EXHIBIT A

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NORTH HALF (N1/2) OF SECTION 15, TOWNSHIP 27 NORTH, RANGE 32 WEST IN JASPER COUNTY, MISSOURI, BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF (NW1/4 NE1/4) OF SAID SECTION 15, A FOUND 1/2-INCH IRON PIN;
THENCE S01°40'54"W A DISTANCE OF 1222.85 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44 (I-44) AND THE POINT OF BEGINNING;

THENCE N67°05'33"E A DISTANCE OF 416.57 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE;
THENCE S22°54'27"E A DISTANCE OF 279.46 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15;
THENCE N89°21'45"W A DISTANCE OF 232.33 FEET ALONG SAID SOUTH LINE;
THENCE S20°38'13"E A DISTANCE OF 407.66 FEET;
THENCE N89°10'27"W A DISTANCE OF 417.60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SAID SECTION 15;
THENCE N89°10'27"W A DISTANCE OF 69.64 FEET;
THENCE N22°54'27"W A DISTANCE OF 397.88 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE 44 (I-44);
THENCE N67°05'33"E A DISTANCE OF 34.83 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SAID SECTION 15, SAID POINT BEING 203.50 FEET WESTERLY (N89°15'06"W) OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SAID SECTION 15, A FOUND 1/2-INCH IRON PIN;
THENCE N67°05'33"E A DISTANCE OF 223.76 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS, IF ANY.

CONTAINING 6.36 ACRES (277,142 SQUARE FEET) MORE OR LESS.