

Exhibit A

The land referred to in this commitment is situated in the State of Washington, County of Adams and is described as follows:

Parcel A: (Parcel No.: 1-529-03-150-0004)

Revised Lot 4, Short Plat 32-05-04

Lot 4, Short Plat No. 32-05-04, according to the Survey thereof recorded under Auditor's File Number 275038, records of Adams County, Washington;

Together with that portion of Lot 3, Short Plat No. 32-05-04 according to the Survey thereof recorded under Auditor's File Number 275038, records of Adams County, Washington, described as follows:

Commencing at the Southwest corner of said Lot 3; thence South 89°23'11" East, along the South line of said Lot 3, being along the North line of Lot 4 of said Short Plat, for 3.12 feet to the True Point of Beginning; thence South 89°23'11" East, along said South line, for 1549.34 feet to the Southeast corner of said Lot 3; thence North 29°25'34" West, along the East line of said Lot 3, for 278.34 feet; thence North 89°23'11" West for 1229.13 feet; thence South 01°33'46" West for 134.36 feet to the intersect a 1085.59 foot radius curve concave to the Southeast (the radius point bears South 24°42'48" East); thence Southwesterly along the arc of said curve to the left, through a central angle of 10°59'49", for an arc distance of 208.36 feet to the True Point of Beginning.

Together with that portion of Lot 4, Short Plat No. 32-04-04, according to the Survey thereof recorded under Auditor's File Number 275037, records of Adams County, Washington, described as follows:

Commencing at the angle point on the East line of said Lot 4 being also the Northwest corner of Lot 4, Short Plat No. 32-05-04; thence South 36°08'28" West, along the East line of said Lot 4, for 6.03 feet to the True Point of Beginning; thence South 36°08'28" West, along said East line, for 660.61 feet to intersect a 1085.59 foot radius curve concave to the Southeast (the radius point bears South 71°34'22" East); thence Northeasterly along the arc of said curve to the right, through a central angle of 35°25'40", for an arc distance of 671.25 feet to the True Point of Beginning;

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Except that portion of Lot 4, Short Plat No. 32-05-04, described as follows:

Beginning at the Northwest corner of said Lot 4; thence South 89°23'1" East, along the North line of said Lot 4, for 3.12 feet to intersect a 1085.59 foot radius curve concave to the Southeast (the radius point bears South 35°42'37" East); thence Southwesterly along the arc of said curve to the left, through a central angle of 00°26'05", for an arc distance of 8.24 feet to intersect the West line of said Lot 4; thence North 36°08'28" East, along said North line, for 6.03 feet to the Point of Beginning;

Except that portion of Lot 4, Short Plat No. 32-05-04, described as follows:

Beginning at the Northwest corner of said Lot 4; thence South 36°08'28" West, along the East line of said Lot 4, for 666.64 feet to the True Point of Beginning; thence South 36°08'28" West, along said North line, for 82.26 feet to the Southwest corner of said Lot 4; thence South 89°05'08" East, along the South line of said Lot 4, for 28.60 feet to intersect a 1085.59 foot radius curve concave to the Southeast (the radius point bears South 75°15'25" East); thence Northeasterly along the arc of said curve to the right, through a central angle of 03°41'03", for an arc distance of 69.81 feet to the Point of Beginning.

Containing 35.29 acres, more or less.

Parcel B: (Parcel No.: 2-100-46-070-0200)

Revised Tax Parcel 2-100-46-070-0200

Farm Unit 70, Irrigation Block 46, Columbia Basin Project, Adams County, Washington, according to the Plat thereof of record in the office of the Auditor of said Adams County, Washington:

Except the West 425 feet thereof;

And except the following described parcel:

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Commencing at the Northwest corner of said Farm Unit 70; thence South 89°05'08" East, along the North line of said Farm Unit 70, for 425.00 feet to the True Point of Beginning; thence South 01°33'46" West, parallel with the West line of said Farm Unit, for 247.21 feet to intersect a 1085.59 foot radius curve concave to the East (the radius point bears South 88°26'14" East); thence Northeasterly along the arc of said curve to the right, through a central angle of 13°10'49", for an arc distance of 249.73 feet to the North line of said Farm Unit 70; thence North 89°05'08" West, along said North line, for 28.60 feet to the True Point of Beginning.

Subject to an access easement over and across the North 16 feet thereof of the above described exception.

Containing 70.30 acres, more or less.

Parcel C:

Farm Unit 71, Irrigation Block 46, Columbia Basin Project according to the Farm Unit Plat thereof filed for record February 8, 1956, in the office of the Auditor of Adams County, Washington.