

EXHIBIT A

Description of Easement Area:

A 20-foot wide corridor, the centerline of which is along the existing ballast railroad bed of the former track centerline of the following described portions of the right of way known as the Madison to Monfort line of the Chicago and North Western Railway Company (predecessor to the Union Pacific Railroad Company), which are now owned by the City of Fitchburg pursuant to Quit Claim Deed recorded on December 15, 2008 with the Dane County Register of Deeds as Document No. 4486790:

The North $\frac{1}{2}$ of the right-of-way of the former Madison to Montfort line of the Chicago and North Western Railway Company through a portion of the NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of Section 5, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, lying North of the following described approximate centerline: Beginning at the point of intersection of the approximate centerline of the former Madison to Montfort line of the Chicago and North Western Railway Company with the Southerly prolongation of the East line of the First Addition to Allied Terrace subdivision plat, also being a point on the existing corporate limits line between the Cities of Madison and Fitchburg; thence Easterly along said centerline approximately 2,697 feet to the point of intersection with the centerline of Seminole Highway and the point of termination of the North $\frac{1}{2}$ portion thereof.

The full width of right-of-way of the former Madison to Montfort line of the Chicago and North Western Railway Company through portions of the NW $\frac{1}{4}$ of Section 4 and the NE $\frac{1}{4}$ of Section 5, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, lying on the North and South sides of the following described approximate centerline: Beginning at the point of intersection of the approximate centerline of the former Madison to Montfort line of the Chicago and North Western Railway Company with the centerline of Seminole Highway; thence Easterly along said approximate centerline of the former Madison to Montfort line of the Chicago and North Western Railway Company, approximately 3,593 feet, more or less, to the point of intersection with the Southerly prolongation of the West line of the Knollwood Addition to Arbor Hills subdivision plat and the point of termination of said full width portion thereof.

The South $\frac{1}{2}$ of the right-of-way of the former Madison to Montfort line of the Chicago and North Western Railway Company through a portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3 and the NE $\frac{1}{4}$ of Section 4, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, lying South of the following described approximate centerline: Beginning at the point of intersection of the approximate centerline of the former Madison to Montfort line of the Chicago and North Western Railway Company with the Southerly prolongation of the West line of the Knollwood Addition to Arbor Hills subdivision plat; thence Easterly and Northeasterly along said approximate centerline of the former Madison to Montfort line of the Chicago and North Western Railway Company, approximately 3,480 feet, more or less, to the point of intersection with the Westerly prolongation of the center line of Post Road as depicted on Certified Survey Map 12064, also being a point on the existing corporate limits line between the Cities of Madison and Fitchburg, and the point of termination of said South $\frac{1}{2}$ portion thereof.