

EXHIBIT A
Legal Description

PARCEL 1:

PART OF LOT 1, SUZANNE PLACE, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, AS PREPARED ON OCTOBER 23, 2025, BY JOHN B. YOUNG, PLS- 2006016647: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°44'52" WEST ALONG THE EAST LINE OF SAID LOT 1, 259.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°29'21" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 138.38 FEET; THENCE NORTH 00°44'52" EAST, 258.76 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°46'07" EAST ALONG SAID NORTH LINE, 138.38 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF LOT 1, SUZANNE PLACE, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, AS PREPARED ON OCTOBER 23, 2025, BY JOHN B. YOUNG, PLS- 2006016647: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°46'07" WEST ALONG THE NORTH LINE OF SAID LOT 1, 138.38 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°44'52" WEST, 258.76 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°29'21" WEST ALONG SAID SOUTH LINE, 199.79 FEET; THENCE NORTH 00°54'08" EAST, 73.55 FEET; THENCE NORTH 89°29'21" WEST, 62.71 FEET; THENCE NORTH 00°54'08" EAST, 183.94 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°46'07" EAST ALONG SAID NORTH LINE, 261.81 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PART OF LOT 1, SUZANNE PLACE, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, AS PREPARED ON OCTOBER 23, 2025, BY JOHN B. YOUNG, PLS- 2006016647: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°46'07" WEST ALONG THE NORTH LINE OF SAID LOT 1, 400.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°54'08" WEST, 183.94 FEET; THENCE SOUTH 89°29'21" EAST, 62.71 FEET; THENCE SOUTH 00°54'08" WEST, 73.55 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°29'21" WEST ALONG SAID SOUTH LINE, 272.68 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH BROADWAY, AS NOW ESTABLISHED: THENCE NORTH 00°54'08" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 249.83 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 53°43'23" EAST ALONG SAID NORTH LINE, 11.14 FEET; THENCE SOUTH 89°46'07" EAST ALONG SAID NORTH LINE, 201.10 FEET TO THE POINT OF BEGINNING.