

Exhibit "A"

Description of Real Property

East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$)* and the East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty (20), (except five (5) acres off the North end of the last tract);

*lying South of Highway Interstate 80

All in the Township Seventy-eight (78) North, of Range Twenty-seven (27) West of the 5th P.M., Dallas County, Iowa, (Except Commencing at Northeast Corner of Section Twenty (20) in Township Seventy-eight (78) North, Range Twenty-seven (27), thence South along East side of said Section Twenty (20), 1517 feet to the point of beginning, thence South along said Section line 208.71 feet, thence West 208.71 feet, thence North 208.71 feet, thence East 208.71 feet to the point of beginning, containing one (1) acre. And, Except Commencing at the point where the South line of Highway Interstate 80 crosses the East line of Section 20, Township 78 North, Range 27 West of the 5th P.M., thence West along the South line of said Highway Interstate 80 to the West side of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 20, thence South 33 feet, thence in an easterly direction parallel to and 33 feet equidistant from the South line of said Highway Interstate 80 to a point 153 feet West of the East line of said Section 20, thence South 319 feet to a point 123 feet West of the East line of said Section 20, thence East 123 feet to the East line of said Section 20, thence North along the East line of said Section 20 to the South side of Highway Interstate 80 as now established and extending across the said Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 20. The grantee herein agrees to erect and maintain a lawful fence along the South side of the 33 foot strip and along the West side of the 319 foot strip. Grantors reserve an easement for ingress and egress along the South 16 feet of the 319 foot strip. Said easement may be jointly used by grantors and grantees and grantors shall maintain a gate or fence along the South side of said 319 foot strip as may be desired. AND Except Deed to State of Iowa recorded in Book 442 on page 494, described as follows: A parcel of land located in the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20, T78N, R27W of the 5th P.M., Dallas County, Iowa lying on both sides of part of the following described centerline of Interstate Route No. 80 and on the west side of part of the following described centerline of the Secondary Road, as shown on Official plans for Project I-80-3(11)113. The centerline of Interstate Route No. 80, designated by station points 100 feet apart, numbered consecutively from west to east, is described as follows: Beginning at Sta. 752+83.6, a point 727.8 ft. South of the NE Corner of said Section 20 on the east line thereof, thence S81°21½'W 1,383.6 ft. to Sta. 739+00. Also, beginning at said Sta. 752+83.6, thence N81°21½'E 3.8 ft. to Sta. 752+87.4 The centerline of the Secondary Road, designated by station points 100 feet apart, numbered consecutively from south to north, is described as follows: Beginning at Sta. 2752+87.4 a point on the centerline of Interstate Route No. 80 located at Sta. 752+87.4, thence N0°25½'W 812.6 ft, to Sta. 2761+00. Also, beginning at said Sta. 2752+87.4, thence S0°25½'E 787.4 ft. to Sta. 2745+00.

Said parcel is described as follows: All that part of said E½ NE¼ that lies southerly and easterly of a line beginning at a point 215 ft. normally distant northerly from said centerline of Interstate Route No. 80, on the West line of said E½ NE¼, thence to a point 230 ft. normally distant northerly from Sta. 741+00, thence to a point 220 ft. normally distant northerly from Sta. 743+00, thence to a point 145 ft. normally distant northerly from Sta. 747+50, thence to a point which is 145 ft. normally distant northerly from said centerline of Interstate Route No. 80 and 115 ft. normally distant westerly from said centerline of Secondary Road, thence to a point 40 ft. normally distant westerly from said centerline of Secondary Road, on the present westerly right of way line, on the north line of said E½ NE¼, and that lies northerly and easterly of a line beginning at a point 155 ft. normally distant southerly from said centerline of Interstate Route No. 80, on the West line of said E½ NE¼, thence to a point 137 ft. normally distant southerly from Sta. 742+00, thence to a point which is 137 ft. normally distant southerly from said centerline of Interstate Route No. 80 and 120 ft. normally distant westerly from said centerline of Secondary Road, thence to a point 80 ft. normally distant westerly from Sta. 2746+00, (Sec. Rd) thence to a point 51 ft. normally distant westerly from said centerline of Secondary Road on an east-west fence line through Sta. 2745+11, thence east to the east line of said E½ NE¼.

Said parcel contains 10.9 acres more or less, exclusive of the present established road. Note: The east line of the NE¼ of said Section 20 is assumed to bear North and South. Grantor hereby relinquishes all rights of direct access between Interstate Route No. 80 and that portion of the grantor's remaining property described as: Part of the E½ NE¼ of Section 20, T78N, R28W of the 5th P.M. (Sta. 739+39± (P.L.) to Sta. 752+83.6, both sides). This covenant shall run with the title to the land and shall be binding on the grantor his heirs, successors and assigns.