

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 12-20, both inclusive, in Block 1, in South Hills, an addition to the City of Lawrence, Douglas, Kansas, as shown on the recorded plat thereof, less and except the east 25' of the north 247.27' of Lot 19, Block 1, in South Hills, an addition to the City of Lawrence, Douglas County, Kansas, and more particularly described as follows:

Commencing at the Northeast Corner of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 12, Township 13 South, Range 19 East of the Sixth Principal Meridian; thence South 00°45'32" West a distance of 395.04 feet; thence North 89°14'28" West a distance of 30.00 feet for a Point of Beginning; thence North 89°16'30" West a distance of 713.12 feet; thence North 77°08'01" West a distance of 262.68 feet to the East Right-of-Way Line of Naismith Drive; thence on a curve to the left, on the East Right-of-Way Line of Naismith Drive, with a Radial Bearing of South 78°50'12" East, a Radius of 825.00 feet, a Delta Angle of 11°03'00", an Arc Length of 159.11 feet; thence North 00°06'48" East a distance of 46.82 feet; thence on a curve to the Right, with a Radius of 25.00 feet, a Delta Angle of 89°54'00", an Arc Length of 39.23 feet; thence North 89°59'44" East on the South Right-of-Way Line of 23rd Street a distance of 559.56 feet; thence North 00°00'00" East continuing said Right-of-Way Line a distance of 45.00 feet; thence North 90°00'00" East continuing on said Right-of-Way Line a distance of 213.30 feet; thence South 00°44'00" West a distance of 247.24 feet; thence South 89°52'05" East a distance of 160.00 feet to the West Right-of-Way Line for Alabama Street; thence South 00°45'32" West a distance of 94.82 feet to the Point of Beginning, containing 5.74 acres (250,094 Sq. Ft.) more or less, all in the City of Lawrence, Douglas County, Kansas.