

**Exhibit B**

**Legal Description**

**Boyer Street Lands Dedicated to the Public Vacation**

Part of the lands shown as “Dedicated to the Public” in the Recorded Plat of University Research Park – Pioneer 1<sup>st</sup> Addition, lying easterly and adjacent to Lots 32, 33, 34, 35, 36, 37, and Outlot 9, and lying westerly and adjacent to Lots 38, 39, 40, 41, 42, 43, 44, 45, and Outlot 10 in said Plat being part of the Northeast Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter of Section 34, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Parcel A:**

Commencing at the Northwest corner of aforesaid Section 34, thence along the North line of the Northwest Quarter of said Section 34, North 89 degrees 11 minutes 37 seconds East, 1595.37 feet; thence South 00 degrees 48 minutes 23 seconds East, 50.00 feet to a point on the southerly right-of-way of Valley View Road, also being a point on the westerly line of aforesaid lands shown as “Dedicated to the Public,” also being Point of Beginning “A,” thence along said southerly right-of-way of Valley View Road, also being the North line of said lands, North 89 degrees 11 minutes 37 seconds East, 120.07 feet to the start of a non-tangent curve, also being the easterly line of said lands; thence southwesterly along said easterly line, 40.60 feet along the arc of a curve to the left having a radius of 25.00 feet, the chord bears South 42 degrees 40 minutes 16 seconds West, 36.28 feet to the start of a compound curve; thence continuing along said easterly line, 71.33 feet along the arc of a curve to the left having a radius of 106.00 feet, the chord bears South 23 degrees 07 minutes 50 seconds East, 69.99 feet to a point of tangent; thence continuing along said easterly line, South 42 degrees 24 minutes 34 seconds East, 130.00 feet; thence continuing along said easterly line, South 31 degrees 06 minutes 08 seconds East, 30.60 feet to a non-tangent curve; thence continuing along said easterly line, 375.21 feet along the arc of a curve to the right having a radius of 388.00 feet, the chord bears South 14 degrees 42 minutes 20 seconds East, 360.76 feet to a point tangent; thence continuing along said easterly line, South 12 degrees 59 minutes 54 seconds West, 100.01 feet to the start of a tangent curve; thence continuing along said easterly line, 128.34 feet along the arc of a curve to the left having a radius of 312.00 feet, the chord bears South 01 degrees 12 minutes 52 seconds West, 127.43 feet to a non-tangent line; thence South 79 degrees 25 minutes 50 seconds West, 60.00 feet to a non-tangent curve at a point on the westerly line of aforesaid lands shown as “Dedicated to the Public;” thence along said westerly line, 153.02 feet along the arc of a curve to the left having a radius of 372.00 feet, the chord bears North 01 degrees 12 minutes 52 seconds East, 151.94 feet; thence continuing along said westerly line, North 12 degrees 59 minutes 54 seconds East, 100.01 feet to the start of a tangent curve; thence along said westerly line, 317.19 feet along the arc of a curve to the left having a radius of 328.00 feet, the chord bears North 14 degrees 42 minutes 20 seconds West, 304.98 feet; thence continuing along said westerly line, North 53 degrees 43 minutes 00 seconds West, 30.60 feet; thence continuing along said westerly line, North 42 degrees 24 minutes 34 seconds West, 130.00 feet to the start of a tangent curve; thence continuing along said westerly line, 125.47 feet along the arc of a curve to the right having a radius of 178.00 feet, the chord bears North 22 degrees 12 minutes 55 seconds West, 122.89 feet to a point of reverse curve; thence continuing along said westerly line, 38.74 feet along the arc of a curve to the left having a radius of 25.00 feet, the chord bears North 46 degrees 24 minutes 49 seconds West, 34.98 feet back to Point of Beginning “A.”

## Exhibit B

Above described parcel contains 55,737 Square Feet or 1.28 Acres, more or less.

### Parcel B:

Commencing at the Center of aforesaid Section 34, thence along the South line of the Northwest Quarter of said Section 34, North 89 degrees 11 minutes 13 seconds West, 60.05 feet to a point on the westerly right-of-way of County Highway "M" / South Pleasant View Road, also being a point on the easterly line of aforesaid lands shown as "Dedicated to the Public," also being Point of Beginning "B;" thence along said westerly right-of-way of County Highway "M" / South Pleasant View Road, also being the east line of said lands, South 01 degrees 26 minutes 40 seconds West, 17.98 feet to the start of a non-tangent curve, also being the southerly line of said lands; thence continuing along said southerly line, 40.25 feet along the arc of a curve to the left having a radius of 25.00 feet, the chord bears North 46 degrees 24 minutes 49 seconds West, 34.98 feet; thence continuing along said southerly line, South 89 degrees 12 minutes 23 seconds West, 101.57 feet to the start of a tangent curve; thence continuing along said southerly line, 109.84 feet along the arc of a curve to the right having a radius of 557.00 feet, the chord bears North 85 degrees 08 minutes 41 seconds West, 109.66 feet; thence continuing along said southerly line, North 64 degrees 59 minutes 56 seconds West, 47.78 feet to the start of a non-tangent curve, being a point on the southwesterly line of aforesaid lands shown as "Dedicated to the Public"; thence continuing along said southwesterly line 862.95 feet along the arc of a curve to the right having a radius of 547.00 feet, the chord bears North 29 degrees 27 minute 00 seconds West, 776.20 feet to the point of tangent, being the westerly line of aforesaid lands shown as "Dedicated to the Public"; thence continuing along said westerly line, North 15 degrees 44 minutes 41 seconds East, 215.28 feet to the start of a tangent curve; thence continuing along said westerly line 357.31 feet along the arc of a curve to the left having a radius of 778.00 feet, the chord bears North 02 degrees 35 minutes 16 seconds East, 354.18 feet to the point of tangent; thence continuing along said westerly line North 10 degrees 34 minutes 10 seconds West, 36.79 feet; thence North 79 degrees 25 minutes 50 seconds East, 60.00 feet to a point on the easterly line of aforesaid lands shown as "Dedicated to the Public;" thence along said easterly line South 10 degrees 34 minutes 10 seconds East, 36.79 feet to the start of a tangent curve; thence continuing along said easterly line, 384.87 feet along the arc of a curve to the right having a radius of 838.00 feet, the chord bears South 02 degrees 35 minutes 16 seconds East, 354.18 feet to the point of tangent; thence continuing along said easterly line, South 15 degrees 44 minutes 41 seconds West, 215.28 feet to the start of a tangent curve; thence continuing along said easterly line, 768.29 feet along the arc of a curve to the left having a radius of 487.00 feet, the chord bears South 29 degrees 27 minutes 00 seconds East, 691.06 feet to a point on the northerly line of aforesaid lands shown as "Dedicated to the Public"; thence continuing along said northerly line, North 89 degrees 10 minutes 06 seconds East, 42.00 feet to the start of a non-tangent curve; thence continuing along said northerly line, 94.06 feet along the arc of a curve to the left having a radius of 477.00 feet, the chord bears South 85 degrees 08 minutes 41 seconds East, 93.91 feet; thence continuing along said southerly line, North 89 degrees 12 minutes 23 seconds East, 105.96 feet to the start of a tangent curve; thence continuing along said northerly line 38.45 feet along the arc of a curve to the left having a radius of 25.00 feet, the chord bears North 45 degrees 08 minutes 53 seconds East, 34.77 feet to a point along the westerly right-of-way of County Highway "M" / South Pleasant View Road, also being a point on the easterly line of the aforesaid lands shown as "Dedicated to the Public;" thence along said westerly right-of-way of County Highway "M" / South Pleasant View Road, also being

Exhibit B

the east line of said lands, South 01 degrees 05 minutes 23 seconds West, 112.25 feet back to Point of Beginning "B."

Above described parcel contains 108,121 Square Feet or 2.48 Acres, more or less.