

EXHIBIT A
Legal Description of the Property

Part of the Southeast 1/4 of the Southwest 1/4 of Section 18 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the North 1/4 Corner of said Section 19; thence S02°16'57"W (recorded as S01°13'27"W), 1320.18 feet along the East line of said Northwest 1/4; thence N87°48'58"W, 734.93 feet along the South line of said Northeast 1/4 of the Northwest 1/4; thence N02°20'37"W, 204.12 feet; thence N82°13'40"W, 245.82 feet; thence N02°01'24"W, 366.97 feet; thence N13°18'14"E, 116.08 feet; thence N70°52'07"W, 82.51 feet; thence N29°09'44"W, 312.42 feet; thence N00°24'16"W, 71.32 feet; thence N89°35'44"E, 296.23 feet; thence N61°26'36"E, 682.66 feet; thence N57°51'14"E, 431.95 feet to the East line of said Southwest 1/4; thence S00°55'38"W, 355.26 feet along said East line to the point of beginning; Containing 1,368,983 square feet, or 31.427 acres (1,360,267 square feet, or 31.227 acres excluding road right of way); Subject to a public road right of way over the Southerly 18.19 feet thereof for Wheeler Road.