

EXHIBIT A

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Legal Description of Easement Area

A twenty (20) foot wide easement located in Lot 23 of Glacier Hills, Outlot 1 of CSM 4267, and in part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), and the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-five (35), and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-six (36), Town Seven (7) North, Range Eight (8) East, City of Madison, Dane County, Wisconsin, the centerline of which is described as follows:

Centerline of Easement Line 1:

Commencing at the southeast corner of Lot 22, Glacier Hills Plat, as recorded on June 8, 1984 in Volume 54 of Plats, Page 45, Document No. 18737037 in the Office of Register of Deeds, Dane County, Wisconsin;

thence North 85°56'36" West, 7.3 feet, to the Point of Beginning of this centerline description,
thence South 31°27'27" East, 86.1 feet;
thence South 18°31'43" West, 164.8 feet;
thence South 79°54'10" West, 143.5 feet;
thence North 89°50'37" West, 159.1 feet;
thence North 66°34'03" West, 53.6 feet;
thence South 67°26'34" West, 73.0 feet;
thence South 57°35'20" West, 44.2 feet;
thence North 79°09'07" West, 55.3 feet;
thence North 66°09'49" West, 72.0 feet;
thence North 80°39'44" West, 72.2 feet;
thence South 74°17'49" West, 71.8 feet;
thence South 44°18'48" West, 81.3 feet;
thence South 31°55'21" West, 92.6 feet;
thence South 37°51'45" West, 60.3 feet;
thence South 57°56'45" West, 28.6 feet;
thence North 58°50'56" West, 71.6 feet;
thence South 87°15'39" West, 41.6 feet;
thence South 34°04'49" West, 40.1 feet;
thence South 82°37'12" East, 23.5 feet, and there terminating.

Centerline of Easement Line 2:

Commencing at the southeast corner of Lot 22, Glacier Hills Plat, as recorded on June 8, 1984 in Volume 54 of Plats, Page 45, as Document No. 18737037 in the Office of Register of Deeds, Dane County, Wisconsin;

thence North 85°56'36" West, 7.3 feet, to the Point of Beginning of this centerline description,
thence South 31°27'27" East, 86.1 feet;
thence South 18°31'43" West, 164.8 feet;
thence South 36°52'26" West, 702.3 feet;
thence South 68°55'54" East, 890.0 feet, and there terminating.

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Note: The Easement Area is subject to the following existing easements:

1. Easement granted to Madison Metropolitan Sewerage District, recorded on September 26, 1968 as Document No. 1224437.
2. Easement for underground and overhead public and private utilities reserved pursuant to Amended Resolution regarding street vacation recorded as Document No. 1832577.
3. Non-Exclusive Underground Utility Easement to Wisconsin Power and Light Company recorded October 11, 1995 as Document No. 2710762.
4. Utility easement created by Certified Survey Map (CSM) No. 4267 in Outlot 1, recorded on January 4, 1984 as Document No. 1815577.