

EXHIBIT A

The South One-half (S $\frac{1}{2}$) of the East One-half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$), Section Twenty-three (23), Township Ninety-seven North (97), Range Seventeen (17) West of the 5th P.M., Floyd County, Iowa EXCEPT that part of the North Half (N $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-three (23), Township Ninety-seven (97) North, Range Seventeen (17) West of the 5th P.M., lying north of the existing county roadway, commencing with date of October 25, 1993 at 8:00 o'clock A.M.

AND

The Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-three (23), Township Ninety-seven (97) North, Range Seventeen (17) West of the Fifth Principal Meridian, commencing with the Root-of-Title.