



Exhibit A

COMMENCING AT A POINT OF REFERENCE AT THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE TOWNSHIP, MADISON COUNTY, IOWA; THENCE NORTH 830.6 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO THE POINT OF BEGINNING (THIS IS AN ASSUMED BEARING FOR PURPOSES OF THIS DESCRIPTION ONLY); THENCE NORTH 82 DEGREES 39 MINUTES EAST 469.0 FEET TO A POINT, THENCE NORTH 17 DEGREES 38 MINUTES WEST 315.6 FEET TO A POINT, THENCE SOUTH 82 DEGREES 39 MINUTES WEST 372.7 FEET TO A POINT OF INTERSECTION WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4; THENCE SOUTH 313.1 FEET ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4 TO THE POINT OF BEGINNING, AND SUBJECT TO EASEMENTS OF RECORD, AND CONTAINING 3.0 ACRES MORE OR LESS, MADISON COUNTY, IOWA.