

EXHIBIT C – ACCESS EASEMENT AREA
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Existing Easement Area

A parcel of land described as part of Lots 1, 2, 3 and 4 of Block 270 and part of the lands between Block 270 and Block 106 of the Original Plat, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at a concrete monument with a brass cap at the meander corner for the West 1/4 corner of Section 24, Town 7 North, Range 9 East, Dane County, Wisconsin; thence North 42 degrees 25 minutes 31 seconds East, 2837.78 feet to a concrete monument with a brass cap at the meander corner for the North 1/4 corner of said Section 24; thence North 4 degrees 09 minutes 45 seconds East, 66.16 feet to a 3/4" diameter iron rebar in concrete on the Southwest line of South Hancock Street, the point of beginning; thence along said Southwest line North 44 degrees 20 minutes 54 seconds West, 66.15 feet to a 3/4" diameter iron rebar in concrete on the Northwest line of the Milwaukee-Soo Railroad described in Vol. 87, Page 484 of Deeds, said point being a point of curve concave to the Northwest, having a radius of 1964.52 feet and a chord which bears South 36 degrees 55 minutes 06 seconds West, 66.77 feet; thence Southwesterly along the arc of said curve 66.78 feet to a 3/4" diameter iron rebar in concrete on the Southwest lot line of Lot 4 of Block 270 of the Original Plat of Madison; thence along said lot line South 44 degrees 20 minutes 54 seconds East, 5.05 feet to a 3/4" diameter iron rebar in concrete on the Northwest line of the Milwaukee-Soo Railroad described in Vol. 87, Page 74 of Deeds, said point being a point of curve concave to the Northwest, having a radius of 1969.52 feet and a chord which bears South 38 degrees 52 minutes 43 seconds West, 66.46 feet; thence Southwesterly along the arc of said curve 66.47 feet to a 3/4" diameter iron rebar in concrete on the Southwest lot line of Lot 3 of said Block 270; thence along said lot line South 44 degrees 20 minutes 54 seconds East, 20.10 feet to a 3/4" diameter iron rebar in concrete on the Northwest line of the Milwaukee-Soo Railroad described in Vol. 84, Page 29 of Deeds, said point being a point of curve concave to the Northwest, having a radius of 1989.52 feet and a chord which bears South 40 degrees 22 minutes 52 seconds West, 33.14 feet; thence Southwesterly along the arc of said curve 33.14 feet to a 3/4" diameter iron rebar in concrete on the line described in Vol. 87, Page 263 of Deeds; thence along said line North 44 degrees 20 minutes 54 seconds West, 15.05 feet to a 3/4" diameter iron rebar in concrete; thence along the line described in Vol. 87, Page 263 of Deeds South 37 degrees 18 minutes 02 seconds West, 160.38 feet to a 3/4" diameter iron rebar in concrete; thence South 47 degrees 05 minutes 15 seconds East, 34.00 feet to a 3/4" diameter iron rebar in concrete on the Southeast line of the Milwaukee-Soo Railroad as described in Vol. 1, Page 230 of Misc.; thence along said Southeast line North 42 degrees 54 minutes 45 seconds East, 158.65 feet to a 3/4" diameter iron rebar in concrete, said point being a point of curve concave to the Northwest, having a radius of 1980.88 feet and a chord which bears North 40 degrees 32 minutes 12 seconds East, 164.24 feet; thence Northeasterly along the arc of said curve 164.29 feet to the point of beginning.

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Rail Corridor Parcel

That portion of an existing Wisconsin Department of Transportation Railroad Right-of-way which lies northwesterly of an arc, which is located 33 feet northwesterly of and parallel to the centerline of the existing tracks, located in the Fractional NE 1/4 of the Fractional NW 1/4 of the Fractional Section 24, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Computed Northwest Corner of Fractional Section 24, T7N, R9E, thence S 88°53'32" E, along the North line of said Fractional Northwest 1/4 of Section 24, 507.11 feet to a point being, S 01°06'28" W, 0.38' from the Meander Corner West of the said Northwest corner of Fractional Section 24; Thence continue S 88°53'32" E, along said North line, 1037.67 feet; thence S 01°06'28" W, along a random line, 46.34 feet to a point on the Northerly platted boundary line of Lot 9, Block 106, said line also being the Southeasterly Right-of-way line of East Wilson Street; thence S 43°58'57" E, along the Northeasterly platted boundary line of said Lot 9, Block 106, 161.36 feet, to the point of beginning of this description; thence N 37°45'24" E, along said northerly railroad right-of-way, 6.39 feet; thence S 46°37'53" E, along the southwesterly most line of the City of Madison lands described in Document No. 2265621, 20.25 feet; thence along a curve, 105.60 feet along the arc of a 1947.32 radius curve to the right with a chord bearing of S 45°50'52" W, 105.59 feet, and a delta angle of 03°06'25";thence N 43°49'39" W, 15.11 feet; thence N 43°23'33" E, along the northwesterly line of said Railroad right-of-way, said line also being the southeasterly platted boundary line of Lots 8 and 9, Block 106, Original Plat of Madison, 98.39 feet to the point of beginning;

This description contains an area of 1,878 square feet, 0.0431 acres.