

EXHIBIT A

LEGAL DESCRIPTION OF OCCUPANCY AREA

Located over portions of Water Main Easement "1" and Sanitary Sewer Easement "1" of Document No. 1416749, recorded on December 19, 1974 in the Dane County Register of Deeds Office, being a part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin more particularly described as follows:

Commencing at the North Quarter Corner of said Section 32; Thence South 00 degrees 34 minutes 03 seconds West along the East line of the Northwest Quarter of said Section 32, a distance of 1,175.08 feet to the North line of aforesaid Sanitary Sewer Easement "1", also being the Point of Beginning; thence South 88 degrees 07 minutes 22 seconds East along said North line, 241.12 feet; thence South 01 degrees 21 minutes 57 seconds West, 30.51 feet to the South line of aforesaid Water Main Easement "1"; thence North 88 degrees 38 minutes 03 seconds West along said South line, 419.64 feet; thence North 01 degrees 21 minutes 57 seconds East, 34.25 feet to the North line of said Sanitary Sewer Easement "1"; thence South 88 degrees 07 minutes 22 seconds East along said North line, 178.54 feet back to the Point of Beginning.

Said occupancy agreement covers 13,588 square feet or 0.312 acres more or less.

The above described area is intending to describe that area of Sanitary Sewer Easement "1" lying easterly of point "E" as referenced in said Document No. 1416749 and the area of Water Main Easement "1" lying easterly of point "X" as referenced in said Document No. 1416749 as currently occupied by the Madison College Baseball Field.