

PARCEL NO. 1: A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 12, RANGE 19, IN LAWRENCE, DOUGLAS COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 0°-00'-30" EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 307.74 FEET; THENCE NORTH 90°-00'-00" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WAKARUSA DRIVE, AS ESTABLISHED BY DOCUMENT NO. 10876 IN BOOK 398 AT PAGE 1904, AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 89°-56'-09" WEST, PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 250.00 FEET; THENCE NORTH 0°-00'-00" EAST, A DISTANCE OF 267.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 40, AS NOW ESTABLISHED; THENCE SOUTH 89°-56'-09" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF WAKARUSA DRIVE; THENCE SOUTH 0°-00'-00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 267.80 FEET TO THE POINT OF BEGINNING. CONTAINING 66,950 SQUARE FEET OR 1.537 ACRES, MORE OR LESS.