

Exhibit "A"

West Half of the Southwest Quarter (W ½ SW ¼) except the south 19.88 acres and the right of way of C.B. & O. Railroad; the East Half of the Southeast Quarter of the Northwest Quarter (E ½ SE ¼ NW ¼) and the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼), all in Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa

Except Parcel B: That part of the West Half of the Southwest Quarter of Section 21 West of the 5th P.M. Warren County, Iowa described as follows: Commencing at the Southwest corner of said Section 21; thence North 00 degrees 25 minutes 49 seconds West, 1011.93 feet along the west line of said Southwest Quarter to the point of beginning; thence North 00 degrees 25 minutes 49 seconds West, 403.07 feet along said west line; thence South 89 degrees 42 minutes 51 seconds East, 332.90 Feet; thence South 01 degrees 35 minutes 48 seconds West, 282.51 feet; thence South 42 degrees 10 minutes 07 seconds West, 118.62 feet; thence South 82 degrees 41 minutes 37 seconds West, 244.34 feet to the point of beginning, having an area of 2.79 acres including 0.37 acres of Warren County Road Easement.