

EXHIBIT "A"

A parcel of land in the Northeast Fractional Quarter ($\frac{1}{4}$) of Section Five (5) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Five (5), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; thence South $00^{\circ}00'00''$ 1,048.32 feet, along the East line of the Northeast Fractional Quarter ($\frac{1}{4}$) of said Section Five (5); thence North $89^{\circ}28'19''$ West 1,308.60 feet to the point of beginning. Thence South $00^{\circ}30'19''$ West 816.63 feet; thence North $89^{\circ}53'12''$ West 1,323.05 feet to the West line of said Northeast Fractional Quarter ($\frac{1}{4}$); thence North $00^{\circ}15'50''$ East 235.04 feet, along said West line, to a point on the Southerly Right of Way line of Interstate Highway No. 80; thence North $43^{\circ}55'06''$ East 1,523.35 feet along said Southerly Right of Way line; thence South $45^{\circ}12'18''$ East 387.09 feet; thence South $00^{\circ}30'19''$ West 245.65 feet to the point of beginning, said parcel of land contains 26.481 acres; AND the South 20 Acres of the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4} NE\frac{1}{4}$); the West 120 Acres of the Southeast Quarter ($SE\frac{1}{4}$); and the Southwest Quarter ($SW\frac{1}{4}$), all in Section Five (5), Township Seventy-seven (77) North of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT 27.6 acres, more or less, in the $N\frac{1}{2} SW\frac{1}{4}$ of said Section Five (5) conveyed to the State of Iowa for road purposes under warranty deed recorded in Book 89, Page 221, in the Office of the Recorder of Madison County, Iowa.

and

The East One-half of the Northeast Fractional Quarter ($E\frac{1}{2} NE\frac{1}{4}$) of Section 3, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT the right-of-way of the C.R.I. & P. Railroad Company.