

**EXHIBIT A**

**Real Estate Description: Freezer Project**

**- FORMER DURHMAN/DESMOND PROPERTY -**

*La Crosse County, Wis*

Lot 2 of the Certified Survey Map No. 46, Volume 12, as Document #1415976 City of La Crosse, La Crosse, Wisconsin.

And

Part of the First Addition to Couleesites Industrial Addition to the City of La Crosse being part of Lot 3, Block 5, La Crosse County, Wisconsin, described as follows: Beginning at the northeast corner of Lot 3 as the point of beginning; thence South 0 degrees 13 minutes 18 seconds East 158.16 feet; thence North 89 degrees 37 minutes 30 seconds West 165.63 feet; thence South 0 degrees 12 minutes 28 seconds East 30 feet; thence North 89 degrees 37 minutes 30 seconds West 190.09 feet to the east right-of-way of Commerce Street; thence North 0 degrees 13 minutes 31 seconds West 188.17 feet to the northwest corner of Lot 3; thence South 89 degrees 37 minutes 30 seconds East 355.74 feet to the point of beginning,

Excepting

The north sixty (60) feet thereof taken for street right-of-way purposes.

**AND**

**- MILLER PROPERTY -**

Part of Lots 2 and 3 in Block 5 of First Addition to Couleesites Industrial Addition to the City of La Crosse, La Crosse County, Wisconsin, described as follows: commencing at the Southeast corner of said Lot 2; thence North along the East line thereof 40 feet to the point of beginning; Thence West 148 feet; thence North 47 feet; thence West 43 feet; thence North 6 feet; thence West 165 feet to the East line of Commerce Street; thence North along said East line 86 feet; thence East 190 feet; thence North 30 feet; thence East 166 feet to the East line of said Lot 3; thence South along said East line and the East line of said Lot 2 to the point of beginning.

Together with and subject to a 16-foot right-of-way easement, the centerline of which is the North line of the above-described parcel.

Together with a perpetual, non-exclusive easement for vehicular and pedestrian ingress and egress over upon and across (3) parcels located on part of Lot 2 in Block 4 of First Addition to Couleesites Industrial Addition and described as follows:

(1) Beginning at the Southeast corner of said Lot 2; thence North 40 feet; thence West 10 feet; thence South 40 feet; thence East 10 feet to the point of beginning.

(2) Commencing at the Southeast corner of said Lot 2; thence North 40 feet; thence West 148 feet to the point of beginning; Thence North 47 feet; thence West 43 feet; thence South 10 feet; thence East 33 feet; thence South 37 feet; thence East 10 feet to the point of beginning.

(3) Commencing at the Southeast corner of said Lot 2; thence North 40 feet; thence West 148 feet; thence North 47 feet; thence West 43 feet to the point of beginning; Thence North 6 feet; thence West 165 feet to the East line of Commerce Street; thence South 6 feet; thence East 165 feet to the point of beginning.