

EXHIBIT A-2

Real Estate Description: Freezer Project

- FORMER DURHMAN/DESMOND PROPERTY -

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.