

Annex #: 3871

SBC Site #: 4434

Site Name: Lees Summit

SpectraSite ID: MO-0185

EXHIBIT A-1

Legal Description of Owned Tract

Located in the State of Missouri, County of Jackson, as described as follows:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 31, WEST LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 0°03'03" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 417.66 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 0°03'03" WEST A DISTANCE OF 482.31 FEET; THENCE SOUTH 89°23'43" EAST, A DISTANCE OF 1012.99 FEET; THENCE NORTH 0°08'35" EAST, A DISTANCE OF 212.50 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 145.00 FEET; THENCE NORTH 0°09'11" EAST, A DISTANCE OF 271.93 FEET; THENCE NORTH 89°23'43" WEST, A DISTANCE OF 868.80 FEET TO THE TRUE POINT OF BEGINNING; ALSO A 30.0 FOOT WIDE ROADWAY EASEMENT OVER THE WEST 30.0 FEET OF THE NORTH 417.66 FEET OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 47, RANGE 31.

EXCEPT A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 31 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 0°03'03" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 417.66 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 0°03'03" WEST A DISTANCE OF 482.31 FEET; THENCE SOUTH 89°23'43" EAST, A DISTANCE OF 1012.99 FEET; THENCE NORTH 0°08'35" EAST, A DISTANCE OF 212.50 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 145.00 FEET; THENCE NORTH 0°09'11" EAST, A DISTANCE OF 271.93 FEET; THENCE NORTH 89°23'43" WEST, A DISTANCE OF 868.80 FEET TO THE TRUE POINT OF BEGINNING, ALSO A 30.0 FOOT WIDE ROADWAY EASEMENT OVER THE WEST 30.0 FEET OF THE NORTH 417.66 FEET TO THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 47, RANGE 31.

AND FURTHER EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, BY THE WARRANTY DEED RECORDED AS DOCUMENT NO. 98-1-43794 IN BOOK 1-3212 AT PAGE 2380 ON JUNE 9, 1998 AND QUIT CLAIMED TO THE STATE OF MISSOURI BY THE QUIT CLAIM DEED RECORDED AS DOCUMENT NO. 98-1-38984 IN BOOK 1-3203 AT PAGE 1013 AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF CRANTOR'S REAL PROPERTY AND REAL PROPERTY RIGHTS AND INTERESTS IN A TRACT OF LAND LOCATED IN THE NW1/4 NW1/4 OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, HEREINAFTER DESCRIBED AS LYING WITHIN THE WIDTHS ON THE RIGHT OR WESTERLY SIDE OF THE FOLLOWING DESCRIBED ROUTE 291 IMPROVEMENT CENTERLINE.

THE ROUTE 291 IMPROVEMENT CENTERLINE IS LOCATED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NW1/4 OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 31 WEST; THENCE SOUTH 87°51'23" EAST A DISTANCE OF 349.066 METERS TO A POINT ON SAID CENTERLINE AT STATION 4+101.440; THENCE THE CENTERLINE EXTENDS SOUTH 2°20'37" WEST A DISTANCE OF 370.438 METERS TO STATION 4+471.878.

SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING WITH A WIDTH OF 100.352 METERS (329.24 FEET) AT STATION 4+225.77; THENCE DECREASING UNIFORMLY TO A WIDTH OF 83.910 METERS (275.29 FEET) AT STATION 4+259.692; THENCE DECREASING UNIFORMLY TO A WIDTH OF 83.861 METERS (275.13 FEET) AT STATION 4+313.320; THENCE DECREASING UNIFORMLY TO A WIDTH OF 75.170 METERS (246.62 FEET) AT STATION 4+313.271; THENCE AN EVEN WIDTH OF 75.170 METERS (246.62 FEET) TO STATION 4+378.311; THENCE DECREASING UNIFORMLY TO A WIDTH OF 72.529 METERS (237.96 FEET) AT STATION 4+471.878, EXCEPT THAT PART IN ROADS, IF ANY.