

## EXHIBIT A

### The Premises

Parcel A: Lot Two (2), Certified Survey Map No. 4607, recorded in Volume 20 of Certified Survey Maps, Pages 140-142, Document No. 1872436 in the Dane County Register of Deeds Office.

Parcel B: A subterranean lease of a portion of Lot Three (3), of said Certified Survey Map No. 4607. The leased subterranean space has a vertical dimension of eighteen (18) feet, with a top horizontal plane at the elevation of forth-three (43.00) feet city of Madison Datum. The horizontal boundaries of said subterranean easement are fully described as follows:

Beginning at the easterly corner of said Lot Two (2); thence North  $45^{\circ}44'56''$  East, along the Southeasterly line of said Lot Three (3), 128 feet; thence North  $44^{\circ}15'04''$  West, 106.05 feet; thence South  $45^{\circ}44'56''$  West, to a point on the Southwesterly line of said Lot Three (3); thence South  $44^{\circ}15'04''$  East, along said Southwesterly line, 106.05 feet to the point of beginning.

Together with an easement for ingress and egress pursuant to that certain Right of Way Agreement, dated March 22, 1985, and recorded in Volume 6613 of Records, Pages 38-40, Document No. 1872438, in the Dane County Register of Deeds Office.