

EXHIBIT "A"
"Property"
LEGAL DESCRIPTION

A tract of land over a portion of the Southeast Quarter of Section 27, a portion of the East Half of Section 33 and a portion of the Northeast Quarter, Northwest Quarter and Southwest Quarter of Section 34, all being in Township 14 South, Range 22 East in Johnson County, Kansas, being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of said Section 27, being also the Northeast corner of the Northeast Quarter of said Section 34; thence South 88 degrees 29 minutes 15 seconds West along the common line between said Sections 27 and 34, a distance of 1,082.89 feet to a point on the Northwesterly right-of-way line of the B.N.S.F. Railway through said Sections 27, 33 and 34 and the Point of Beginning of the tract of land to be herein described; thence Southwesterly along the Northwesterly right-of-way line of said B.N.S.F. Railway, the following courses and distances; thence South 55 degrees 20 minutes 16 seconds West, 5,360.94 feet; thence Southwesterly along a curve to the left, tangent to the last described course, having a radius of 5,779.58 feet and a central angle of 05 degrees 07 minutes 10 seconds, an arc length of 516.41 feet; thence South 50 degrees 13 minutes 06 seconds West, tangent to the last described curve, a distance of 1,062.34 feet; thence Southwesterly along a curve to the left, tangent to the last described course, having a radius of 5,779.58 feet and a central angle of 09 degrees 45 minutes 12 seconds, an arc length of 983.84 feet; thence North 19 degrees 08 minutes 23 seconds East, departing from the Northwesterly right-of-way line of said B.N.S.F. Railway, not tangent to the last described curve, a distance of 708.45 feet; thence Northeasterly along a curve to the right, tangent to the last described course, having a radius of 1,000 feet and a central angle of 36 degrees 11 minutes 53 seconds, an arc length of 631.78 feet to a point 421.73 feet Northwesterly of the Northwesterly right-of-way line of said B.N.S.F. Railway as measured perpendicular to said Northwesterly right-of-way line; thence North 55 degrees 20 minutes 16 seconds East, tangent to the last described curve, a distance of 1,532.73 feet; thence South 34 degrees 39 minutes 44 seconds East, perpendicular to the last described course, a distance of 10.00 feet to a point 313.00 feet Northwesterly of the Northwesterly right-of-way line of said B.N.S.F. Railway as measured perpendicular to said Northwesterly right-of-way line; thence North 55 degrees 20 minutes 16 seconds East, perpendicular to the last described course and being 313.00 feet Northwesterly of and parallel with the Northwesterly right-of-way line of said B.N.S.F. Railway, a distance of 5,001.27 feet; thence North 75 degrees 14 minutes 39 seconds East, 919.28 feet to a point on the Northwesterly right-of-way line of said B.N.S.F. Railway, said point being 658.15 feet Northeasterly of the South line of said Section 27 as measured along said Northwesterly right-of-way line; thence South 55 degrees 20 minutes 16 seconds West along the Northwesterly right-of-way line of said B.N.S.F. Railway, a distance of 658.15 feet to the Point of Beginning.

Subject to all covenants, restrictions, reservations and easements now of record thereon. Containing a gross area of 2,566,182 square feet or 58.911 acres, more or less.