

EXHIBIT A

TRACT I

That part of the Northeast Quarter (NE $\frac{1}{4}$) of section Nine (9), Township One Hundred Eleven (111), Range Forty-one (41), West of the Fifth Principal Meridian, bounded and described as follows: Beginning on the Southwesterly line of East Main Street extended in the City of Marshall at a Point 1229.7 feet Northwesterly from the intersection of said street line with East line of said Section Nine (9); running thence in a Southwesterly direction at right angles to said street line, a distance of 314 feet to the true point of beginning; continuing thence in a Southwesterly direction along said line, and at right angles to said street line, a distance of 233 feet more or less to the former right of way of Winona and St. Peter Railway and designated as Point "A"; beginning again at the true point of beginning and running in a Northwesterly direction parallel with East Main Street a distance of 75 feet; thence at right angles and in a Southwesterly direction to the former right of way of Winona and St. Peter Railway; thence in the Southeasterly direction along said railway right of way to Point "A", Lyon County, Minnesota, as shown by instrument recorded in Book 141 of Deeds, Page 293, in the Office of the County Recorder of Lyon County, Minnesota, subject to highways and easements of record.

AND

TRACT II

That part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nine (9), Township One Hundred Eleven (111), Range Forty-one (41), West of the Fifth Principal Meridian, bounded and described as follows: Beginning on the Southwesterly line of East Main Street extended in the City of Marshall at a Point 1304.7 feet Northwesterly from the intersection of said street line with East line of said Section Nine (9); running thence in a Southwesterly direction, at right angles to said street line, a distance of 314 feet to the true point of beginning, continuing thence in a Southwesterly direction along said line, and at right angles to said street line, to the former right of way of Winona and St. Peter Railway and designated as Point "A"; beginning again at the true point of beginning and running in a Northwesterly direction parallel with East Main Street a distance of 75 feet; thence at right angles and in a Southwesterly direction a distance of 219.5 feet more or less to the former right of way of Winona and St. Peter Railway; thence in a Southeasterly direction along said railway right of way of Point "A", Lyon County, Minnesota, as shown by instrument recorded in Book 141 of Deeds, page 292, in the Office of the County Recorder of Lyon County, Minnesota, subject to highways and easements of record.