

EXHIBIT "A"

LEGAL DESCRIPTION

A three dimensional subterranean parcel of land within a part of the South Carroll Street right-of-way between Block 72 and Block 84 , Original Plat of Madison, recorded in Volume A of Plats, Page 3 as Document Number 102, being located in the NW1/4 of the NW1/4 of Section 24, T7N, R9E, City of Madison, Dane County, Wisconsin, lying below the top of the three dimensional subterranean parcel described below and above the bottom of the three dimensional subterranean parcel described below and within the exterior described as follows:

Commencing at the northwest corner of said Section 24; thence S00°54'03"W, 502.53 feet along the west line of said NW1/4 to a meander corner lying on said west line; thence S23°13'59"E, 115.82 feet to the to the westerly most corner of said Block 84, Original Plat of Madison; thence S43°58'29"E, 113.09 feet along the southwest line of said Block 84, also being the northeasterly line of said South Carroll Street, to the point of beginning, said point also hereinafter referred to as point A; thence continuing S43°58'29"E, 151.42 feet, along the said southwest line, to the southerly most corner of said Block 84; thence S45°58'28"W, 66.00 feet to the easterly most corner of said Block 72, Original Plat of Madison, hereinafter referred to as point B; thence N43°58'29"W, 132.01 feet along the northeast line of said Block 72, also being the southwesterly line of said South Carroll Street; thence N45°52'46"E, 20.00 feet; thence N13°06'47"E, 35.74 feet; thence N46°01'31"E, 16.00 feet to the point of beginning.

The top of the three dimensional subterranean parcel is defined by three planes lying within the above described parcel, each plane being described as follows.

Plane A: Beginning at point A at an elevation of 916.20 North American Vertical Datum of 1988 – 1991 adjustment (hereinafter referred to as NAVD88); thence S43°58'29"E, 151.42 feet to an elevation of 909.60 NAVD88; thence S45°58'28"W, 16.00 feet to an elevation of 905.60 NAVD88; thence N43°58'29"W, 151.43 feet to an elevation of 913.18 NAVD88; thence N46°01'31"E, 16.00 feet to the point of beginning.

Plane B: Commencing at point A; thence S46°01'31"W, 16.00 feet to the point of beginning at an elevation of 913.18 NAVD88; thence S43°58'29"E, 151.43 feet to an elevation of 905.60 NAVD88; thence S45°58'28"W, 30.00 feet to an elevation of 906.40 NAVD88; thence N43°58'29"W, 132.04 feet to an elevation of 913.16 NAVD88; thence N13°06'47"E, 35.74 feet to the point of beginning.

Plane C: Beginning at point B at an elevation of 907.20 NAVD88; thence N43°58'29"W, 132.01 feet to an elevation of 914.30 NAVD88; thence N45°52'46"E, 20.00 feet to an elevation of 913.16 NAVD88; thence S43°58'29"E, 132.04 feet to an elevation of 906.40 NAVD88; thence S45°58'28"W, 20.00 feet to the point of beginning.

The bottom of the three dimensional subterranean parcel is defined by projecting the parcel exterior described above vertically to intersect a flat plane elevation of 842.00 NAVD88.