

EXHIBIT A

LAND

A part of Lot C and a part of Lot D, GRAMERCY PARK, a subdivision of land now in the City of Overland Park, Johnson County, Kansas, more particularly described as follows: Beginning at the Northwest corner of said Lot C; thence N 89° 57' 30" E, along the North line of said Lot C, a distance of 270 feet; thence N 0° 14' 00" E, a distance of 26.74 feet, to the most Northerly point of said Lot C, said point also being on the Westerly right of way line of Perry Lane, as now established; thence Southeasterly along the Westerly right of way line of said Perry Lane, said line being on a curve to the left, having a radius of 367.03 feet, a central angle of 29° 54' 25", and whose initial tangent bearing is S 23° 05' 35" E, a distance of 191.58 feet, to a point tangency; thence S 53° E, a distance of 212.57 feet; thence S 0° E, a distance of 206.49 feet; thence S 90° W, a distance of 89.56 feet; thence S 0° E, a distance of 16.80 feet; thence S 51° 40' 30" E, a distance of 38.24 feet; thence S 0° E, a distance of 91.91 feet; thence N 90° E, a distance of 23 feet; thence S 0° E, a distance of 75.81 feet, to a point on the Northerly right of way line of Perry Lane, as now established; thence Southwesterly, Westerly and Northwesterly along the Northerly right of way line of said Perry Lane, said line being on a curve to the right, having a radius of 288.31 feet, a central angle of 30° 47' 29", and whose initial tangent bearing is S 66° 42' 31" W, a distance of 154.94 feet, to a point of tangency; thence N 82° 30' W, a distance of 38.78 feet, to a point of curvature; thence Northwesterly and Westerly on a curve to the left, having a radius of 984.93 feet, a central angle of 7° 16', a distance of 124.92 feet, to a point of tangency; thence N 89° 46' W, a distance of 208.16 feet, to a point on the Easterly right of way line of Switzer Road, as now established; thence N 0° 14' E, along the Easterly right of way line of said Switzer Road, a distance of 671.58 feet, to the point of beginning of subject tract.