

EXHIBIT A

Beginning at the Southwest corner of Lot 1 in The Nurseries Addition, a Replat of Lot 8 in the "Replat of Lots 5 thru 8, Mount Hope Addition", thence N 00 degrees 00 minutes 00 seconds E, along the West line of said Lot 1, 170.00 feet; thence N 89 degrees 58 minutes 28 seconds E 180.00 feet; thence S 00 degrees 00 minutes 00 seconds E, 166.09 feet; thence Westerly along the right-of-way line of Floral Court, on a curve to the left with a radius of 50.00 feet, an arc length of 12.48 feet; thence N 90 degrees 00 minutes 00 seconds W, along the South line of Lot 1, 168.20 feet to the point of beginning; shown as Lot 1B of the Lot Split of Lot 1, The Nurseries Addition, filed in Plat Book 15, Page 228;

also Lot 2 LESS the North 158 feet thereof, and all of Lot 3;

all in The Nurseries Addition, a Replat of Lot 8 in the City of Lawrence, in Douglas County, Kansas.