

EXHIBIT A

LEGAL DESCRIPTION

810 W. Badger Road – Parcel ID: 251/0709-352-0314-4

PARCEL A: (Being Parcel V of Survey by D'Onofrio Kottke and Associates dated August 21, 1996)

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 35, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the Southeast corner of the Northwest Quarter of said Section 35; thence North 89° 29' 27" West 266.34 feet (recorded as North 89° 36' 24" West, 266.70 and North 89° 19' West) to the point of beginning; thence continuing North 89° 29' 27" West 135.00 feet (recorded as North 89° 38' 09" West); thence North 00° 37' 14" West, 208.00 feet (recorded as North 00° 52' 09" West); thence South 89° 29' 27" East, 135.00 feet (recorded as South 89° 38' 09" East); thence South 00° 37' 14" East, 208.00 feet (recorded as South 00° 52' 09" East, and South 00° 19' East) to the point of beginning.

PARCEL B: (Being Parcel IV of Survey by D'Onofrio Kottke and Associates dated August 21, 1996)

Part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 35, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the Southeast corner of said SE 1/4 NW 1/4; thence North 89° 29' 27" West, 266.34 feet; thence North 00° 37' 14" West, 208.00 feet to the point of beginning; thence North 89° 29' 27" West, 82.29 feet; thence North 00° 37' 14" West, on a line parallel to the East property line for a distance of 77.70 feet; thence South 89° 29' 27" East, 62.29 feet; thence South 89° 28' 09" East, 20.00 feet; thence South 00° 37' 14" East, 77.70 feet along the East property line to the point of beginning.

PARCEL C: (Being Parcel II of Survey by D'Onofrio Kottke and Associates dated August 21, 1996)

Part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 35, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the Southeast corner of the Northwest 1/4 of said Section 35; thence North 89° 29' 27" West, 401.34 feet; thence North 00° 37' 14" West, 208.00 feet to the point of beginning; thence continuing North 00° 37' 14" West, 757.76 feet; thence South 89° 29' 27" East, 114.71 feet; thence South 00° 42' 45" East, 180.06 feet; thence North 89° 29' 27" West, 62.29 feet; thence South 00° 37' 14" East 77.71 feet; thence North 89° 29' 27" West, 52.71 feet to the point of beginning.

EXCEPT from the above parcels that part conveyed to City of Madison by Warranty Deed recorded on April 7, 2004, as Document No. 3893688.