

Exhibit A

The Abutting Property

The Abutting Property currently is described as:

Parcel A:

Part of Lots 1 and 33, Block 22, East Side Land Co's Add. to Fair Oaks, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at a point on the West line of Waubesa Street which is 9.0 feet North of the Southeast corner of Lot 33; thence West on a line parallel to the South line of Lot 33 and 9.0 feet North therefrom for a distance of 120.0 feet to the West line of said Lot 33; thence continue West on same line 28.0 feet; thence North at right angles to a point on the Southerly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right of way; thence Northeasterly along said right of way line 33.7 feet to the Northeast corner of Lot 1; thence South on the East line of Lot 1 for a distance of 31.5 feet to a point which is 6.0 feet South of the Northwest corner of Lot 33; thence East on a line parallel to the North line of Lot 33 and 6.0 feet South therefrom for a distance of 120.0 feet to the West line of Waubesa Street; thence South on West line of Waubesa Street 25.0 feet to the point of beginning.

Parcel B:

Lot 34 and the North 6 feet in width of Lot 33, Block 22, East Side Land Co's Add. to Fair Oaks, in the City of Madison, Dane County, Wisconsin.

Note: Prior to recording of the Lease, the Lessee shall finalize and record a Certified Survey Map creating one lot, in which case the Abutting Property shall be described as follows:

Lot 1, Certified Survey Map No. _____, City of Madison, Dane County, Wisconsin.

Address: 214 Waubesa Street

Tax Parcel No.: 251-0710-053-07 _____