

## **EXHIBIT "A"**

### **Purchase Tract:**

**Part of the Southeast Quarter of the Northeast Quarter of Section 36, Township-18-North, Range 31-West, Washington County, Arkansas, being more particularly described as follows:**

**Commencing at a found railroad spike marking the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 36; Thence S02°48'23"W 329.16'; Thence S87°06'48"E 44.98' to a set 5/8" rebar; Thence N02°52'07"E 269.39' to a set 5/8" rebar; Thence N02°52'07"E 144.40' to a set 5/8" rebar being the true point of beginning; Thence N02°07'13"E 174.12" to a set 5/8" rebar; Thence along a curve to the right with a radius of 217.68', a chord bearing of N38°00'48"E, and a chord length of 247.43' to a set 5/8" rebar; Thence N71°50'18"E 353.89' to a set 5/8" rebar; Thence S13°07'33"E 129.51' to a 6" wooden corner fence post; Thence N38°14'49"E 117.14' to the West right-of-way of North Maestri Road (Arkansas Highway 112); Thence along said right-of-way S12°17'41"E 109.29'; Thence leaving said right-of-way S09°31'48"E 208.47' to an existing drainage ditch; Thence S04°41'38"W 28.83'; Thence S09°06'10"W 77.36'; Thence S05°31'54"W 32.86'; Thence S07°02'22"W 28.24'; Thence N87°00'31"W 634.43' to the point of beginning containing 5.943 acres more or less and subject to all easements and rights-of-way of record.**

### **LESS AND EXCEPT the following Tract:**

**Part of the Southeast Quarter of the Northeast Quarter of Section 36 in Township 18 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:**

**Commencing at a Railroad Spike being used as the Center East Sixteenth corner of Section 36; thence South 87°46'11" East along the South line of the Northeast Quarter of said Section 36 a distance of 597.67 feet to a point; thence North 50°16'17" East a distance of 36.34 feet to a point; thence North 65°10'55" East a distance of 21.40 feet to a point; thence North 45°35'50" East a distance of 30.89 feet to a point on the Southwesterly right of way line of Arkansas State Highway 112 (N. Maestri Road) as established by ARDOT Job 012305 for the POINT OF BEGINNING; thence North 28°43'08" West along said right of way line a distance of 68.47 feet to a point; thence North 13°47'45" West along said right of way line a distance of 390.73 feet to a point; thence North 53°42'29" East along said right of way line a distance of 27.18 feet to a point; thence South 13°15'29" East a distance of 52.02 feet to a point; thence North 38°13'05" East a distance of 155.24 feet to a point on the existing centerline Arkansas State Highway 112 (N. Maestri Road); thence South 12°11'46" East along said centerline a distance of 32.61 feet to a point; thence South 35°55'12" West a distance of 15.91 feet to a point; thence South 43°06'37" West a distance of 39.81 feet to a point; thence South 19°12'21" West a distance of 46.52 feet to a point; thence South 14°41'20" East a distance of 39.62 feet to a point; thence South 28°38'46" East a distance of 53.98 feet to a point; thence South 21°45'00" East a distance of 70.12 feet to a point; thence South 18°46'02" East a distance of 44.32 feet to a point; thence South 00°47'14" East a distance of 60.45 feet to a point; thence South 07°03'24" West a distance of 70.68 feet to a point; thence South 17°59'57" West a distance of 35.33 feet to a point; thence South 15°40'53" West a distance of 51.99 feet to a point; thence South 45°35'50" West a distance of 3.07 feet to the POINT OF BEGINNING and containing 0.85 acres (36,881 square feet) more or less, as shown on plans referenced as ARDOT Job 012305. REV CTA/fls 02/05/24**