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EXHIBIT A

Parcel A: Lot One (1), Certified Survey Map No. 33, filed in the Office of the Register of Deeds for La Crosse County, Wisconsin on March 10, 2017, in Volume 17 on Page 33, as Document No.: 1690333, being Part of the SW 1/4 of the SW 1/4, Part of the SE 1/4 of the SW 1/4, Part of the SW 1/4 of the SE 1/4, All in Section One (1), Township Sixteen (16) North, Range Seven (7) West, City of La Crosse, La Crosse County, Wisconsin.

Parcel B: A parcel of land located in the NW 1/4-SE 1/4, Section 1, T16N, R7W, City of Onalaska, La Crosse County, Wisconsin, described as follows: All that part of the said NW 1/4-SE 1/4 lying North of Lot 1 of Vol. 17 CSM, page 33 at document number 1690333, lying West of the East line of said Lot 1 projected Northerly to the Southeasterly right-of-way line of STH 16 and lying Southerly of the Southeasterly right-of-way line of STH 16.

Said lands may be more particularly described as follows: Commencing at the West ¼ corner of said Section 1; thence S01°18'02"E, along the West line of the SW ¼ of said Section 1, a distance of 2675.02 feet, to the southwest corner of said Section 1; thence N79°47'59" E, a distance of 1356.67 feet, to a point on the Southerly right-of-way line of STH 16; thence N38°20'02" E, a distance of 79.86 feet along the Southerly right-of-way line of STH 16; thence N 56°22'57" E, a distance of 706.18 feet, along said Southerly R/W line, thence N57°28'04"E, a distance of 968.03 feet, along said Southerly R/W line, to the South line of the said NW ¼ -SE ¼, the Northwestern corner of Lot 1 of a Certified Survey Map recorded in Vol. 17 CSM, Page 33 at document number 1690333 and the point of beginning; thence S87°30'52"E, along the South line of the said SW ¼ - SE ¼, a distance of 452.20 feet, to the Northeast corner of said Lot 1; thence N2°33'40"W, on the East line of said Lot 1 projected Northerly, to the Southeasterly right-of-way line of STH 16; thence Northwesterly and Southwesterly along said right-of-way line; to the point of beginning. Said parcel is subject to any and all easements, covenants, restrictions and rights-of-way of record.