

LEGAL DESCRIPTION

A parcel of land located in the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 7 North, Range 10 East and the Southwest 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 7 North, Range 10 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of said Section 5; thence southerly along the east line of the Northeast Quarter of said Section 5 148 feet more or less to the southerly right-of-way of USH 30 and Commercial Avenue and the **Point of Beginning**;

Thence westerly 435 feet more or less along the southerly right-of-way of USH 30 and Commercial Avenue to the northeast corner of the west half of Lot 527 of First Addition to Clyde A. Gallagher Park Subdivision;

Thence southerly 120 feet more or less along the east line of the west half of Lots 527, 526, and 525 of First Addition to Clyde A. Gallagher Park Subdivision to the southeast corner of the west half of said Lot 525;

Thence westerly 67.5 feet along the south line of said Lot 525 to the southwest corner of said Lot 525, also being the northeast corner of Lot 431 of Clyde A Gallagher Park Subdivision Lots 383-481 Inclusive and Outlots A and B;

Thence southerly 140 feet more or less along the east line of Lot 431 and 430 of Clyde A Gallagher Park Subdivision Lots 383-481 Inclusive and Outlots A and B and the southerly extension thereof to a northwesterly corner of Lot 4 of CSM 9494, recorded in Volume 54 of Certified Surveys, Pages 124-126 as Document #3167139;

Thence westerly 40 feet along the north line of said Lot 4, being the southerly right-of-way of Furey Avenue, to a northwesterly corner of said Lot 4;

Thence southerly 142 feet more or less along the west line of said Lot 4 to the southwest corner of said Lot 4;

Thence southwesterly 126 feet more or less along the south line of Lot 3 of said CSM 9494, to the southwest corner of said Lot 3;

Thence southerly 32 feet more or less along the southerly extension of the west line of said Lot 3, being the easterly right-of-way of Jacobson Avenue, to the intersection of the easterly right-of-way of Jacobson Avenue and the northwesterly right-of-way of the Wisconsin and Southern Railroad;

Thence southwesterly 40 feet more or less along the northwesterly right-of-way of the Wisconsin and Southern Railroad and the southeasterly right-of-way of Jacobson Avenue to a point on the centerline of Jacobson Avenue;

Thence southerly 119 feet more or less along the extension of the centerline of Jacobson Avenue to a point on the southeasterly right-of-way of the Wisconsin and Southern Railroad;

Thence southwesterly 195 feet more or less along the southeasterly right-of-way of the Wisconsin and Southern Railroad a northwest corner of the lands described in Warranty Deed No. 5984804;

Thence southerly 300 feet more or less along the lands described in Warranty Deed No. 5984804 to the northeast corner of Lot 1 of CSM 13140, recorded in Volume 84, Pages 186-190 as Document #4778575;

Thence southwesterly 600 feet more or less along the north line of said Lot 1 to the northwest corner of said Lot 1, being a point on the easterly right-of-way of Fair Oaks Avenue;

Thence southerly and southwesterly 133 feet more or less along the southeasterly right-of-way of Fair Oaks Avenue, being the westerly line of said Lot 1, to a westerly corner of said Lot 1;

Thence southerly 530 feet more or less along the west line of the said Lot 1 and the southerly extension thereof to the north corner of Lot 23 of Sauthoff Plat;

Thence southwesterly 304 feet more or less along the northwesterly line of Lot 23 and Lot 19 of Sauthoff Plat to the southwest corner of said Lot 19, being a point on the northeasterly right-of-way of Milwaukee Street;

Thence northwesterly 112 feet more or less along the southwesterly line of Lot 18 of Sauthoff Plat and the southeasterly extension thereof, also being the northeasterly right-of-way of Milwaukee Street;

Thence northwesterly 135 feet more or less across Fair Oaks Avenue to the intersection of the northwesterly right-of-way of Fair Oaks Avenue and the northerly right-of-way of Milwaukee Street;

Thence southwesterly 133 feet more or less across Milwaukee Street to the intersection of the northwesterly right-of-way of Fair Oaks Avenue and the southerly right-of-way of Milwaukee Street, being a point on the southeast line of Lot 20, Block 2 of Thorp's Addition to Fair Oaks;

Thence southwesterly 298.9 feet more or less along the southeasterly line of said Block 2, being the northwesterly line of Fair Oaks Avenue, to the southeast corner of Lot 23, Block 2 of Thorp's Addition to Fair Oaks, being the intersection of the northerly right-of-way of Thorp Street and the northwesterly right-of-way of Fair Oaks Avenue;

Thence continuing southwesterly 86.9 feet more or less across Thorp Street to the northeast corner of Lot 12, Block 3 of Thorp's Addition to Fair Oaks, being the intersection of the southerly right-of-way of Thorp Street and the northwesterly right-of-way of Fair Oaks Avenue;

Thence southeasterly 74 feet more or less across Fair Oaks Avenue to the northernmost corner of Lot 1, Block 1 of Brookside, being the intersection of the southeasterly right-of-way of Fair Oaks Avenue and the southwesterly right-of-way of Thorp Street;

Thence southeasterly 285 feet more or less along the northeasterly line of Lots 1 through 7, Block 1 of Brookside to the northeasterly corner of Lot 7, Block 1 of Brookside;

Thence southeasterly 157 feet more or less to the northwest corner of Outlot "A" of Lansing Place;

Thence easterly 590.8 feet more or less along the north line of said Outlot "A", the easterly continuation thereof, and the north line of Block 10 of Lansing Place to a northeast corner of Lot 8, Block 10 of Lansing Place, being a point of curvature;

Thence easterly 91 feet more or less across Leon Street to the northwest corner Lot 15, Block 11 of Lansing Place, being the intersection of the southerly right-of-way of Milwaukee Street and the easterly right-of-way of Leon Street;

Thence northeasterly 113.8 feet more or less along the north line of Lot 15, Block 11 of Lansing Place, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 15;

Thence easterly 81.8 feet more or less along the north line of Lot 16, Block 11 of Lansing Place, being the southerly right-of-way of Milwaukee Street, to a northeasterly corner of said Lot 16;

Thence easterly 106 feet more or less along the southerly right-of-way of Milwaukee Street, across Lansing Street to a northwesterly corner of Lot 16, Block 12 of Lansing Place, being a point of curvature on the southerly right-of-way of Milwaukee Street;

Thence easterly 123.4 feet more or less along the north line of said Block 12, being the southerly right-of-way of Milwaukee Street, to a northeast corner of Lot 18, Block 12 of Lansing Place;

Thence easterly 83 feet more or less across Harding Street to the intersection of the easterly right-of-way of Harding Street and the southerly right-of-way of Milwaukee Street;

Thence easterly 225 feet more or less along the southerly right-of-way of Milwaukee Street, being the north line of Lot 62 of Tilton Midlands and the westerly extension thereof, to a northeast corner of said Lot 62;

Thence easterly 96 feet more or less across Walter Street to a northwest corner of Lot 63 of Tilton Midlands, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 107.6 feet more or less along the north line of said Lot 63, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 63, being a point on the west line of the Northwest 1/4 of the Southwest 1/4 of said Section 4;

Thence southerly 157.5 feet more or less along the west line of the Northwest 1/4 of the Southwest 1/4 to the northwest corner of Lot 158 of the First Addition to Eastmorland;

Thence easterly 226.6 feet along the north line of Lots 158 and 157 of the First Addition to Eastmorland to the northeast corner of said Lot 157;

Thence northerly 163.6 feet more or less along the west line of Lots 136 and 134 of the First Addition to Eastmorland to the northwest corner of said Lot 134, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 484.2 feet along the north line of Lots 134, 133, 132, 131, 130, 129, and 102, being the southerly right-of-way of Milwaukee Street, to a northeast corner of said Lot 102;

Thence easterly 96 feet more or less across Schenk Street to a northwest corner of Lot 101 of the First Addition to Eastmorland, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 170.8 feet along the north line of said Lot 101, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 101;

Thence easterly 200 feet more or less along the southerly right-of-way of Milwaukee Street to the northwest corner of Lot 1 of CSM 15449, recorded in Volume 111 of CSMs on pages 86-98 as Document #5614135;

Thence S 01°47'04" W along the westerly line of said CSM 15449, 177.00 feet;

Thence S 41°09'07" E along the westerly line of said CSM 15449, 96.89 feet;

Thence S 88°12'56" E along the westerly line of said CSM 15449, 99.99 feet;

Thence S 01°47'04" W along the westerly line of said CSM 15449, 354.50 feet;

Thence S 88°26'43" E along the southerly line of said CSM 15449, 651.04 feet;

Thence S 01°22'37" W along the southerly line of said CSM 15449, 13.26 feet;

Thence N 88°12'45" E along the southerly line of said CSM 15449, 295.88 feet to the northwest corner of Lot 2 of CSM 4592, recorded as Document No. 1868394;

Thence S 00°38'00" W along the westerly line of said CSM 4592, 279.49 feet;

Thence N 88°55'29" E along the southerly line of said CSM 4592, 202.01 feet;

Thence S 00°38'00" W along the southerly extension of an easterly line of CSM 4592, 50 feet more or less to the north line of CSM 3352, recorded as Document No. 1647313;

Thence N 89°35'21" E along the north line of CSM 3352, 115 feet more or less to the westerly right-of-way of Dempsey Road;

Thence N 00°38'00" E along the westerly right-of-way of Dempsey Road and the northerly extension thereof, 578 feet more or less to the intersection of the easterly right-of-way of Dempsey Road and the westerly right-of-way of USH 51 (Stoughton Road);

Thence N 14°39'23" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 195 feet more or less;

Thence N 18°48'41" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 182.78 feet;

Thence northwesterly 200 feet more or less to the intersection of Milwaukee Street and the westerly right-of-way of USH 51 (Stoughton Road);

Thence N 02°10'51" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 16.65 feet;

Thence N 41°09'34" E along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 80.18 feet;

Thence N 02°58'31" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 166.57 feet;

Thence N 15°54'15" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 71.76 feet;

Thence N 02°50'41" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 366.37 feet;

Thence N 02°47'47" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 285.51 feet;

Thence N 02°50'41" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 366.37 feet;

Thence N 00°01'22" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 315.56 feet;

Thence N 25°11'20" W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 108.91 feet to the south line of Madison Corporate Center, recorded as Document No. 2426494;

Thence S 87°48'39" W along the south line of Madison Corporate Center, 693.47 feet to the center of Regas Road;

... (end BLT section)

Thence southerly 1303 feet more or less along the centerline of Regas Road to the intersection of said centerline and the northerly right-of-way of Milwaukee Street;

Thence westerly 333 feet more or less along the northerly right-of-way of Milwaukee Street to the annexed lands described in Document No. 2373553;

Thence northerly 354 feet more or less along the annexed lands described in Document No. 2373553 to the south line of the lands described in Warranty Deed No. 2688240.

Thence easterly 300.00 feet along the south line of the lands described in Warranty Deed No. 2688240 to the westerly right-of-way of Regas Road;

Thence northerly 369.58 feet more or less along annexed lands described in Document No. 2373553;

Thence westerly 284.38 feet more or less along the annexed lands described in Document No. 2373553 an the north line of the lands described in Warranty Deed No. 1089292 to the lands described in Warranty Deed No. 2522536;

Thence S 07°25'45" W, 132.39 feet more or less along the lands described in Warranty Deed No. 2522536;

Thence N 82°34'15" W 100.00 feet along the lands described in Warranty Deed No. 2522536 and Quit Claim deed No. 2650239 to the lands described in Warranty Deed No. 6019166;

Thence N 07°25'45" E, 328.98 feet more or less along the lands described on Warranty Deed No. 6019166 and Warranty Deed No. 2661206 to the north line of the lands described in Warranty Deed No. 6019166;

Thence S 89°15'10" W, 1222.09 feet more or less along the south line of the lands described in Warranty Deed No. 4382496 to the east line of the Northeast Quarter of said Section 5;

Thence northerly 1887 feet more or less along the east line of the Northeast Quarter of said Section 5 to the Point of Beginning.