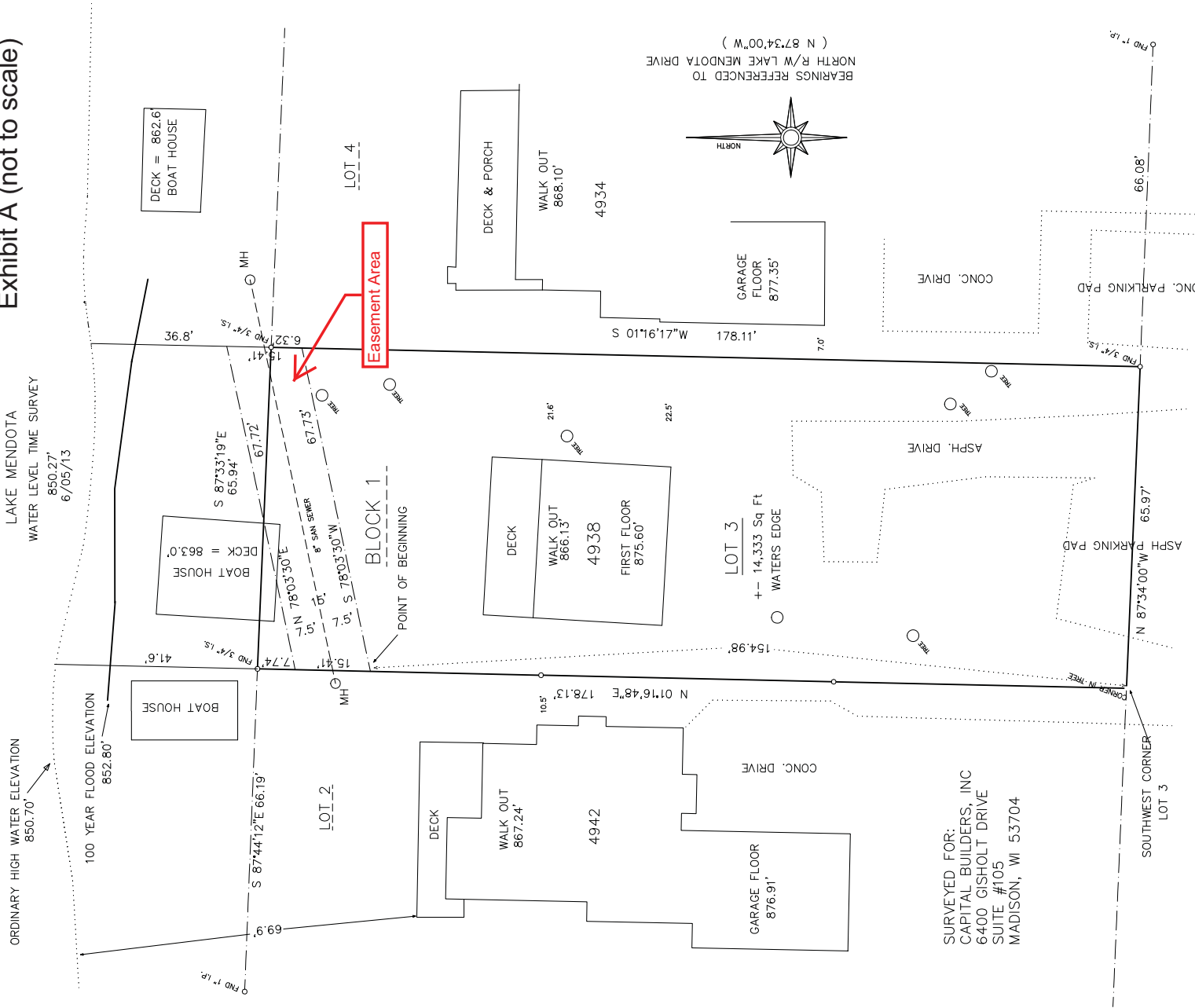


Exhibit A (not to scale)



A 15 foot wide public sanitary sewer easement across part of Lot 3, Block 1, Merrill Park, City of Madison, Dane County, Wisconsin more fully described as follows;

- Commencing at the Southwest corner of said Lot 3
- THENCE North 01 degrees 16 minutes 48 seconds East for a distance of 154.98 feet along the West line of said Lot 3 to the point of beginning
- THENCE North 01 degrees 16 minutes 48 seconds East for a distance of 15.41 feet along said line
- THENCE North 78 degrees 03 minutes 30 seconds East for a distance of 67.72 feet to the East line of said Lot 3
- THENCE South 01 degrees 16 minutes 17 seconds West for a distance of 15.41 feet along said line
- THENCE South 78 degrees 03 minutes 30 seconds West for a distance of 67.73 feet to the point of beginning

SURVEYED FOR:
 CAPITAL BUILDERS, INC
 6400 GISHOLT DRIVE
 SUITE #105
 MADISON, WI 53704

BEARINGS REFERENCED TO
 NORTH R/W LAKE MENDOTA DRIVE
 (N 87°34'00"W)