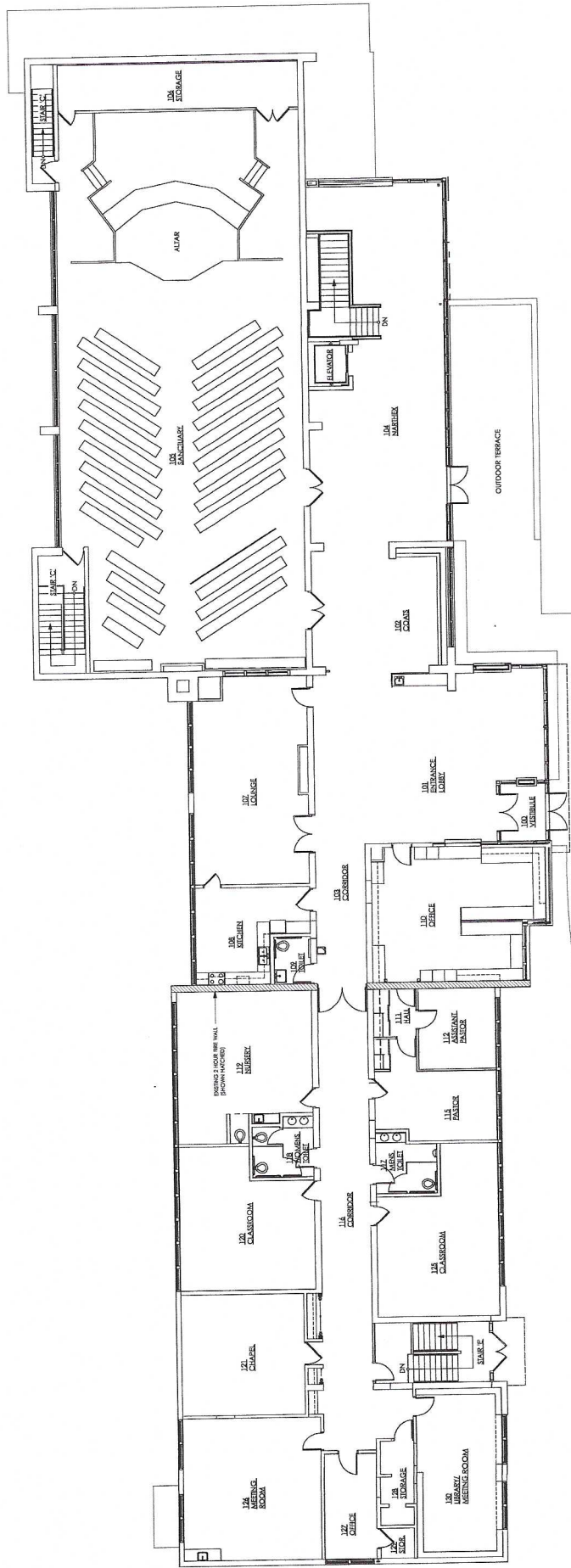
**Westminster Presbyterian Church**

4100 NAKOMA ROAD, MADISON, WI 53711

FERCH ARCHITECTURE  
 2704 GREGORY STREET,  
 MADISON, WI 53711 608.238-4900  
 ferch@fercharchitecture.com

6/17/22

02-3



GENERAL NOTE:  
 WITH THE NEW SCHOOL TENANT, THE CHURCH WILL EXPAND  
 THE EXISTING PARTIAL REAR ALARM AND FIRE EXITS TO  
 COVER ALL PUBLIC PORTIONS OF THE BUILDING ON  
 BOTH LEVELS.



DRAWINGS FOR A PROPOSED SCHOOL TENANT

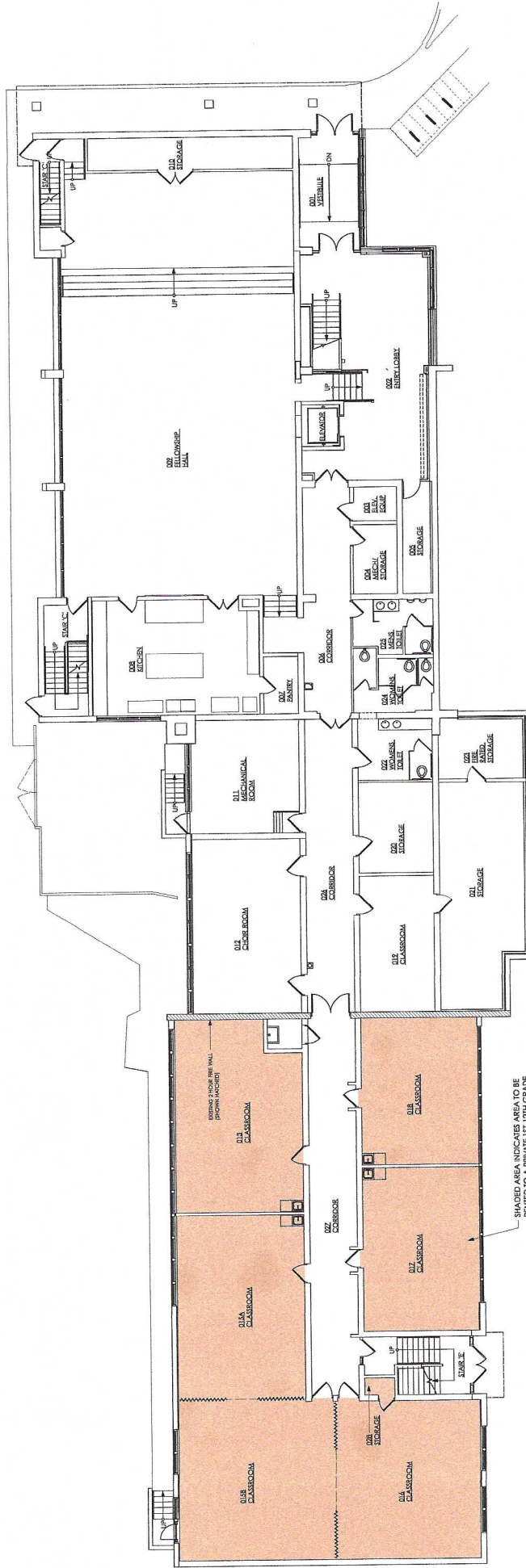
# Westminster Presbyterian Church

4100 NAKOMA ROAD, MADISON, WI 53711

FERCH  
 ARCHITECTURE

974 GREGORY STREET  
 MADISON, WI 53711 608-238-6900  
 david@fercharchitecture.com





GENERAL NOTE:  
 WITH THE NEW SCHOOL TENANT, THE CHURCH WILL EXPAND  
 THE EXISTING PARTIAL BREAK ROOM AND THE COUNSELING  
 OFFICE TO ALL PUBLIC PORTIONS OF THE BUILDING ON  
 BOTH LEVELS.



DRAWINGS FOR A PROPOSED SCHOOL TENANT

Westminster Presbyterian Church

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 MADISON, WI 53711 608-238-4690  
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