

## **EXHIBIT A**

### **The Subject Property**

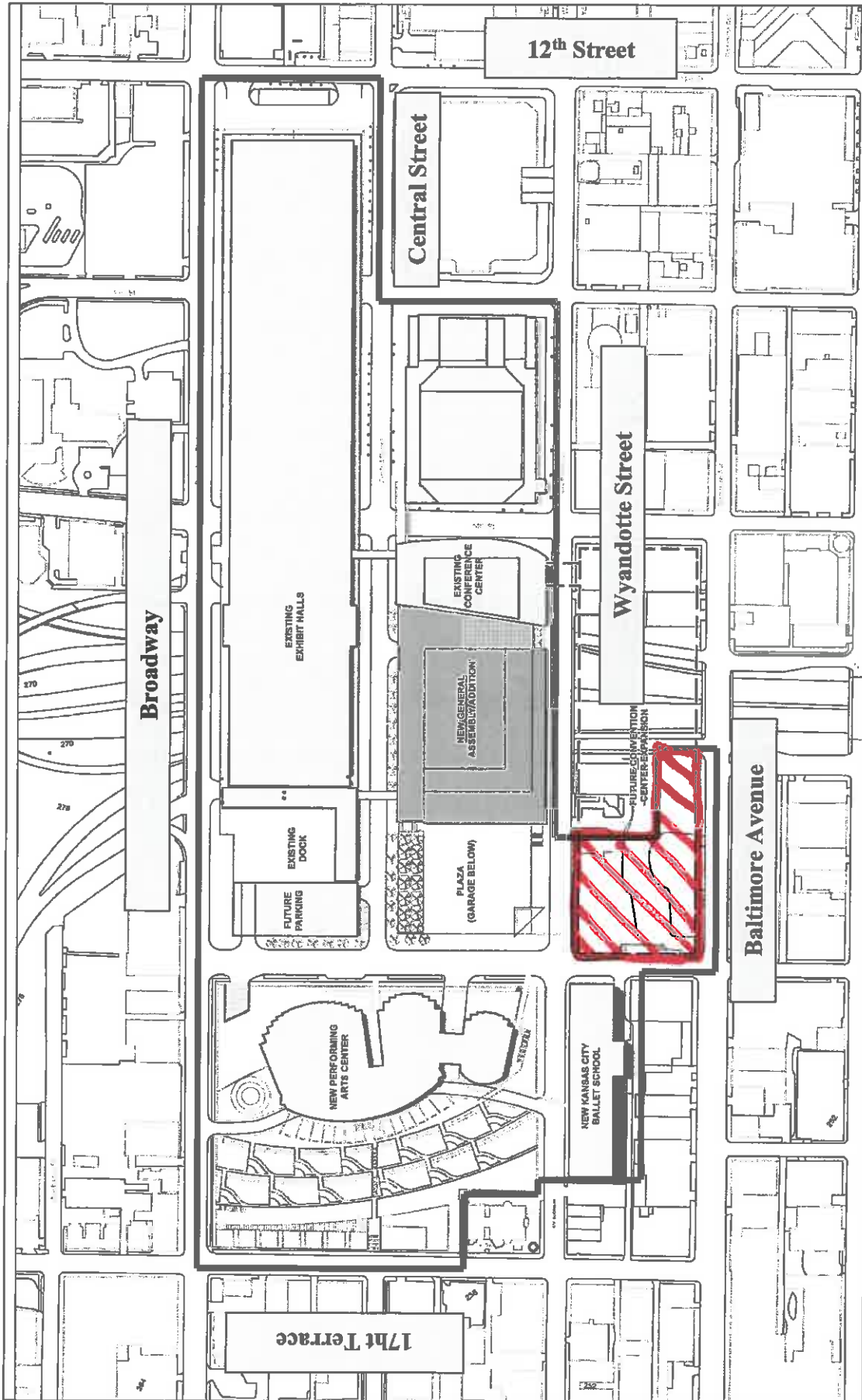
ALL OF LOTS 19 THROUGH 26 INCLUSIVE AND THAT PART OF LOTS 10 THROUGH 18 INCLUSIVE AND THAT PART OF LOT 27, BLOCK 2, J. H. MCGEE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND ALL THAT PART OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 2, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BALTIMORE AVENUE WITH THE SOUTH RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY ROUTE NO. 35, AS SAID AVENUE AND HIGHWAY ARE NOW ESTABLISHED; THENCE SOUTH 2° 06' 31" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BALTIMORE AVENUE, A DISTANCE OF 415.37 FEET; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15 FEET AND A CENTRAL ANGLE OF 90° 30' 16", AN ARC DISTANCE OF 23.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 16TH STREET; THENCE NORTH 87° 23' 20" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 265.19 FEET TO A POINT ON THE WEST LINE OF SAID LOT 27, BEING ALSO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WYANDOTTE STREET, AS NOW ESTABLISHED; THENCE NORTH 2° 05' 31" EAST ALONG THE WEST LINE OF SAID LOT 27 THROUGH 19 INCLUSIVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 430.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. INTERSTATE HIGHWAY ROUTE NO. 35; THENCE SOUTH 87° 23' 20" EAST ALONG THE NORTH LINE OF LOT 19 AND ITS EASTERLY PROLONGATION AND ALONG THE NORTH LINE OF SAID LOT 18 AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 280.45 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF LOTS 19 THROUGH 23, INCLUSIVE, TOGETHER WITH THE NORTH 36.5 FEET OF LOT 24, ALL IN BLOCK 2, J. H. MCGEE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19, BEING ALSO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID WYANDOTTE STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. INTERSTATE HIGHWAY ROUTE 35; THENCE SOUTH 87° 23' 30" EAST ALONG THE NORTH LINE OF SAID LOT 19 AND ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 141.97 FEET (142 FEET PLAT) TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 2° 06' 03" WEST ALONG THE EAST LINE OF SAID LOTS 19 THROUGH 24, A DISTANCE OF 280 FEET TO THE SOUTHEAST CORNER OF THE NORTH 36.5 FEET OF SAID LOT 24; THENCE NORTH 88° 11' 46" WEST ALONG THE SOUTH LINE OF THE NORTH 36.5 FEET OF SAID LOT 24, A DISTANCE OF 141.92 FEET (142 FEET PLAT) TO THE SOUTHWEST CORNER OF THE NORTH 36.5 FEET OF SAID LOT 24; THENCE NORTH 2° 05' 31" EAST ALONG THE WEST LINE OF SAID LOT 24 THROUGH 19 INCLUSIVE AND ALONG EAST RIGHT-OF-WAY OF SAID WYANDOTTE STREET, A DISTANCE OF 280 FEET TO THE POINT OF BEGINNING.



Performing Arts District  
Boundary Map

 = property to be removed