

Exhibit A

All that part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, Township 48, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point 40.0 feet West and 25.0 feet South of the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 5, said point being also the point of intersection of the West line of Troost Avenue and the South line of 65th Street, as said streets are now established; thence North $89^{\circ}04'30''$ West along the South line of said 65th Street a distant of 170.00 feet; thence due South parallel to the East line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 305.00 feet; thence South $89^{\circ}04'30''$ East parallel to the North line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 170.00 feet to the West line of Troost Avenue; thence due North along said West line a distance of 305.00 feet to the Point of Beginning, except that part in streets, roads and/or public rights of way.