

EXHIBIT A

Description of the City Parcel

Part of unplatted lands in the East ½ of Section 23, T7N, R9E, and part of Lots 1, 2, 17 and 18, Block 25 in the Original Plat of the City of Madison, located in the East ½ of Section 23, T7N, R9E, City of Madison, Dance County, Wisconsin, described as follows:

Beginning at the most Westerly corner of said Lot 1, Block 25, Original Plat of the City of Madison; thence N45°00'00"E, 47.85 feet to a point that is 25 feet Southwest of the existing main track of the former Chicago, Milwaukee, St. Paul and Pacific Railroad (said track being in the railroad right-of-way now owned by the State of Wisconsin Department of Transportation) right; thence S61°01'00"E, 100.04 feet to a point 25 feet Southwest of said existing main track; thence S60°51'44"E, 49.84 feet to a point 25 feet Southwest of said existing main track; thence S60°21'11"E, 49.51 feet to a point that is 25 feet Southwest of said existing main track; thence S58°40'23"E, 49.27 feet to a point that is 25 feet Southwest of said main track; thence S57°02'57"E, 49.19 feet to a point that is 25 feet Southwest of said main track thence S55°00'14"E, 44.63 feet to a point that is 25 feet Southwest of said main track and a point on the Northwest right-of-way line of West Main Street; thence S45°03'49"W, 50.78 feet on said Northwest right-of-way line; thence on a curve to the left, convex to the Northeast, having a radius of 1,536.22 feet and a long chord that bears N57°58'55"W, 178.73 feet to a point of compound curve; thence on a curve to the left, convex to the Northeast, having a radius of 5,520.45 feet and a long chord that bears N60°51'44"W, 49.55 feet; thence N61°01'00"W, 114.33 feet to the point of beginning.

(Tax Parcel No. 251-0709-234-0617-2)