

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL NUMBER (S): 251/0709-203-0501-6

Part of the Southeast 1/4 of the Southwest 1/4 of Section Twenty-six (26), Town Seven (7) North, Range Nine (9) East, formerly Township of Madison, now City of Madison, described as follows: Beginning at the Southeast corner of the Southwest 1/4 of Section 26; thence North 00 1 9' West along the East line of the Southeast 1/4 of the Southwest 1/4 and the center line of New Park Street for a distance of 150.0 feet to the point of beginning of this description; thence North 89° 27' West, 276.4 feet; thence North 38° 55' West, 173.1 feet to the Southeasterly line of the right of way of the Chicago, Northwestern Railway; thence North 51° 05' East along said right of way line 355.2 feet; thence South 64° 38' East, a distance of 118.1 feet to the East line of said Southeast 1/4 of Southwest 1/4; thence South 0° 19' East a distance of 309.6 feet to the point of beginning.

Except from the above described lands the following parcels:

1. The East 53 feet thereof.

2. A strip of land 20 feet in width, more particularly described as follows: Commencing at the Southeast corner of the Southwest 1/4 of Section 26, Town 7 North, Range 9 East, Dane County, Wisconsin; thence North 0° 19' West along the East line of the Southeast 1/4 of the Southwest 1/4 and the centerline of New Park Street for a distance of 150 feet; thence North 89° 27' West, 276.4 feet; thence North 38° 55' West, 153.1 feet to the beginning of this description of the property herein conveyed; thence continuing North 38° 55' West 20 feet to the Southeasterly line of the right of way of the Chicago Northwestern Railway; thence North 51° 05' East, 355.2 feet along said Southeasterly right of way line; last described course constituting the Northwest line of the property hereby conveyed; thence South 64° 38' East to a point 20 feet from the aforementioned Northwesterly line of the property hereby conveyed, last mentioned 20 feet being measured at right angles to the said Northwesterly line; thence Southwesterly on a line 20 feet distance from and parallel to said Northwesterly line to the point of beginning, now in the City of Madison, Dane County, Wisconsin.

(to be verified/corrected to correspond to title commitment and survey)