

EXHIBIT A

A tract of land located in the Southwest Quarter of Section Twelve (12), Township Thirteen (13) South, Range Twenty (20) East of the 6th P.M., Douglas County, Kansas, more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter; thence South $0^{\circ}47'30''$ East a distance of 1,128.76 feet, said point being on the West line of the Southwest Quarter; thence North $89^{\circ}12'30''$ East a distance of 50 feet to the point of beginning; thence North $0^{\circ}47'30''$ West a distance of 742.00 feet, said point being 50 feet East of the West line of the Southwest Quarter and on the Southerly right of way line of K-10 Highway; thence along said right of way North $70^{\circ}52'13''$ East a distance of 588.80 feet (measured), 588.5 feet (deed); thence South $88^{\circ}46'45''$ East, a distance of 690.00 feet, said point being on the Southerly right of way line of K-10 Highway; thence South $0^{\circ}47'30''$ East a distance of 225.00 feet; thence South $57^{\circ}52'20''$ West a distance of 478.68 feet; thence South $0^{\circ}47'30''$ East a distance of 429.08 feet; thence South $89^{\circ}12'30''$ West a distance of 839.62 feet to the point of beginning, subject to easements of record.