

## ANNEX ONE

### LEGAL DESCRIPTION

#### TRACT I:

Lot 3B, as shown by the plat of survey of the Lot Split of Lot 3, in Crossgates Addition, filed in Plat Book P-15, at Page 263, in the office of the Register of Deeds of Douglas County, Kansas.

#### TRACT II:

A non-exclusive easement for ingress and egress as established by Easement Agreement recorded 9-20-96, in Book 563, at Page 1979, over the following described tract(s) of land:

Lot 2, of "A Replat of Lot 3, Park 25 Subdivision & Lot 3A of A Lot Split for Lot 3, Crossgates Addition," an Addition to the City of Lawrence, as shown by the recorded plat thereof, in Douglas County, Kansas.

Together with a non-exclusive easement for vehicular and pedestrian ingress and egress appurtenant to the foregoing real estate reserved in Warranty Deed with Reservation of Easement recorded September 6, 1988, in Book 422, Page 1780, in the office of the Register of Deeds of Douglas County, Kansas, over an unspecified portion of the following:

That portion of Lot 1 of "A Replat of Lot 3, Park 25 Subdivision and Lot 3A of A Lot Split for Lot 3, Crossgates Addition" which was formerly the West 353.60 feet of the North 45 feet of Lot 3A of "A Lot Split for Lot 3, Crossgates Addition.

#### TRACT III:

A non-exclusive easement for use and access to sixteen (16) parking spaces and swimming pool as established by Easement Agreement, recorded September 5, 1996, in Book 563, at Page 465, including Easement Acknowledgement and Consent dated September 9, 1996, recorded September 16, 1996, in Book 563, at Page 1397, and amended by Amendment to Easement, recorded 9-20-96, in Book 563, at Page 1985, over the following described tract of land:

Lot 1, except the North 203 feet of the East 610 feet thereof; and except the East 150 feet of the South 175 feet thereof, in Crossgates, an Addition to the City of Lawrence, as shown by the recorded plat thereof, in Douglas County, Kansas; and

Lot 2, of "A Replat of Lot 3, Park 25 Subdivision & Lot 3A of A Lot Split for Lot 3, Crossgates Addition," an Addition to the City of Lawrence, as shown by the recorded plat thereof, in Douglas County, Kansas.

Together with a non-exclusive easement for vehicular and pedestrian ingress and egress appurtenant to the foregoing real estate reserved in Warranty Deed with Reservation of Easement recorded September 6, 1988, in Book 422, Page 1780, in the office of the Register of Deeds of Douglas County, Kansas, over and unspecified portion of the following:

That portion of Lot 1 of "A Replat of Lot 3, Park 25 Subdivision and Lot 3A of A Lot Split for Lot 3, Crossgates Addition" which was formerly the West 353.60 feet of the North 45 feet of Lot 3A of "A Lot Split for Lot 3, Crossgates Addition.