

EXHIBIT A

Legal Description of the Property

Tax Parcel 251/0709-252-0226-3:

Part of Government Lot #4 (being fractional West 1/2 of the Northwest 1/4) of Section 25, Town 7 North, Range 9 East, in the City of Madison, described as follows: Beginning at the Southeast corner of the Plat of Edgewater; thence East along the centerline of Lakeside Street 199.3 feet; thence due North 191.8 feet to a concrete monument; thence North 60° East 25 feet to a concrete monument; thence North 25° East 177.2 feet to a concrete monument; thence North 25° East 10 feet more or less to shore of Lake Monona; thence Northwesterly along said shore to the Northeast corner of the Plat of Edgewater; thence South 28° 20' West along the Southeast line of said plat 187 feet to a point 492.8 feet North of the point of beginning; thence South along the East line of said plat 492.8 feet to the point of beginning.

Subject to public highway over the South 33 feet thereof known as Lakeside Street.

Subject to an Easement for right of way over the following described land: Commencing at a point 33 feet North of the Southeast corner of the above described land, and on the North line of Lakeside Street; thence North 158.8 feet to a concrete monument; thence West 9 feet to an iron stake; thence South 158.8 feet to a concrete monument on North line of said street; thence East along said North line 9 feet to the point of beginning.

Together with an Easement for right of way over the following described land: Commencing at a point 33 feet North of the Southeast corner of the above described land, and on the North line of Lakeside Street; thence North 158.8 feet; thence North 60° East 10.4 feet; thence South 164 feet to North line of said Street; thence West along said North line 9 feet to the point of beginning.

Tax Parcel 251/0709-252-0227-1:

A parcel of land lying in and being a part of the fractional Northwest 1/4 of Section 25, Town 7 North, Range 9 East, Dane County, Wisconsin, and within the corporate limits of the City of Madison, described more fully as follows: Beginning at a point on the North line of Lakeside Street in the City of Madison, as now used and improved by said City, at a point which is 199.3 feet East of the Southeast corner of the recorded plat of Edgewater; thence East along the North line of said Lakeside Street 150.7 feet to the Southwest line of the recorded plat of Pleasure Park; thence North 30 degrees West 143.8 feet along the Southwest line of the recorded plat of Pleasure Park to an iron stake at the West corner of Lot 1 of Pleasure Park; thence North 25 degrees East along the Northwest line of Lot 1 of Pleasure Park 156.4 feet to a concrete monument; thence on the same course for a total of 176.3 feet more or less to Lake Monona; thence Northwesterly along Lake Monona to a point which is 70.83 feet from the last named course and at right angles thereto; thence South 25 degrees West 10 feet more or less to a concrete monument; thence on the same course 188 feet to a concrete monument; thence South 60 degrees West 25 feet to a concrete monument; thence due South 158.8 feet to the point of beginning.

Also and easement or right of way over and across the following described parcel of land, to-wit: Beginning at the southwest corner of the above described parcel; thence North 158.8 feet thence West 9 feet; thence South 158.8 feet to the North line of Lakeside Street; thence East 9 feet to the point of

beginning.

Also subject to an easement or right of way over and across the following described parcel of land, to wit: Beginning at the Southwest corner of the above parcel of land at the North line of Lakeside Street; thence East 9 feet along said North line; thence North parallel to and 9 feet East of the West line of the above parcel, 164 feet; thence South 60° West 10.4 feet to the Northwest corner; thence South 158.8 feet to the point of beginning.