

## Exhibit A

### Legal Description

A tract of land being situate in and comprising a portion of the East Half of the East Half of the Southeast Quarter of Section 25 and a portion of the Northeast Quarter of the Northeast Quarter of Section 36, each being in Township 51 North, Range 32 West, said tract of land is located within the corporate limits of the City of Liberty, Clay County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of the East Half of the East Half of the Southeast Quarter of said Section 25, said point being 696.22 feet West of the Southeast corner of the Southeast Quarter of said Section 25 as measured along the Southerly line thereof; thence North 00 degrees 09 minutes 32 seconds West along the West line of the East Half of the East Half of said Southeast Quarter Section, a distance of 381.63 feet; thence generally Northeasterly across the East Half of the East Half of the Southeast Quarter of said Section 25, the following courses and distances; thence North 89 degrees 50 minutes 22 seconds East, 172.94 feet; thence Easterly and Northeasterly along a curve to the left, tangent to the last described course, having a radius of 600 feet and a central angle of 25 degrees 07 minutes 59 seconds, an arc length of 263.19 feet; thence North 64 degrees 42 minutes 23 seconds East, tangent to the last described curve, a distance of 172.92 feet; thence Northeasterly, Easterly, Southeasterly and Southerly along a curve to the right, tangent to the last described curve, having a radius of 50 feet and a central angle of 115 degrees 05 minutes 43 seconds, an arc length of 100.44 feet to a point 40 feet West of the East line of the Southeast Quarter of said Section 25, as measured perpendicular to the East line thereof; thence South 00 degrees 11 minutes 54 seconds East along a line 40 feet West of and parallel with the East line of the Southeast Quarter of said Section 25, a distance of 487.03 feet to a point on the South line of the Southeast Quarter of said Section 25, being also a point on the North line of the Northeast Quarter of said Section said 36; thence South 00 degrees 28 minutes 56 seconds West along a line 40 feet West of and parallel with the East line of the Northeast Quarter of said Section 36, a distance of 36.47 feet; thence North 88 degrees 23 minutes 02 seconds West along a line 36.47 feet South of and parallel with the common line between the Southeast Quarter of said Section 25 and the Northeast Quarter of said Section 36, a distance of 655.80 feet to a point on the Southerly extension of the East Half of the East Half of the Southeast Quarter of said Section 25; thence North 00 degrees 09 minutes 32 seconds West along the West line of the Southerly extension of the East Half of the East Half of said Southeast Quarter Section, a distance of 36.52 feet to the Point of Beginning.

Containing 309,276 square feet or 7.100 acres, more or less.

Together with that certain Access Easement, dated September 18, 2007 and filed for record September 27, 2007 in Clay County, Missouri as Document No. 2007040126, in Book 5819 at Page 93.

Panattoni Investments, LLC, a California limited liability company; Shelby Properties DE, LLC, a Delaware limited liability company and DM Property Investments, LLC, a Colorado limited liability company, all the former members and successors in interest of Project Buckeye PG, LLC, a Missouri dissolved limited liability company; Katherine Panattoni, a married woman, as her sole and separate property; Charlotte Panattoni, a married woman, as her sole and separate property; Adon Panattoni an unmarried man, as his sole and separate property and Tara Panattoni, an unmarried woman, as her sole and separate property, all of the above being the former members and successors in interest of Project Buckeye, LLC, a dissolved Missouri limited liability company