

EXHIBIT "A"

LEGAL DESCRIPTION:

Part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), Township Twenty-eight (28) North, Range Thirteen (13) West, CITY OF MENOMONIE, Dunn County, Wisconsin, described as follows: Commencing at the Southeast Corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence North 89 degrees 59'05" West 341.7 feet along the South line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) to the Point of Beginning; thence North 89 degrees 59'05" West 631.88 feet along said South line of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); thence North 20 degrees 02'50" West 15.00 feet along the East right-of-way line of U.S. Highway 12; thence North 69 degrees 12'36" East 614.68 feet; thence South 36 degrees 51'05" East 57.75 feet; thence North 72 degrees 53'01" East 268.14 feet to the Northwest Right-of-Way Line of the interchange of Interstate 94 and State Trunk Highway 25; thence South 40 degrees 45'55" West 349.97 feet along said Right-of-Way Line to the Point of Beginning.

"ALSO"

Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Fifteen (15), Township Twenty-eight (28) North, Range Thirteen (13) West, CITY OF MENOMONIE, Dunn County, Wisconsin, described as follows: Commencing at the Northeast Corner of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Said Section Fifteen (15); thence North 89 degrees 59'05" West along the North line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), 341.7 feet to the Point of Beginning; thence South 40 degrees 45'55" West 387.77 feet along the Northwest Right-of-Way line of the interchange of Interstate 94 and S.T.H. 25; thence North 85 degrees 42'40" West 279.90 feet, along the North Right-of-Way line of Interstate 94; thence North 20 degrees 02'50" West 290.44 feet along the East right-of-way line of U.S.H. 12 to the North line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); thence South 89 degrees 59'05" East 631.88 feet along the North line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) to the Point of Beginning.

EXCEPT those parts conveyed to the State of Wisconsin by Deeds recorded in Volume 164 of Deeds, Page 23 and Volume 312 of Records, Page 450.

TAX NUMBER:

251-1026-02-100 aka M1315-0401

Ingress and Egress from HWY 12 to subject property is in Road right of way for State of WI.