

Exhibit "A"

Parcel A located in the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Ten (10); thence on an assumed bearing of South $00^{\circ}27'34''$ West along the West line of said East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) a distance of 245.00 feet to the point of beginning; thence North $90^{\circ}00'00''$ East 840.68 feet to the centerline of Madison County Highway G4R; thence southeasterly 427.63 feet along said centerline on a tangential curve, concave to the Northeast, and having a radius of 1273.38 feet, a central angle of $19^{\circ}14'34''$, and a chord 425.62 feet in length bearing South $77^{\circ}06'19''$ East; thence South $00^{\circ}06'52''$ West 975.79 feet; thence North $88^{\circ}38'48''$ West 314.57 feet; thence South $00^{\circ}54'43''$ West 358.16 feet; thence South $40^{\circ}22'12''$ East 118.00 feet; thence North $90^{\circ}00'00''$ West 1021.99 feet to the west line of the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Ten (10); thence North $00^{\circ}27'34''$ East along said west line 1511.40 feet to the point of beginning. Said tract contains 40.00 acres and is subject to a Madison County Highway Easement over the northeasterly 0.72 acres thereof.