

EXHIBIT B

Legal Description of the Access Easement Area

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 05, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, also being a part of the City of Madison-owned former railroad corridor, more fully described as follows;

Commencing at the intersection of the southeasterly right-of-way line of St. Paul Avenue and the southwesterly right-of-way line of Waubesa Street; thence North 52 degrees 13 minutes 24 seconds East, along the northeasterly extension of said southeasterly right-of-way line of St. Paul Avenue, 50.02 feet to the northeasterly right-of-way line of Waubesa Street and the **point of beginning**; thence continuing North 52 degrees 13 minutes 24 seconds East along the northeasterly extension of said southeasterly right-of-way line of St Paul Avenue, 189.00 feet (said right-of-way line being coterminous with the northwesterly right-of-way line of the City of Madison-owned former railroad corridor); thence South 00 degrees 18 minutes 42 seconds West, 35.58 feet to a point that is 28.00 feet southeasterly of and perpendicular measure to said southeasterly right-of-way line of St. Paul Avenue; thence South 52 degrees 13 minutes 24 seconds West along a line parallel with said southeasterly right-of-way line, 167.90 feet to the aforementioned northeasterly right-of-way line of Waubesa Street; thence North 36 degrees 02 minutes 06 seconds West along said northeasterly right-of-way line, 28.01 feet to the **point of beginning**.

Said access easement area contains 4,997 square feet.