LEGAL DESCRIPTION

A parcel of land located in the Southwest ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 13, Township 7 North, Range 9 East and the Northeast ¼ of the Northwest ¼, the Northwest ¼ of the Northwest ¼, and the Southwest ¼ of the Northwest ¼ of Section 24, Township 7 North, Range 9 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the most northerly corner of Lot 1 of Certified Survey Map (CSM) No. 15680 recorded as Document No. 5718436 being along the southwesterly right-of-way of Franklin Street;

Thence southeasterly 132 feet more or less along the northeasterly right-of-way of said CSM No. 15680 being the southwesterly right-of-way of Franklin Street to the most easterly corner of CSM No. 15680 and being the southwesterly right-of-way of Franklin Street and the northwesterly right-of-way of E. Washington Avenue;

Thence southeasterly 132 feet across the said right-of-way of E. Washington Avenue to the most northerly corner of Lot 1 of Block 267 of the Plat of Madison, The Capitol of Wisconsin recorded in Vol. A, Page 3 and being the intersection of the southwesterly right-of-way of Franklin Street and the southeasterly right-of-way of E. Washington Avenue;

Thence southwesterly 198 feet more or less along the northwesterly line of said Lot 1 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and being along the southeasterly right-of-way of E. Washington Avenue to the most westerly corner of said Lot 1 of Block 267 also being the intersection of southeasterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Hancock Street;

Thence southeasterly 330 feet more or less along the southwesterly line of Lots 1 through 5 of said Block 267 of the Plat of Madison, The Capitol of Wisconsin to the most southerly corner of said Lot 5 and being the intersection of the northeasterly right-of-way of Hancock Street and the northwesterly right-of-way of Main Street;

Thence continuing southeasterly 66 feet across the said right-of-way of Main Street to the most westerly corner of Lot 1 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the southeasterly right-of-way of Main Street and the northeasterly right-of-way of Hancock Street;

Thence southwesterly 66 feet across the said right-of-way of Hancock Street to the most northerly corner of Lot 1 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Hancock Street and the southeasterly right-of-way of Main Street;

Thence southwesterly 264 feet more or less along the northwesterly line of Lots 1 and 18 of said Block 114 of the Plat of Madison, The Capitol of Wisconsin being along the southeasterly right-of-way of Main Street to the most westerly corner of said Lot 18 of Block 114 and being the intersection of the southeasterly right-of-way of Main Street and the northeasterly right-of-way of Butler Street;

Thence southeasterly 569.5 feet more or less along the southwesterly line of Lots 10 through 18 of said Block 114 of the Plat of Madison, The Capitol of Wisconsin to a point on the southwesterly line of said Lot 10 being 41.5 feet more or less southeasterly of the most westerly corner of said Lot 10 measured along the southwesterly line of said Lot 10 and being the intersection of the northeasterly right-of-way of Butler Street and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 66 feet more or less along the said northwesterly right-of-way of Wilson Street to a point lying 46 feet southeasterly as measured perpendicular to the northwesterly line of Lot 10 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin with the point being 66 feet southwesterly of the northeasterly line of said Lot 10 measured perpendicular to the said northeasterly line;

Thence northeasterly 66 feet more or less along the said northwesterly right-of-way of Wilson Street being a line lying 46 feet perpendicular from and southeasterly of the northwesterly line of Lot 10 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin to a point on the northeasterly line of said Lot 10 lying 46 feet southeasterly of the most northerly corner of said Lot 10 measured along the said northeasterly line of Lot 10;

Thence continuing northeasterly 99 feet more or less along the said northwesterly right-of-way of Wilson Street being a line lying 46 feet perpendicular from and southeasterly of the northwesterly line of Lot 9 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin to an angle point in the said northwesterly right-of-way of Wilson Street;

Thence northeasterly 33 feet more or less along the said northwesterly right-of-way of Wilson Street to a point on the northeasterly line of said Lot 9 of Block 114 of the Plat of Madison, The Capitol of Wisconsin being 52 feet southeast of the most northerly corner of said Lot 9 measured along the northeasterly line of said Lot 9 and being at the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Hancock Street;

Thence northeasterly 66 feet more or less across Hancock Street to the most southerly corner of Lot 9 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin also being the intersection of the northwesterly right-of-way of Wilson Street and the northeasterly right-of-way of Hancock Street;

Thence northeasterly 129 feet more or less along the northwesterly right-of-way of Wilson Street being along the southeasterly line of Lot 9 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin being to a point 69 feet southwesterly of the most easterly corner of said Lot 9 measured along the said southeasterly line of said Lot 9 also being the most southerly corner of Cardinal Condominium as recorded in Document No. 1894944;

Thence northwesterly 118 feet more or less along the southwesterly line of the said Cardinal Condominium to the most westerly corner of the said Cardinal Condominium;

Thence northeasterly 69 feet more or less along the northwesterly line of the said Cardinal Condominium to the most northerly corner of the said Cardinal Condominium and being along the southwesterly right-of-way of Franklin Street;

Thence northeasterly 66 feet more or less across Franklin Street to the most southerly corner of the Germania Condominium recorded as Document No. 3012054;

Thence northeasterly 58.15 feet more or less along the southeasterly line of the said Germania Condominium being perpendicular to the northeasterly right-of-way of Franklin Street to an angle point in the said southeasterly line;

Thence northwesterly 8.08 feet more or less along the said southeasterly line of the Germania Condominium to a point of curvature in the said southeasterly line;

Thence northerly 9.36 feet more or less on a chord of a curve to the right having a radius of 7.2 feet being along the said southeasterly line of the Germania Condominium to a point of tangency;

Thence northeasterly 12.34 feet more or less along the said southeasterly line of the Germania Condominium to the most easterly corner of the said Germania Condominium;

Thence northwesterly 203.99 feet more or less along the northeasterly line of the said Germania Condominium and being parallel with the said northeasterly right-of-way of Franklin Street to the most northerly corner of the said Germania Condominium also being a point on the northwesterly line of Lot 5 of Block 115 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 186.42 feet more or less along the northwesterly line of Lots 5 and 14 of Block 115 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of said Lot 14 and being on the southwesterly right-of-way of Blair Street;

Thence southeasterly 330 feet more or less along the northeasterly line of said Block 115 of the Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Lot 10 of the said Block 115;

Thence south-southeasterly 105 feet more or less to the northeasterly extension of northwesterly railroad lands now owned by Wisconsin Department of Transportation (WDOT);

Thence south-southeasterly 125 feet more or less along the northeasterly extension of northwesterly railroad lands now owned by Wisconsin Department of Transportation (WDOT) to a point on the southerly right-of-way of Wilson Street also being the northwest corner of the railroad lands now owned by Wisconsin Department of Transportation (WDOT);

Thence southwesterly 373.39 feet more or less along the northwesterly right-of-way line of the said railroad now owned by WDOT being a curve to the right having a radius of 1980.88 feet to a point on the northeasterly right-of-way of Hancock Street;

Thence southwesterly 66.77 feet across Hancock Street to the northwesterly corner of the former railroad parcel currently owned by WDOT;

Thence southwesterly 164.26 feet more or less along the northwesterly right-of-way line of the said railroad now owned by WDOT being a curve to the right having a radius of 1980.88 feet to a point of tangency along the said northwesterly right-of-way line;

Thence southwesterly 158.65 feet more or less along the said northwesterly right-of-way line of the railroad now owned by WDOT to an angle point in the said northwesterly right-of-way line;

Thence northwesterly 13.75 feet more or less to the most easterly corner of the lands conveyed from the WDOT to the City of Madison in Document No. 5318247;

Thence southwesterly 105.60 feet more or less along a 1947.32-foot radius curve to the right being the southeasterly boundary of the lands described in Document No. 5318247;

Thence northwesterly 15.11 feet more or less along the southwest line of the lands described in Document No. 5318247 to the most easterly corner of the First Addendum to Marina Condominiums recorded as Document No. 4218803 and the northwesterly right-of-way line of the railroad now owned by WDOT;

Thence southwesterly 1489 feet more or less along the northwesterly right-of-way of the railroad now owned by WDOT also being along the southeasterly line of First Addendum to Marina Condominiums recorded as Document No. 4218803 and said southeasterly line extended southwesterly to a point on the northeasterly line of Lot 8 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin;

Thence southeasterly 5.64 feet more or less along the said northeasterly line of Lot 8 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin also being along the northwesterly right-of-way of the said railroad now owned by the WDOT;

Thence southwesterly 132.50 feet along the said northwesterly right-of-way of the railroad now owned by WDOT to a point on the southwesterly line of Lot 7 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northwesterly 250 feet more or less along the said southwesterly line of Lot 7 of Block 70 of the Plat of Madison, The Capitol of Wisconsin to the most westerly corner of said Lot 7 also being on the southeasterly right-of-way of Wilson Street;

Thence northwesterly 66 feet across Wilson Street along the northwesterly extension of the said southwesterly line of Lot 7 of Block 70 of the Plat of Madison, The Capitol of Wisconsin to a point on the southeasterly line of CSM No. 15409 recorded as Document No. 5593589 and being on the northwesterly right-of-way of Wilson Street;

Thence northeasterly 200 feet more or less along the said northwesterly right-of-way of Wilson Street and being on the southeasterly line of said CSM No. 15409 and the Carpenter Condominiums recorded as Document No. 3193640 to the most easterly corner of the said Carpenter Condominiums also being at the

intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Carroll Street;

Thence northeasterly 66 feet across Carroll Street to the most southerly corner of Block 85 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the northeasterly right-of-way of Carroll Street and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 330 feet more or less along the southeasterly line of said Block 85 of the Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Block 85 and being the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Martin Luther King Jr. Blvd.;

Thence northeasterly 132 feet across Martin Luther King Jr. Blvd. to the most southerly corner of Lot 1 of CSM No. 14577 recorded as Document No. 5348219 also being the most southerly corner of Block 88 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northeasterly right-of-way of Martin Luther King Jr. Blvd and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 330 feet more or less along the southeasterly line of Lots 1 and 2 of said CSM No. 14577 and being the northwesterly right-of-way line of Wilson Street to the most easterly corner of said Lot 2 of CSM No. 14577 also being the most easterly corner of said Block 88 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Pinckney Street;

Thence northwesterly 264 feet more or less along the northeasterly line of said Lot 2 of CSM No. 14577 and being on the southwesterly right-of-way of Pinckney Street to the most northerly corner of said Lot 2 also being the most northerly corner of said Block 88 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Pinckney Street and the southeasterly right-of-way of Doty Street;

Thence northwesterly 66 feet across Doty Street to the most easterly corner of Block 89 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the southwesterly right-of-way of Pinckney Street and the northwesterly right-of-way of Doty Street;

Thence northwesterly 264 feet more or less along the northeasterly line of said Block 89 of the Plat of Madison, The Capitol of Wisconsin and being along the southwesterly right-of-way of Pinckney Street to the most northerly corner of said Block 89 and being the intersection of the southwesterly right-of-way of Pinckney Street and the southeasterly right-of-way of Main Street;

Thence northwesterly 66 feet across Main Street to the intersection of the southwesterly right-of-way of Pinckney Street and the northwesterly right-of-way of Main Street;

Thence northeasterly 66 feet across Pinckney Street to the most southerly corner of Block 102 Condominium Plat recorded as Document No. 4583981 and being the most southerly corner of Block 102 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Main Street and the northeasterly right-of-way of Pinckney Street;

Thence northeasterly 264 feet more or less along the southeasterly line of said Block 102 Condominium Plat and being along the northwesterly right-of-way of Main Street to the most easterly corner of the said Block 102 Condominium Plat also being the most easterly corner of the said Block 102 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Main Street and the southwesterly right-of-way of Webster Street;

Thence northwesterly 330 feet more or less along the northeasterly line of said Block 102 Condominium Plat and being along the southwesterly right-of-way of Webster Street to the most northerly corner of said Block 102 Condominium Plat also being the most northerly corner of the said Block 102 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Webster Street and the southeasterly right-of-way of E. Washington Avenue;

Thence northwesterly 132 feet across E. Washington Avenue to the most easterly corner of Block 101 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the southwesterly right-of-way of Webster Street;

Thence northeasterly 66 feet across Webster Street to the most southerly corner of CSM No. 14032 recorded as Document No. 5175143 also being the most southerly corner of Block 109 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Webster Street;

Thence northeasterly 264.5 feet more or less along the southeasterly line of said Block 109 of the Plat of Madison, The Capitol of Wisconsin and being along the southeasterly line of said CSM No. 14032 and the Stewart Subdivision recorded as Document No. 264341 and being along the northwesterly right-of-way of E. Washington Avenue to the most easterly corner of Lot 3 of the said Stewart Subdivision and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the southwesterly right-of-way of Butler Street;

Thence northeasterly 66 feet across Butler Street to the most southerly corner of Block 112 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Butler Street;

Thence northeasterly 100 feet more or less along the southeasterly line of said Block 112 of the Plat of Madison, The Capitol of Wisconsin being along the northwesterly right-of-way of E. Washington Avenue to a point on the northeasterly line of the Southwest 34 feet of Lot 7 of said Block 112;

Thence northwesterly 132 feet more or less along the said northeasterly line of the Southwest 34 feet of said Lot 7 of Block 112 of the Plat of Madison, The Capitol of Wisconsin to a point on the northwesterly line of said Lot 7;

Thence northeasterly 164 feet more or less along the northwesterly line of Lots 5, 6, and 7 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of said Lot 5 and being on the southwesterly right-of-way of Hancock Street;

Thence northeasterly 66 feet across Hancock Street to the most westerly corner of said Lot 1 of CSM No. 15680 and being on the northeasterly right-of-way of Hancock Street;

Thence northeasterly 198 feet more or less along the northwesterly line of said Lot 1 of CSM No. 15680 to the Point of Beginning.

NOTE: Wetlands are specifically and categorically excluded from inclusion in the TID 53 boundary.