

EXHIBIT "A"

Tract I:

Tract 2, of Lot 1, in Southwest Plaza, as shown by the plat of survey filed in Plat Book P-15, at Page 125, in the City of Lawrence, Douglas County, Kansas.

Tract II:

Lot 1, Southwest Plaza Annex, a Subdivision in the City of Lawrence, in Douglas County, Kansas, as shown by the recorded plat thereof, in Plat Book 14, Page 14; and

Tract III:

An easement for ingress and egress to 23rd Street appurtenant to Tract I and Tract II above, over and upon the East 15 feet of Lot 1, and all of Lots 2 and 3, Southwest Addition Number 9, an Addition to the City of Lawrence, in Douglas County, Kansas, as shown by the recorded plat thereof, as granted by the Cross Easement Agreement filed March 30, 1979, in Book 333, Page 1722; and

Tract IV:

The easements for ingress and egress appurtenant to Parcel I, Tract I above, over and upon the following described property: Lot 1, Southwest Addition No. 8, granted by Section 3 of Article C of the instrument entitled, "Easements with Covenants and Restrictions Affecting Land (ECR), filed February 23, 1979 in Book 333 Page 61.

Tract V:

A non-exclusive easement for driveway purposes appurtenant to Tracts I and II above, as established by the instrument recorded December 20, 1979, Book 340, Page 336, over the following tract of land, to wit: All of the South 24 feet of the North 40 feet of the West 150 feet of Lot 1, Southwest Addition No. 14, a Subdivision in the City of Lawrence, in Douglas County, Kansas.

Tract VI:

A non-exclusive easement for ingress and egress and parking purposes appurtenant to Parcel I, Tracts I and II above, over and upon the following described property; The West 150 feet of Lots 1 and 2, and the West 150 feet of the North 3.46 feet of Lot 3, Southwest Addition No. 14, a Subdivision in Lawrence, in Douglas County, Kansas; and all of Lot 1, Southwest Plaza, a Subdivision in the City of Lawrence, in Douglas County, Kansas, except that part lying South of the following described line: Beginning at a point on the East line of said Lot 122.93 feet South of the most Easterly Northeast corner of said Lot; thence South 89 degrees 12 minutes 37 seconds West (this bearing refers to the East line of said Lot as being a due North lot line) 322.19 feet to a point on the West line of said Lot, said point being 184.59 feet South 00 degrees 01 minutes 36 seconds West of the most Northerly Northwest corner of said Lot, as granted by the Cross Easement Agreement dated June 11, 1985, and filed July 9, 1985, in Book 382, Page 1003.