

Exhibit A
Annex Grand Champions

Legal Description

A tract of land in Tract 2, in the West Half of Section 3 and the East Half of Section 4, Township 10 South, Range 7 East of the Sixth Principal Meridian, Riley County, Kansas, as shown on the final plat of Colbert Hills Addition, City of Manhattan, described as follows:

Beginning at the Southwest Corner of the West Half of said Section 3; thence
N 89°27'12" E 277.75 feet; thence
N 00°32'48" W 421.66 feet to a point on the Westerly Line of said Tract 2; thence
along the Westerly line of said Tract 2 the following 5 courses,
Course 1: N 07°28'24" W 41.13 feet,
Course 2: on a curve to the left having a radius of 1555.00 feet, an arc distance of 1291.01 feet,
chord of said curve being N 31°15'28" W 1254.25 feet,
Course 3: N 55°02'31" W 309.34 feet,
Course 4: on a curve to the right having a radius of 745.00 feet, an arc distance of 1065.10 feet,
chord bearing N 14°05'07" W 976.68 feet,
Course 5: N 26°46'17" E 361.28 feet (Plat N 26°52'17" E) to the TRUE POINT OF
BEGINNING and Corner 1, marked by a 1/2" rebar; thence
N 26°46'17" E 579.32 feet (Plat N 26°52'17" E) along the Westerly Line of said Tract 2 to
Corner 2, marked by a 1/2" rebar; thence
S 63°13'43" E 330.83 feet to the Easterly Line of said Tract 2 and Corner 3, marked by a 1/2"
rebar; thence
along the Easterly Line of said Tract 2 the following 2 courses,
Course 1: on a curve to the right having a radius of 1408.13 feet (Plat 1408.14 feet), an arc
distance of 389.25 feet, chord bearing S 22°03'42" W 388.01 feet to Corner 4, marked by a
1/2" rebar; thence
Course 2: S 29°59'38" W 307.33 feet (Plat S 30°00'00" W) to Corner 5, marked by a 1/2" rebar;
thence
N 44°55'48" W 363.81 feet to the TRUE POINT OF BEGINNING, containing 5.20 acres.
Subject to easements and restrictions of record.