

EXHIBIT A

A parcel of land being a part of Outlots 49, 50 and 51 of Burke Assessor's Plat No. 1, and a part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at the Northwest corner of said Outlot 49, also being the Northeast corner of Lot 7, Block 6 of Brigham Plat, City of Madison, Dane County, Wisconsin; thence North $81^{\circ} 28' 00''$ East, along the North line of said Outlots 49 and 50, 207.50 feet; thence North $08^{\circ} 08' 12''$ West, 55.00 feet; thence North $71^{\circ} 12' 49''$ East, 130.65 feet to the Westerly right of way line of Wright Street ; thence South $08^{\circ} 08' 12''$ East, along said right of way line, 22.33 feet; thence continuing along said right of way, South $22^{\circ} 39' 52''$ East, 220.90 feet; thence continuing along said right of way, South $19^{\circ} 44' 30''$ East, 29.10 feet; thence continuing along said right of way, along the arc of a curve to the right, whose radius is 40.00 feet and whose long chord bears South $07^{\circ} 55' 30''$ West, 37.15 feet to the Westerly right of way line of East Washington Avenue; thence South $35^{\circ} 35' 30''$ West, along said Westerly right of way line , 126.00 feet to the Southwesterly line of said Outlot 49 and Northeasterly line of said Brigham Plat; thence North $52^{\circ} 06' 00''$ West, along said Southwesterly line, 431.85 feet to the point of beginning. EXCEPTING THEREFROM those lands conveyed to the City of Madison in Quit Claim Deed recorded May 24, 2004, as Document No. 3917766.