

EXHIBIT A
Legal Description of Property

Part of Lot 2, Certified Survey Map No. 3430, Lots 1, 2, and 3, Certified Survey Map No. 3435, Lot 1, Certified Survey Map No. 9632, and Part of the Northwest Quarter, Northeast Quarter, Southeast Quarter and Southwest Quarter of the Southeast Quarter of Section 01, Township 05 North, Range 10 East, City of Stoughton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of said Section 01; thence North 00 degrees 17 minutes 13 seconds West along the East line of the Southeast Quarter of Section 01, aforesaid, 185.11 feet; thence North 87 degrees 07 minutes 28 seconds West, 33.05 feet to the Westerly right-of-way line of Veek Road and the Point of Beginning; thence continuing North 87 degrees 07 minutes 28 seconds West, 260.52 feet; thence South 00 degrees 16 minutes 13 seconds East, 5.01 feet to the Northerly right-of-way line of State Trunk Highway '138'; thence North 87 degrees 07 minutes 28 seconds West, 21.50 feet; thence South 00 degrees 12 minutes 45 seconds East, 8.67 feet; thence North 89 degrees 53 minutes 46 seconds West, 343.76 feet; thence North 87 degrees 53 minutes 44 seconds West, 1054.08 feet; thence North 02 degrees 12 minutes 57 seconds East, 63.44 feet; thence North 49 degrees 55 minutes 54 seconds East, 297.24 feet; thence South 87 degrees 53 minutes 44 seconds East, 156.18 feet; thence North 00 degrees 10 minutes 51 seconds West, 468.76 feet; thence South 90 degrees 00 minutes 00 seconds West, 32.23 feet to a point on a curve; thence Northwesterly 337.17 feet along an arc of a curve to the left, having a radius of 1669.65 feet, the chord bearing North 55 degrees 34 minutes 42 seconds West, 336.60 feet; thence South 90 degrees 00 minutes 00 seconds West, 37.73 feet; thence North 00 degrees 00 minutes 00 seconds East, 130.76 feet; thence North 49 degrees 24 minutes 07 seconds East, 363.28 feet; thence South 44 degrees 06 minutes 47 seconds East, 30.27 feet to a point of curve; thence Southeasterly 773.77 feet along an arc of a curve to the left, having a radius of 960.00 feet, the chord bearing South 67 degrees 12 minutes 12 seconds East, 752.99 feet; thence North 00 degrees 06 minutes 55 seconds West, 886.79 feet; thence South 89 degrees 53 minutes 05 seconds West, 230.62 feet; thence North 45 degrees 33 minutes 02 seconds West, 245.18 feet; thence North 44 degrees 26 minutes 58 seconds East, 217.29 feet; thence North 30 degrees 35 minutes 56 seconds East, 51.27 feet; thence South 86 degrees 41 minutes 54 seconds East, 257.20 feet to the West line of Lot 2, Certified Survey Map No. 8144; thence South 00 degrees 05 minutes 12 seconds East along said West line, 195.44 feet to the Southwest corner of said Lot 2 also being the Northwest corner of Lot 4, Certified Survey Map No. 9632; thence South 00 degrees 06 minutes 55 seconds East along said West line of Certified Survey Map No. 9632, a distance of 888.03 feet; thence South 87 degrees 57 minutes 29 seconds East, 1.15 feet; thence South 00 degrees 19 minutes 58 seconds West, 198.79 feet to the Southwest corner of Lot 2, Certified Survey Map No. 9632; thence North 89 degrees 42 minutes 22 seconds East along the South line of said Lot 2 a distance of 519.75 feet to the Westerly right-of-way line of U.S.

Highway '51'; thence South 01 degrees 40 minutes 47 seconds West along said right-of-way line, 170.46 feet to a point of curve; thence Southeasterly 487.72 feet along an arc of a curve to the left, having a radius of 981.47 feet, the chord bearing South 12 degrees 31 minutes 39 seconds East, 482.72 feet to the Westerly right-of-way line of Veek Road; thence South 00 degrees 17 minutes 13 seconds East along said right-of-way line, 322.71 feet to the point of beginning.

Said parcel contains 1,609,687 square feet or 36.953 acres.