

## EXHIBIT A

### Description of the Leased Premises:

Part of Burrows Park located in the fractional North 1/2 of the Northeast 1/4 (also known as Government Lot 1) of Section 12, T7N R9E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the southeast corner of Lot 1, Block 1, Replat of Baywood (Document No. 438963, Dane County Registry); thence S88°43'33"E along the south right-of-way of Burrows Road, 60.00 feet; thence S08°41'28"W, 187.00 feet; thence N81°18'32"W, 243 ft more or less to the shoreline of Lake Mendota; thence northerly along said shoreline to the south line of Lot 1, Block 1, Replat of Baywood (straight line distance 158 feet, more or less); thence S88°44'22"E along the south line of Lot 1, Block 1, Replat of Baywood, 168.5 feet more or less to the Point of Beginning. Containing 38,500 square feet, more or less.

Bearings referenced to the Dane County Coordinate System (WISCRS), NAD 83(2007) datum.