

EXHIBIT A

Legal Description of the City's Property

A parcel of land being a part of Outlot 4, Fourth Addition to Blackhawk Subdivision, located in the SE 1/4 of Section 16, T7N, R8E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the Northwest corner of Lot 257, of said Subdivision, thence N67°24'52"E, 130 feet along the North line of said Lot 257 to the Westerly line of Hidden Cave Road; thence N22°35'08"W, 23.69 feet along said Westerly line to the beginning of a curve; thence continuing along said Westerly line, along the arc of a curve to the left whose radius is 270 feet and whose long chord bears N25°22'54"W, 26.34 feet to the Southeast corner of Lot 259 of said Subdivision; thence S67°24'52"W, 171.49 feet along the Southerly line of said Lot 259; thence N64°24'08"W, 404.33 feet along the Southwesterly line of Lots 259, 260, 261 and 262 of said Subdivision to the Southwest corner of said Lot 262; thence N45°20'08"W, 304.43 feet along the Southwesterly line of Lots 263, 264, and 265 of said Subdivision; thence N62°18'08" W, 133.80 feet along the Southwesterly line of Lots 265 and 266 of said Subdivision to the Southwest corner of said Lot 266; thence N31°59'32"E, 180.51 feet along the Northwesterly line of said Lot 266 to the Southwesterly line of Hidden Cave Road; thence N62°18'08"W, 10 feet along said Southwesterly line to the Southeast corner of Lot 267 of said Subdivision; thence S31°59'32"W, 186.51 feet along the Southeasterly line of said Lot 267 and said line extended; thence N58°15'16"W, 84.76 feet to the Southwesterly line of said Lot 267; thence N62°18'08"W, 829 feet along the Southwesterly line of Lots 267 thru 274 to the Easterly line of Lot 281 of said Subdivision; thence S11°49'10"W, 234.95 feet along the Easterly line of Lots 281, 282 and 283 of said Subdivision to the Southeast corner of said Lot 283; thence N73°15'52"W, 134.98 feet along the Southerly line of said lot 283 to the Easterly line of Bear Claw Way; thence along said Easterly line along the arc of a curve to the left whose radius is 260 feet and whose long chord bears S8°18'54"W, 76.15 feet; thence continuing along said Easterly line, S0°06'20"E, 60.04 feet to the Southerly line of Outlot 4; thence S56°30'00"E, 345 feet along said Southerly line; thence continuing along said Southerly line N84°14'30"E, 631.47 feet; thence continuing along said Southerly line, S76°49'30"E, 320 feet; thence continuing along said Southerly line, S20°00'00"E, 631.47; thence continuing along said Southerly line, S17°21'40"W, 231.06 feet; thence continuing along said Southerly line, S2°09'06"E, 273.20 feet; thence continuing along said Southerly line, N89°16'04"E, 60.02 feet; thence continuing along said Southerly line, N2°09'06"W, 264.36 feet; thence continuing along said Southerly line, N17°21'40"E, 220.96 feet; thence continuing along said Southerly line, N63°11'00"E, 511.09 feet; thence continuing along said Southerly line, N69°19'46"E, 63.01 feet to the point of beginning.

Parcel contains 12.703 acres, more or less.