

EXHIBIT A
Legal Description of the Property

PARCEL A:

Part of the Northwest One-Quarter of the Northeast One-Quarter (NW1/4 NE1/4) of Section Thirty-five (35), Township Seven (7) North, Range Nine (9) East, in the City of Madison, described as follows: Commencing at the North Quarter Corner of said Section 35; thence South 89° 27' East, along the North line thereof, 53 feet; thence Southerly along the East line of South Park Street, 30 feet to the point of beginning; thence continue Southerly along the East line of South Park Street, 208.1 feet to a point 90 feet North of (measured at right angles North of the North line of Block 7, First Addition to Oak Ridge Subdivision); thence East parallel with the North line of said Block 7, a distance of 116 feet to the Westerly line of (Oregon Road) now Beld Street; thence Northeasterly along the Westerly line of Beld Street, 213.2 feet; thence West parallel with and 30 feet south of the North line of of said Section 35, a distance of 164.8 feet to the point of beginning.

TAX ROLL PARCEL NUMBER: 251/0709-351-1701-4
PRIMARY ADDRESS PER TAX ROLL: 1901 S. PARK ST.

PARCEL B:

Part of the Northeast One-Quarter (NE1/4) of Section Thirty-five (35), Township Seven (7) North, Range Nine (9) East, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the North Quarter Corner of said Section 35; thence South 88° 59' 02" East, 1.33 feet; thence South 00° 03' 11" West, 195.99 feet; thence South 01° 44' 10" East, 42.15 feet; thence South 89° 49' 20" East, 53 feet to the point of beginning; thence continuing South 89° 49' 20" East, 115.4 feet; thence South 13° 20' 49" West, 46.2 feet; thence North 89° 49' 20" West, 104.94 feet; thence North 01° 44' 10" West, 45.02 feet to the point of beginning.

TAX ROLL PARCEL NUMBER: 251/0709-351-0121-5
PRIMARY ADDRESS PER TAX ROLL: 1915 S. PARK ST.