

EXHIBIT A

Description of the City Parcel:

Part of West Madison Depot Plat, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the most Easterly corner of Lot 4 of said plat; thence N46°39'12"E, 54.80 feet along the Westerly line of West Washington Avenue; thence N67°30'42"W, 1,370.94 feet to the Easterly right of way line of North Murray Street; thence S00°26'09"E, 53.73 feet to the Northwesterly corner of Lot 1 of said plat; thence S67°37'42"E, 1,328.83 feet to the point of beginning.

Tax Parcel No.: 251-0709-232-3005-0

Descriptions of the Abutting Properties:

A. Part of Lots 1 and 2, West Madison Depot, described as follows:

Beginning at the Northwest corner of said Lot 1; thence S67°30'42"E, 384.5 feet; thence S22°29'18"W, 259.81 feet; thence S00°43'36"W, 72.28 feet; thence N89°16'24"W, 103.4 feet; thence N75°57'12"W, 50.2 feet; thence N00°19'11"E, 12.21 feet; thence N70°40'55"W, 116.45 feet; thence N01°00'26"E, 395.23 feet to the point of beginning.

Tax Parcel No.: 251-0709-232-3001-8

Address: 780 Regent Street

Owner: Collegiate Gothic Associates Limited Partnership

B. Part of Lots 1 and 2, West Madison Dept, described as follows:

Beginning at the Northwest corner of said Lot 2; thence S22°29'18"W, 255.33 feet; thence N68°39'33"W, 34.04 feet; thence N89°16'24"W, 191.3 feet; thence N00°43'36"E, 72.28 feet; thence N22°29'18"E, 259.81 feet; thence S67°30'42"E, 238.5 feet to the point of beginning.

Tax Parcel No.: 251-0709-232-3002-6

Address: 740 Regent Street

Owner: 740 Regent Street Associates

C. Lot 1, Certified Survey Map No. 6147, City of Madison, Dane County, Wisconsin.

Tax Parcel No.: 251-0709-232-3003-4

Address: 700 Regent Street

Owner: 700 Regent Street Associates

D. Lot 2, Certified Survey Map No. 6147, City of Madison, Dane County, Wisconsin.

Tax Parcel No.: 251-0709-232-3004-2

Address: 660 W. Washington Avenue

Owner: City Station Associates Limited Partnership