

## EXHIBIT A

### Legal Description

To the Site Lease with Option dated March 21, 2005, between Thomas R. Washburn and Jane L. Washburn as Landlord, and WWC License LLC, as Tenant.

The Property is legally described as follows:

A portion of property located in the

The North Half of the Southeast Quarter of Section 6, Township 22 South, Range 3 East of the 6th P.M.

and

The East 82 acres of the Northeast Quarter of Section 6, Township 22 South, Range 3 East of the 6th P.M., Marion County, Kansas, except the public highway

and except

A tract of land in the east 82 acres of the Northeast Quarter of Section 6, Township 22 South, Range 3 East of the 6th P.M., described as follows: Beginning at the Northeast corner of said quarter section, the north line of said quarter section having an assumed bearing of North 89 degrees, 32 minutes East; thence South 02 degrees 11 minutes East, 457.0 feet along the east line of said quarter section; thence South 87 degrees 49 minutes West, 25.0 feet; thence North 18 degrees 53 minutes West, 52.2 feet; thence North 09 degrees 40 minutes West, 214.7 feet; thence South 89 degrees 43 minutes West, 380.0 feet; thence South 88 degrees 49 minutes West, 635.1 feet; thence North 87 degrees 25 minutes West to the West line of the east 82 acres of said quarter section; thence North 01 degrees 50 minutes West along said west line to the north line of said quarter section; thence North 89 degrees 32 minutes East along said north line to the place of beginning. The above contains 4.53 acres, more or less, exclusive of the existing highway

and except

Part of the Northeast Quarter of Section 6, Township 22 South, Range 3 East of the 6th P.M., described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 89 degrees 32 minutes 00 seconds West (assumed) along the north line of said Northeast Quarter for 844.18 feet; thence South 00 degrees 28 minutes 15 seconds East for 200.92 feet to the point of beginning, said point of beginning being on the right-of-way of US Highway 50; thence South 00 degrees 28 minutes 00 seconds East for 343.54 feet; thence South 89 degrees 32 minutes 00 seconds West for 503.52 feet, more or less, to the west line of the East 82 acres of said Northeast Quarter; thence North 00 degrees 28 minutes 00 seconds West along said west line for 356.54 feet to the right-of-way of US Highway 50; thence South 87 degrees 25 minutes 00 seconds East along said right-of-way for 294.35 feet; thence North 88 degrees 44 minutes 00 seconds East along said right-of-way for 209.90 feet to the point of beginning