

EXHIBIT A

Legal Description of Easement Areas

Grading & Sloping Easement No. 1

Part of Outlot 63, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats, Pages 15-21, as Document Number 593673, Dane County Registry and Part of Block 1, Armstrong Plat, recorded in Volume 9 of Plats, Page 33, as Document Number 612939, Dane County Registry, located in the Southeast Quarter of the Southwest Quarter of Section 32, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 32; thence $N00^{\circ}34'47''E$, 152.81 feet along the east line of said Southwest Quarter; thence $N89^{\circ}14'04''W$, 32.94 feet to the intersection of the north right-of-way of Commercial Avenue with the west right-of-way of Rethke Avenue and being the Point of Beginning Number 1; thence continuing $N89^{\circ}14'04''W$, 67.54 feet along said north right-of-way; thence $N00^{\circ}25'47''E$, 15.00 feet along a east wall of the existing building; thence $S89^{\circ}14'04''E$, 52.62 feet; thence $N00^{\circ}43'01''E$, 390.39 feet to a northwest line of lands described in Document Number 2307784; thence $N43^{\circ}10'19''E$, 22.22 feet along said northwest line to the west right-of-way of Rethke Avenue; thence $S00^{\circ}43'01''W$, 421.80 feet along said west right-of-way to the Point of Beginning Number 1.

Grading & Sloping Easement No. 2

Part of Outlot 63, Burke Assessor's Plat No. 1, recorded in Volume 9 of Plats, Pages 15-21, as Document Number 593673, Dane County Registry, located in the Southeast Quarter of the Southwest Quarter of Section 32, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 32; thence $N00^{\circ}34'47''E$, 152.81 feet along the east line of said Southwest Quarter; thence $N89^{\circ}14'04''W$, 32.94 feet to the intersection of the north right-of-way of Commercial Avenue with the west right-of-way of Rethke Avenue; thence continuing $N89^{\circ}14'04''W$, 119.58 feet along said north right-of-way to the Point of Beginning Number 2; thence continuing $N89^{\circ}14'04''W$, 60.42 feet along said north right-of-way to the west line of lands described in Document Number 2307784; thence $N00^{\circ}55'11''E$, 15.00 feet along said west line; thence $S89^{\circ}14'04''E$, 60.36 feet to a west wall of the existing building; thence $S00^{\circ}40'43''W$, 15.00 along said west wall to the Point of Beginning Number 2.