

EXHIBIT A

Description of the Property:

Tower Easement Area

A part of Lot 9 of Hanover Plat, a plat of record; being a part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Eight (8) North, Range Nine (9) East, City of Madison, Dane County, Wisconsin, containing 23,256 square feet (0.534 acres) of land and being described by:

Commencing at the South Quarter (S 1/4) Corner of said Section 25; thence N01°05'16"E, 1,858.21 feet along the East line of the Southwest Quarter (SW 1/4) of said Section 25; thence N88°54'44"W, 42.33 feet to the **point of beginning**; thence S05°14'12"W, 230.82 feet; thence N88°09'26"W, 85.65 feet; thence N03°40'41"W, 221.27 feet; thence N87°01'11"E, 121.03 feet to the **point of beginning**; being subject to any and all easements and restrictions of record.

Ingress/Egress Easement Area

A 12 foot wide Ingress/Egress Easement being a part of Lot Nine (9) of Hanover Plat; a part of Lots Fifteen (15) and Sixteen (16), Block Two (2), and a part of vacated Esch Lane (recorded as Drewry Lane) lying North of Lake View Avenue, Lake View Heights, a plat of record; all being a part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Eight (8) North, Range Nine (9) East, City of Madison, Dane County, Wisconsin, containing 6,171 square feet (0.142 acres) of land and being 6 feet either side of and parallel to a line described by:

Commencing at the South Quarter (S 1/4) Corner of said Section 25; thence N01°05'16"E, 1,380.93 feet along the East line of the Southwest Quarter (SW 1/4) of said Section 25 to the Southwest Corner of Lot 15, Block 2, of said Lake View Heights; thence S89°44'03"E, 215.67 feet (recorded as N89°09"E, 216.04 feet) along the South line of said Lot 15 and the East extension thereof to the Centerline of vacated Esch Lane; thence S01°11'57"W (recorded as S00°07"W), 20.63 feet along said Centerline to a point in the North line of Lake View Avenue extended West; thence S89°18'04"E (recorded as N89°37"E), 10.00 feet along said North line to the **point of beginning**; thence N01°11'57"E, 30.71 feet; thence N89°44'03"W, 16.15 feet; thence N34°04'04"W, 91.22 feet; thence N51°43'15"W, 89.38 feet; thence N72°55'51"W, 95.12 feet; thence N36°48'06"W, 114.81 feet; thence N00°18'58"E, 55.32 feet; thence N89°41'02"W, 15.51 feet; thence N00°18'58"E, 6.00 feet to the **point of termination**.