

EXHIBIT A

Legal Description of Sidewalk Easement Area

Located in part of vacated Watts Road as conveyed in Quit Claim Deed Document No. 3963417, corrected by Document No. 4120507, being in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, T7N, R8E, City of Madison, Dane County, Wisconsin being more particularly described as follows:

Commencing at the southwest corner of Lot 4, Certified Survey Map No. 7740; thence S 01°32'27" W, 13.05 feet to the northerly right of way of Watts Road; thence S 75°50'33" E along said right of way, 10.43 feet to the point of beginning.

Thence S 78°08'03" E, 160.90 feet; thence S 88°04'25" E, 26.11 feet; thence along the southeasterly side of said lands described in Document No. 4120507 and along a curve concaved northwesterly having a radius of 25.00 feet and a long chord bearing N 42°18'46" E, a distance of 2.84 feet; thence N 13°16'47" E, 25.01 feet to the westerly right of way of Struck Street as described in said Document No. 4120507; thence S 01°17'55" W along said right of way, 10.66 feet; thence along the said southeasterly side of lands described in Document No. 4120507 and the arc of a curve concaved northwesterly having a radius of 25.00 feet and a long chord bearing S 55°09'40" W, 38.53 feet to the northerly right of way of Watts Road as described in said Document No. 4120507; thence N 75°50'33" W along said right of way, 164.34 feet to the point of beginning.