Exhibit A

Conservation Easement

A tract of land in the Northeast Quarter of Section 14, Township 13 South, Range 24 East, in the City of Overland Park, Johnson County, Kansas, more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of Section 14, Township 13 South, Range 24 East; thence North 88 degrees 13 minutes 33 seconds East, along the North line of the Northeast Quarter of said Section 14-T13S-R24E, a distance of 1,242.28 feet; thence South 01 degrees 46 minutes 27 seconds East, departing the North line of the Northeast Quarter of said Section 14-T13S-R24E, a distance of 1,437.25 feet, to the POINT OF BEGINNING; thence South 62 degrees 41 minutes 35 seconds East, a distance of 394.79 feet; thence North 89 degrees 20 minutes 56 seconds East, a distance of 775.85 feet; thence South 14 degrees 36 minutes 43 seconds East, a distance of 75.14 feet; thence South 75 degrees 23 minutes 17 seconds West, a distance of 35.84 feet; thence South 14 degrees 36 minutes 43 seconds East, a distance of 42.28 feet; thence North 89 degrees 20 minutes 56 seconds East, a distance of 36.93 feet; thence South 14 degrees 36 minutes 43 seconds East, a distance of 1.72 feet; thence South 24 degrees 35 minutes 29 seconds West, a distance of 20.71 feet; thence South 89 degrees 20 minutes 56 seconds West, a distance of 643.98 feet; thence South 00 degrees 39 minutes 04 seconds East, a distance of 85.88 feet; thence North 62 degrees 42 minutes 33 seconds West, a distance of 638.06 feet; thence North 27 degrees 18 minutes 25 seconds East, a distance of 130.18 feet, to the POINT OF BEGINNING, containing 174,484 square feet or 4.0056 acres, more or less.