

EXHIBIT A

LEGAL DESCRIPTION

ALL OF LOTS 1, 2, AND PART OF LOTS 25 AND 26, THE STEPHEN FISHER ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND PART OF LOTS 10 THRU 25, INCLUSIVE, MUNROE HEIGHTS, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SAID STEPHEN FISHER ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VAN BRUNT DRIVE; THENCE N87°32'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 25.00 FEET FROM THE CENTERLINE THEREOF, 216.16 FEET TO THE SOUTHWEST CORNER OF THE EAST 75.00 FEET OF LOT 25 IN SAID STEPHEN FISHER ADDITION; THENCE N02°09'20"E, ALONG THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 25 AND 26 IN SAID STEPHEN FISHER ADDITION, AND THE WEST LINE OF THE EAST 75.00 FEET OF LOTS 10 THRU 17, INCLUSIVE, IN SAID MUNROE HEIGHTS, 467.52 FEET TO THE NORTHWEST CORNER OF THE EAST 75.00 FEET OF SAID LOT 10; THENCE S87°30'28"E, ALONG THE NORTH LINE OF SAID LOT 10, ACROSS AN ALLEY, AND ALONG THE NORTH LINE OF LOT 25 IN SAID MUNROE HEIGHTS, 216.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARDESTY AVENUE AS NOW ESTABLISHED; THENCE S02°09'54"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 30.04 FEET FROM THE CENTERLINE THEREOF, 467.38 FEET TO THE POINT OF BEGINNING, CONTAINING 2.320 ACRES, MORE OR LESS.