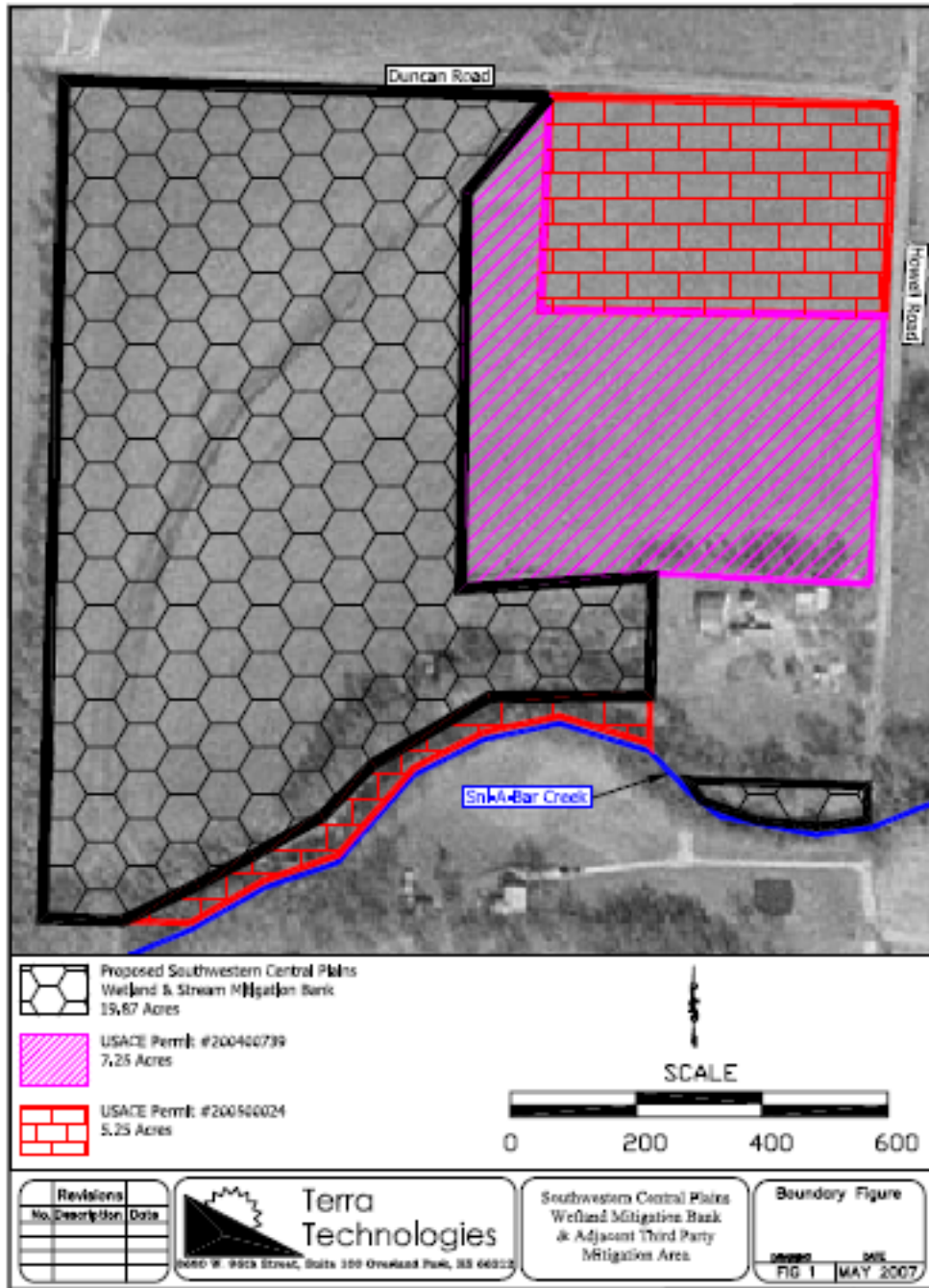


Exhibit A  
 Legal Description of Property



All of the Northeast Quarter of the Northwest Quarter of Section 25, Township 49, Range 30, Jackson County, Missouri, EXCEPT that part in roads, and EXCEPT the following: Beginning at a point on the East line of said Quarter Section 775 feet South of the Northeast corner of the Northwest Quarter of said Section 25; thence described course 320 feet; thence East at right angles to the last described course 330 feet to a point on the East line of said Quarter Section; thence North along said East line 320 feet to the point of beginning and EXCEPT that part lying South and East of Sni-A-Bar Creek, Jackson County, Missouri.