

EXHIBIT "A"

Legal Description of the Tri-North Property

Following is a legal description of the Tri-North Property, located at 701 Rolfsmeyer Road, in the City of Fitchburg, more particularly described as:

Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Town 6 North, Range 9 East, Township of Fitchburg, Dane County, Wisconsin, more fully described as follows: Commencing at the Northeast corner of Lot 1 of the recorded plat of Watson Commercial and Industrial Plat; Thence North 86-25' East, along the South line of Stewart Street extended, 60.0 feet to the West line of the said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 2 and the point of beginning of this description; Thence continuing North 86-25' East along said South line of Stewart Street extended, 433.0 feet; Thence North 1-49'-30" West, 33.02 feet; Thence North 87-27'-00" West, 261.96 feet; Thence North 3-44' West, 445.7 feet to a point on the North line of Section 2 which is 593.9 feet West of the most Westerly right-of-way line of the Chicago and North Western Transportation Co., said most Westerly right-of-way line being 81.0 feet West of the centerline of the East track; Thence South 86-30' West along said North line of Section, 550.6 feet to the West line of Syene Road; Thence Southwesterly along said West line of Syene Road on a curve to the left whose chord bears South 14 -51' West for a distance of 451.2 feet to the West line of said Northwest $\frac{1}{4}$, Northeast $\frac{1}{4}$ of Section 2; Thence South 1-49'-30" East along said West line of quarter-quarter, 47.0 feet to the point of beginning. Parcel contains 6.75 acres, more or less, except that part previously annexed to the City of Madison.

This legal description intended to describe City of Fitchburg parcel only. Parcel Identification Number 225-0609-021-8580-8 and not include City of Madison Parcel Identification Number 251-0609-021-0091-0.