

## **EXHIBIT A**

### **Legal Description of the Property:**

Lot 1, Certified Survey Map No. 14032, recorded on August 10, 2015 with the Dane County Register of Deeds in Volume 94 of Certified Survey Maps, Pages 70-75, as Document Number 5175143, City of Madison, Dane County, Wisconsin.

## **EXHIBIT B**

### **Leased Premises:**

**[NOTE: This exhibit shall be inserted by an amendment to the Lease after an as-built plat of survey of the Leased Premises has been prepared, in accordance with the provisions of Paragraph 3 of the Lease.]**

**EXHIBIT C**  
Encroachments within Leased Premises  
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## ENCROACHMENT PLAN DETAILS

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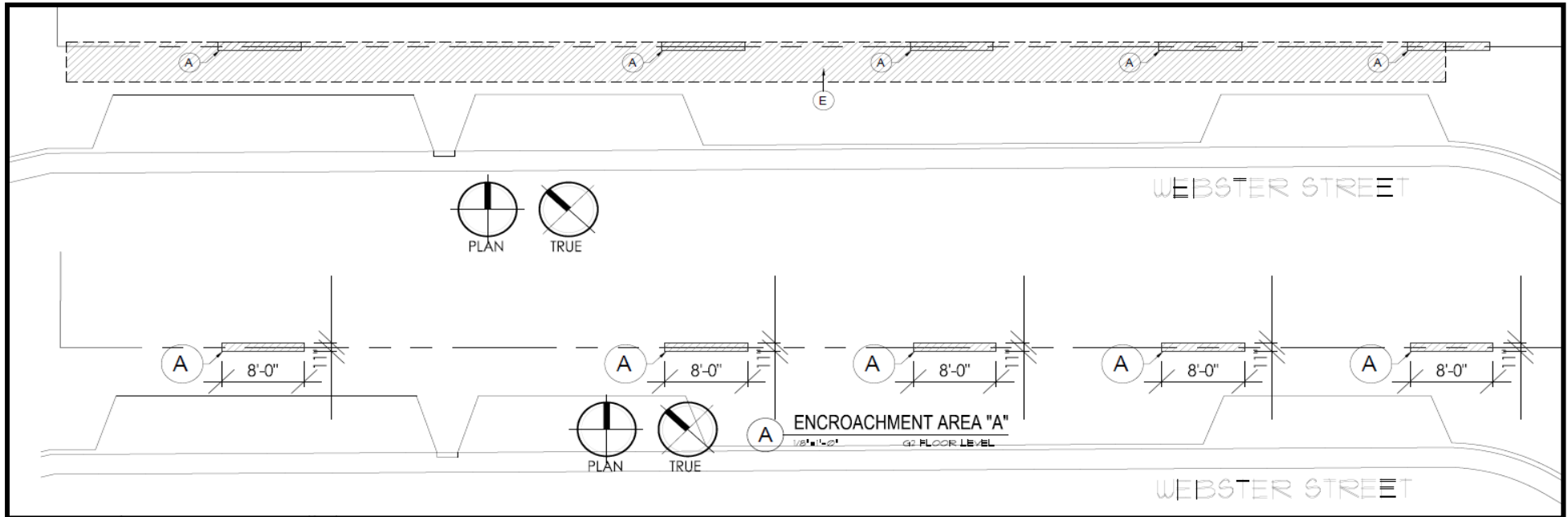
- (A) BELOW GRADE FOOTINGS ON WEBSTER STREET: 36.67 SQUARE FEET.  
PROTRUSION PAST PROPERTY LINE: LENGTH - 40'-0" DEPTH - 11".
- (B) BELOW GRADE ELECTRICAL VAULT ON EAST WASHINGTON AVE: 388 SQUARE FEET.  
PROTRUSION PAST PROPERTY LINE: LENGTH: 23'-0" DEPTH - VARIES.
- (C) NOT USED
- (D) NOT USED
- (E) SECOND FLOOR CANOPY PROTRUDING ALONG WEBSTER STREET: 566 SQUARE FEET.  
PROTRUSION PAST PROPERTY LINE: LENGTH - 133'-2" DEPTH - 4'-3"
- (F) THIRD FLOOR BROW PROTRUDING ALONG EAST WASHINGTON AVE: 32.44 SQUARE FEET.  
PROTRUSION PAST PROPERTY LINE: VARIES - SEE DIMENSIONS.  
12.38 SQUARE FEET NOT COUNTED AS IT OVERLAPS ENCROACHMENT B.

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TOTAL SQUARE FEET OF ENCROACHMENT: 1011 SQUARE FEET

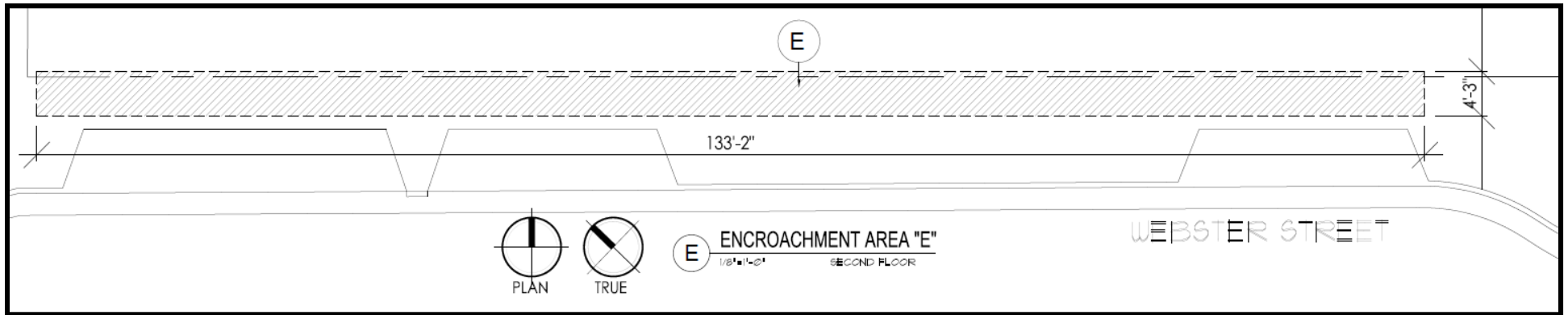
PART OF ENCROACHMENT F OVERLAPS ENCROACHMENT B AND IS NOT COUNTED.

**EXHIBIT C**  
Encroachments within Leased Premises  
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**Area A;** Below Grade Footings  
36.67 Square Feet

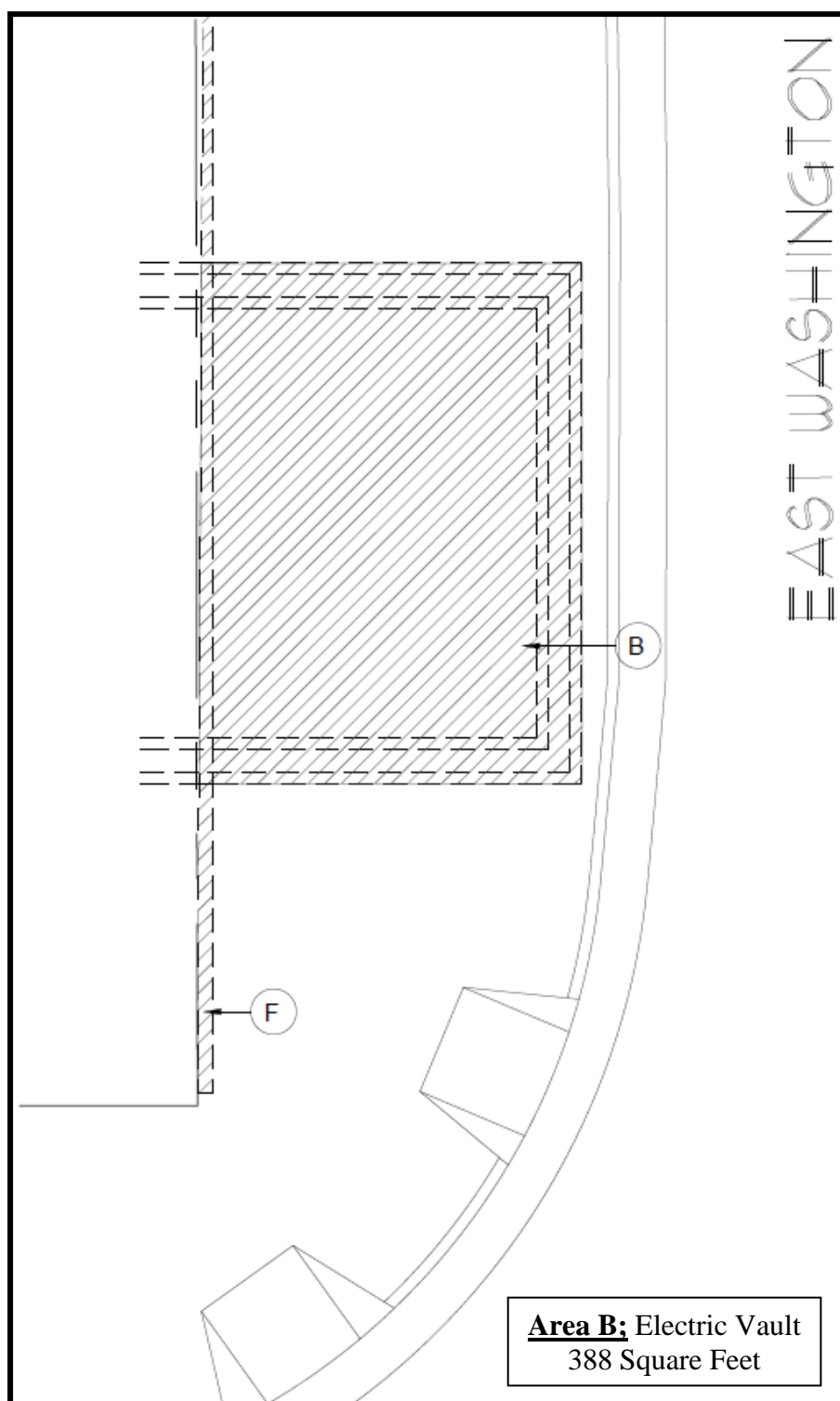
**Area E;** 2<sup>nd</sup> Floor Canopy  
566 Square Feet



**EXHIBIT C**

**Encroachments within Leased Premises**

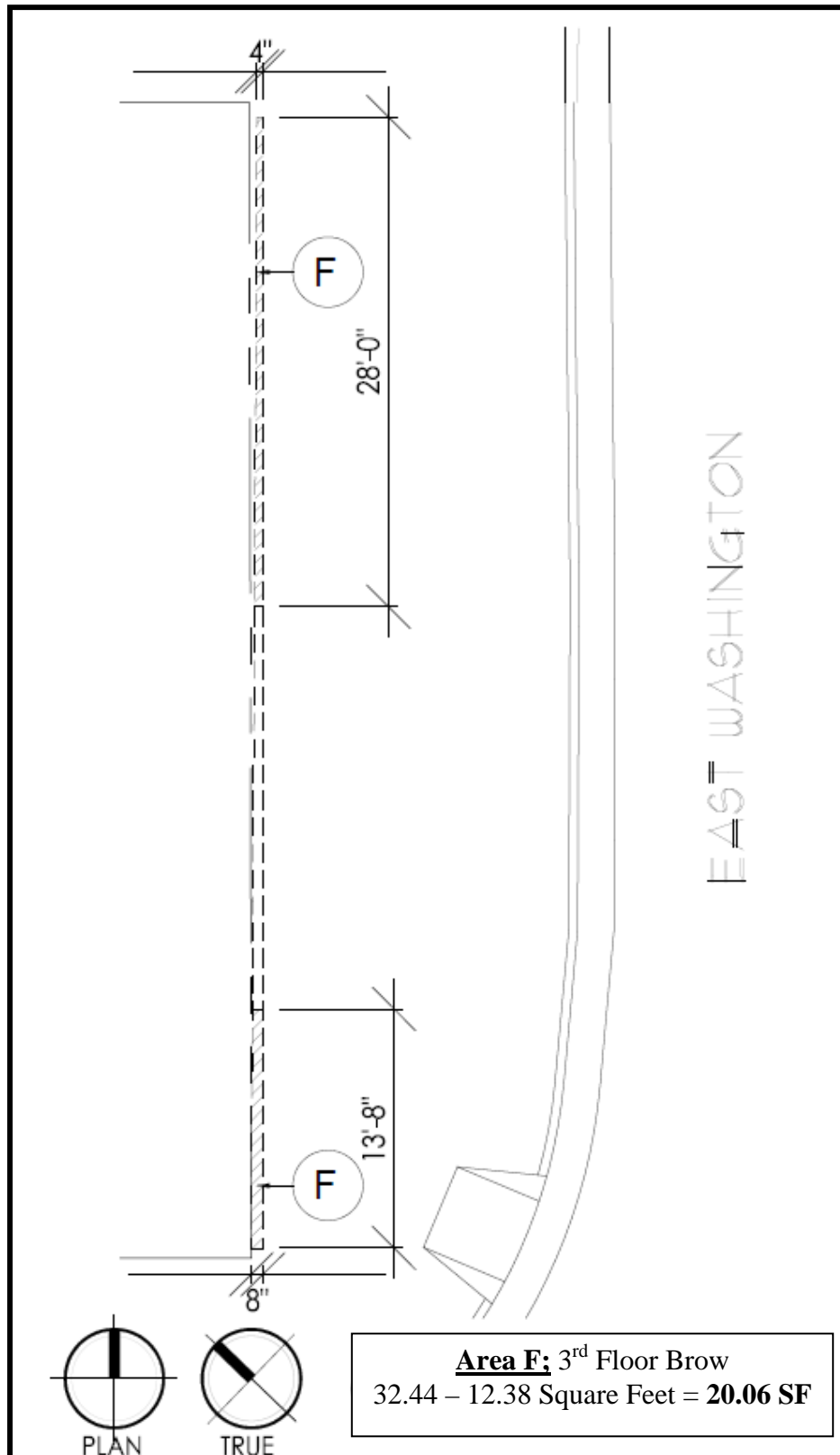
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# **EXHIBIT C**

## **Encroachments within Leased Premises**

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**EXHIBIT D**  
**Rent Calculation**  
 (Encroachment Area x Unit Value x 5% = Rent)

As of March 14, 2016, the assessed **unit land value** of the Property is **\$50.00 per square foot**, which is calculated as follows:

\$726,500 (2015 assessed land value) / 14,530 square feet (Property lot size) = **\$50/SF** (Unit Land Value)

<b>Type</b>	<b>Encroachment Description</b>	<b>Encroachment Area or Leased Premises (Square Feet)</b>	<b>Height of Encroachment (# of stories)</b>	<b>Rent Calculation (% of value per story)</b>	<b>Annual Rent for Lease Year 1</b>
Subterranean	Area A: Foundation Footings	36.67	NA	5%	\$91.675
Subterranean	Area B: Electrical Vault	388	NA	5%	\$970.00
Air Space	Area E: Canopy	566	1	5%	\$1,415.00
Air Space	Area F: Building Brow	20.06	1	5%	\$50.15
<b>TOTALS</b>		<b>1010.73</b>		Rounded	\$2,526.825 <b>\$2,526.83</b>

Please note: Rent shall be subject to future adjustments in accordance with Paragraph 5 of the Lease.