

EXHIBIT "A"

A tract in the Northeast Quarter (NE 1/4) of Section 3, Township 12 South, Range 18 East of the Sixth Principal Meridian and more particularly described as follows:

Commencing at a point 40 feet West of a point 666 feet South of a point South 14' West 126.5 feet from the Northwest corner of Section Two (2), Township Twelve (12) South, Range Eighteen (18) East and supposed to be the West line of Boone Street and in the center of Fourth Street in the City of Lecompton, thence North 89°58'50" West a distance of 355.56 feet; thence South 03°42'23" West a distance of 100.21 feet for a Point of Beginning; thence North 89°58'50" West a distance of 290.68 feet; thence South 00°09'30" West a distance of 169.27 feet; thence North 89°51'25" West a distance of 80.87 feet; thence South 00°35'38" West a distance of 92.28 feet; thence South 89°38'33" East a distance of 355.94 feet; thence North 03°42'23" East a distance of 264.03 feet to the Point of Beginning, containing 1.88 Acres more or less, all lying and being in the Northeast Quarter (NE 1/4) of Section Three (3), Township Twelve (12) South, Range Eighteen (18) East, and being parts of Blocks 45 and 46 in vacated Lecompton in Douglas County, Kansas, Subject to Rights-of-Way, Easements and Restrictions of Record.

TOGETHER WITH an Easement for Ingress and Egress across the East 100 feet of the following described property:

A tract in the Northeast Quarter (NE 1/4) of Section 3, Township 12 South, Range 18 East of the Sixth Principal Meridian and more particularly described as follows:

Commencing at a point 40 feet West of a point 666 feet South of a point South 14' West 126.5 feet from the Northwest corner of Section Two (2), Township Twelve (12) South, Range Eighteen (18) East and supposed to be the West line of Boone Street and in the center of Fourth Street in the City of Lecompton, thence North 89°58'50" West a distance of 355.56 feet for a Point of Beginning; thence North 89°58'50" West a distance of 296.89 feet; thence South 00°09'30" West a distance of 100.00 feet; thence South 89°58'50" East a distance of 290.68 feet; thence North 03°42'23" East a distance of 100.21 feet to the Point of Beginning, containing 0.67 Acres more or less, all lying and being in the Northeast Quarter (NE 1/4) of Section Three (3), Township Twelve (12) South, Range Eighteen (18) East, and being parts of Blocks 45 and 46 in vacated Lecompton in Douglas County, Kansas, Subject to Rights-of-Way, Easements and Restrictions of Record.