

EXHIBIT A

Darwin - Packers Assessment

	Parcel Number(s)	Owner Address	Address	Name	Land Use Variable	ITE Land Use	Site Specific Data	Trip Gen. Rate	Round Trips (vpd)	Zone Factor	Parcel Trip Credit	Adj. Round Trips	% of total Trips	Assessment
1	081019400994 081030100903 081030101026 081030101034 081030101042	Dane County 4000 International Lane Madison, WI 53704	4401 4000 3202 3402 International Lane	Dane County Regional Airport	Flights per day	021	100	104.73	10473	0.5	4074	3200	23.60%	\$ 31,134.53
6	081030100929	B & G Real Estate LLC C/O Greg Raemisch 4444 State Road #138 Oregon, WI 53575	2402 Darwin Road		Acre	220	4.5	3.17	14	0.75	180	0	0.00%	\$ -
7	081030102040	B & G Real Estate LLC C/O Greg Raemisch 4444 State Road #139 Oregon, WI 53575	2102 Darwin Road		Units	210	1	9.52	10	1	36	0	0.00%	\$ -
8	081030102016	Reynolds Properties P.O. Box 528 Madison, WI 53701	2310 Darwin Road		1000 sq-ft Gross Floor Area	710, 150	7,200 (office) 46,440 (warehouse)	11.03 (office) 3.56 (warehouse)	245	1	299	0	0.00%	\$ -
9	081030102024	Reynolds Transfer & Storage Inc. 725 Mifflin St. Madison, WI 53703	2320 Darwin Road		1000 sq-ft Gross Floor Area	150	160,158	3.56	570	1	398	172	1.27%	\$ 1,675.22
10	081030102032	Optunities LLC 2026 Londonderry Dr Madison, WI 53704	2202 Darwin Road		Units	240	62	8	496	1	285	211	1.56%	\$ 2,053.13
11	081030213178	Londonderry Lofts LLC 2026 Londonderry Dr. Madison, WI 53704	2034 Londonderry Dr.		Units	220	72	6.65	479	0.25	95	96	0.71%	\$ 933.64
12	081030213186	Granite Ridge Apartments 3314 Packers Ave Madison, WI 53704	3310 Packers Ave		Units	220	61	6.65	406	0.25	40	91	0.67%	\$ 889.48
13	081030214035	City of Madison Police 211 S. Carroll St. Madison, WI 53703	2033 Londonderry Dr.		Est. Gross Floor Area	730	11500	1.21	14	0.25	29	0	0.00%	\$ -
14	081030214043	KCP RE LLC 2601 Bayshore Dr. 9th Floor Coconut Grove, FL 33133	2017 Londonderry Dr.		1000 sq-ft Gross Floor Area	565	16,966	74.06	1257	0.25	42	304	2.24%	\$ 2,954.41
15	081030214051	Associated Bank Madison MS 8227 433 Main St. Green Bay, WI 54301	2001 Londonderry Dr.	Associated Bank	1000 sq-ft Gross Floor Area	912	8,596	148.15	1273	0.25	77	299	2.21%	\$ 2,910.62
16	081030400858	Rice Associates P.O. Box 8685 Madison, WI 53708	2223 Darwin Road		1000 sq-ft Gross Floor Area	150	12	3.56	43	1	37	6	0.04%	\$ 55.66
17	081030400923	Rice Associates P.O. Box 8685 Madison, WI 53708	2201 Darwin Road		1000 sq-ft Gross Floor Area	150	13,016	3.56	46	1	36	10	0.08%	\$ 100.58
18	081030400981	Rice Associates ATTN: Patrick Connor 2901 International Ln. Madison, WI 53708	2955 Packers Ave.		1000 sq-ft Gross Floor Area	140	33,492	3.82	128	1	119	9	0.07%	\$ 86.98
19	081030400874	Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2435 Darwin Road		1000 sq-ft Gross Floor Area	710	38,961	11.03	430	0.75	126	228	1.68%	\$ 2,216.64
20	081030400882	State of Wisconsin Dept. of Natural Resources 101 S. Webster St. Floor 8 Madison, WI 53702	2421 Darwin Road	Department of Natural Resources	1000 sq-ft Gross Floor Area	710, 150	4,476 (office) 22,959 (warehouse)	11.03 (office) 3.56 (warehouse)	131	0.75	149	0	0.00%	\$ -
21	081030400999	Tideman's LLC Attn: Janet W. Gonzalez 9809 N. Valley Hill Dr. Mequon, WI 53092	2101 Darwin Road	Hertz	Stalls	941, 947	3	40	120	1	59	61	0.45%	\$ 593.56
22	081030401020	Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2502 International Lane		1000 sq-ft Gross Floor Area	710	7.36	11.03	81	0.5	87	0	0.00%	\$ -
23	081030401038	Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2409 American Lane		1000 sq-ft Gross Floor Area	710	21,743	11.03	240	0.5	156	42	0.31%	\$ 407.83
24	081030401046	Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2401 American Lane		1000 sq-ft Gross Floor Area	710	8.09	11.03	89	0.5	93	0	0.00%	\$ -
25	081030401054	Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2404 American Lane		1000 sq-ft Gross Floor Area	710	8.09	11.03	89	0.5	161	0	0.00%	\$ -
26	081030401062	Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2424 American Lane		1000 sq-ft Gross Floor Area	710	5,466	11.03	60	0.5	54	3	0.02%	\$ 30.60
27	081030401070	Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2702 International Lane		1000 sq-ft Gross Floor Area	710	19,888	11.03	219	0.5	80	70	0.51%	\$ 678.04

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28	081030401088 Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2902 International Lane		1000 sq-ft Gross Floor Area	710	24.228	11.03	267	0.5	118	75	0.55%	\$ 726.06
29	081030401103 Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2402 American Lane		1000 sq-ft Gross Floor Area	710	0	11.03	0	0.5	10	0	0.00%	\$ -
30	081030402078 Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2417 International Lane		1000 sq-ft Gross Floor Area	710	88.826	11.03	980	0.5	554	213	1.57%	\$ 2,071.37
31	081030403026 Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2701 International Lane		1000 sq-ft Gross Floor Area	710	33.96	11.03	375	0.5	151	112	0.82%	\$ 1,087.76
32	081030403042 Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2807 International Lane		1000 sq-ft Gross Floor Area	710	23.941	11.03	264	0.5	119	73	0.53%	\$ 705.79
33	081030403050 Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2907 International Lane		1000 sq-ft Gross Floor Area	710	31.026	11.03	342	0.5	102	120	0.89%	\$ 1,168.71
34	081030403068 Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	2917 International Lane		1000 sq-ft Gross Floor Area	710	39.96	11.03	441	0.5	99	171	1.26%	\$ 1,662.73
35	081030403076 Dane County 210 Martin Luther King Blvd #114 Madison, WI 53703	3001 International Lane		Acre	Special	2.14	82	175	0.5	86	45	0.33%	\$ 435.34
36	City Share	City Share (Parcel Trip Credits)										58.6%	\$ 77,362.93
	Total Assessment	Sum of Assessments										41.4%	\$ 54,578.70
	Total Cost (est.)												\$ 131,941.63