

EXHIBIT A

Legal Description of the Leased Premises

February 20, 2008

St. Mary's Hospital Overhead Skywalk

That portion of dedicated South Brooks Street of Certified Survey Map Number 11314, as recorded in Volume 68, Pages 229-232, Document Number 4017355, all being located in the NW ¼ of the NW ¼ of Section 26, Township 07 North, Range 09 East in the City of Madison, Dane County, Wisconsin which lies between two horizontal planes; the first horizontal plane being the lowermost portion of the skywalk above said South Brooks Street, having an elevation of 25.00 feet, City of Madison datum which originated from a Brass Cap Monument marking the Northwest Corner of Section 26, T07N-R09E having an elevation of 867.04 feet on the National Geodetic Vertical Datum of 1929 (City of Madison vertical datum is equal to National Geodetic Vertical Datum of 1929 – 845.60 feet) and the second horizontal plane being the uppermost portion of the skywalk above said South Brooks Street being parallel with and nineteen (19) feet above the first horizontal plane having an elevation of 44.00 feet City of Madison datum; said horizontal planes lying within the following described traverse:

Commencing at the Northeast corner of Lot 1 of Certified Survey Map Number 11314 as recorded in Volume 68, Pages 229-232, Document Number 4017355; thence along the West line of South Brooks Street on the arc of a curve concave Easterly having a radius of 333.00 feet and whose chord bears S17°00'23"E, 120.22 feet; thence continuing along said West line on the arc of a curve concave Westerly having a radius of 764.42 feet and whose chord bears S19°10'58"E, 218.68 feet to the point of beginning; thence N69°46'28"E, 66.79 feet to the East line of South Brooks Street; thence along said East line on the arc of a curve concave Westerly having a radius of 830.42 feet and whose chord bears S11°12'44"E, 14.18 feet; thence S69°46'28"W, 66.99 feet to the West line of South Brooks Street; thence along said West line on the arc of a curve concave Westerly having a radius of 764.42 feet and whose chord bears N10°25'36"W, 14.21 feet to the point of beginning.