

EXHIBIT A

Subject to the conditions set forth below, any and all of the Grantor's interest in the cement stucco sided, wood-frame building (formerly the Mary North House) and the multi-stall garage located at 1 Thorstrand Road, Madison, Wisconsin, situated on Lot 4 of Certified Survey Map No. 3633 recorded in the Office of the Dane County Register of Deeds in Volume 15 of Certified Survey Maps, pages 1-3 as Document No. 1696542, formerly Lot 4 of Certified Survey Map No. 3631, recorded in Volume 15 of Certified Survey Maps, pages 1-3 as Document No. 1696280, Correction Affidavit recorded March 8, 1989 as Document No. 2130255, located in the City of Madison, Dane County, Wisconsin, Register of Deeds Office.

**EXHIBIT B
BILL OF SALE
SEE ATTACHMENT**

BILL OF SALE
FORMER MARY NORTH HOUSE
AND GARAGE

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF MADISON, Wisconsin, a municipal corporation for and in consideration of the sum of \$28,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged does by these presents grant, sell, transfer and convey unto Mary North O'Hare

Buyer, the cement stucco sided, wood-frame building [former Mary North House] and the multi-stall garage located at 1 Thorstrand Drive, Madison, Wisconsin situated on Lot 4 of Certified Survey Map No. 3631, recorded in Volume 15 of Certified Surveys, Page 1,243 as Document No. 1696280 in the Dane County, Wisconsin, Register of Deeds Office.

THIS IS A SALE OF THE BUILDINGS ONLY AND DOES NOT INCLUDE THE LAND.

The use of these buildings shall be restricted to a single-family residence with historic significance and its ownership shall be the same as Lessee of a certain ground lease agreement covering Lot 4 of said Certified Survey Map.

To Have And To Hold the buildings herein conveyed, and the City of Madison hereby covenants with the Buyer that it is the lawful owner of said buildings, that they are free from all liens and that it has the right and authority to sell and convey the same. The City however, makes no warranty or guarantee whatsoever as to the condition of said buildings, they being purchased by the Buyer in their present condition subject to the former owners right to remove the following items:

Bookcases: All that are not built in flush with the wall

All stair railings

Wrought iron banister

Lights: Hall lantern
Front door lantern

Fireplace in study

The Buyer acknowledges and accepts the damages which may be caused to the building by the removal of the above items and agrees to repair the same. This sale is further subject to the terms and conditions contained in the following documents recorded in the Dane County Register of Deeds Office, Madison, Wisconsin.

Certified Survey Map 3631, recorded in Volume 15, Certified Survey Maps, Page 1,243, Document No. 16916280.

Madison Landmarks Commission's Notice of Designation recorded in Volume 2557
Records, Page 65, Document No. 1696283.

Ground Lease Agreement recorded as Document No. 1696380.

IN WITNESS WHEREOF, this instrument has been duly executed this 30th
day of January, 1981.

CITY OF MADISON
Joel Skornicka
Joel Skornicka, Mayor
Eldon L. Hoel
Eldon L. Hoel, City Clerk

STATE OF WISCONSIN)
)SS
COUNTY OF DANE)

Personally came before me this 31 day of October, 1980,
the above named Joel Skornicka, Mayor and Eldon L. Hoel, City Clerk to me known
to be the persons who executed the foregoing instrument and acknowledged the
same.

Irene M. Robinson
Notary Public, Dane County, Wisconsin
My Commission 12-4-83



This instrument was drafted by
James M. Voss, Assistant City Attorney

EXHIBIT C

This Quit Claim Deed is given subject to the terms and conditions of that certain Ground Lease Agreement dated January 30, 1981 between the City of Madison and Mary North O'Hare, including the reversionary interest in Grantor which is retained by Grantor including:

- Terms and Provisions of a Ground Lease Agreement by and between the City of Madison as Lessor and Mary North O'Hare as Lessee dated January 30, 1981 recorded January 1, 1981 in Volume 2559 of Records, page 20 as Document No. 1696380.
- Rights of the City of Madison as to the improvements, as contained in the lease, including but not limited to the right of reversion to the City of Madison.
- Addendum to Ground Lease Agreement recorded August 12, 1988 in Volume 11820 of Records, page 45 as Document No. 2098366.
- Assignment of Lessee's Interest in Ground Lease to Mary N. O'Hare a/k/a Polly O'Hare Revocable Living Trust dated November 28, 1990 recorded January 25, 2001 as Document No. 3283078.
- Second Addendum to Ground Lease Agreement recorded August 30, 2002 as Document No. 3538830.
- Third Addendum to Ground Lease Agreement recorded June 7, 2010 as Document No. 4661067.