

EXHIBIT A-1

Legal Description

PARCEL I

Lot 1 and a fraction of Lot 2, in Block 1, in TD Subdivision No. 1, a subdivision in the City of Lawrence, Douglas County, Kansas, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, in Block 1, in TD Subdivision No. 1, thence along the East line of said block on an assumed bearing of South 00 degrees 00 minutes 00 seconds East, a distance of 227.00 feet; thence on a bearing of South 45 degrees 01 minutes 33 seconds West, a distance of 159.02 feet; thence on a bearing of North 89 degrees 59 minutes 32 seconds West, a distance of 178.53 feet to a point on the West line of Lot 2, in Block 1, in TD Subdivision No. 1; thence along the West line of said block on a bearing of North 00 degrees 02 minutes 53 seconds East, a distance of 339.41 feet to the Northwest corner of Lot 1, thence along the North line of said lot on a bearing of South 89 degrees 59 minutes 32 seconds East, a distance of 290.74 feet to the point of beginning.

PARCEL II

Together with an Easement Agreement for a non-exclusive access easement located on, over and across a portion of Lot 2, Block 1, in TD Subdivision No. 1 in the City of Lawrence, Douglas County, Kansas, as recorded on August 19, 1997 in Book 586 at page 576, more particularly described as follows:

A 35 ft wide easement across said Lot 2, the centerline of which is described as follows: beginning at a point 40.61 ft South of the Northeast corner of said Lot 2, thence on a curve to the left, said curve has a radius of 69.01 ft, an arc length of 20.55 ft, the chord bears S 53°18'46" W, a distance of 20.47 ft; thence S 45°07'22" W a distance of 118.25 ft; thence on a curve to the right, said curve has a radius of 38.83 ft, an arc length of 29.79 ft, and a chord that bears S 59°36'38" W, a distance of 29.06 ft; thence on a curve to the left, said curve has a radius of 29.27 ft, an arc length of 24.47 feet, and a chord that bears S 54°47'14" W a distance of 23.77 ft; thence on a curve to the left, said curve has a radius of 137.79 ft, an arc length of 28.91 ft, and a chord that bears S 20°18'06", a distance of 28.85 ft.