

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 133983020006000 (IOP)

That portion of Tract A, Plat of Goose Ridge Estates 2, Phase 2, as recorded in Volume 15 of Plats, Page 778, under Auditor's File Number 2024-017914, records of Benton County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Tract A; thence South 77°57'11" East along the North line thereof a distance of 1,199.00 feet to the True Point of Beginning; thence continuing along said North line the following courses, South 77°57'11" East a distance of 406.02 feet; thence South 83°23'24" East a distance of 1450.15 feet; thence South 48°00'49" East a distance of 467.14 feet; thence leaving said North line, South 41°59'11" West a distance of 309.00 feet; thence North 48°00'49" West a distance of 24.21 feet; thence South 41°59'11" West a distance of 120.00 feet; thence North 48°00'49" West a distance of 22.00 feet; thence South 41°59'11" West a distance of 179.00 feet; thence North 48°00'49" West a distance of 33.00 feet to the beginning of a curve concave to the South having a radius of 25.00 feet; thence Westerly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet; thence South 41°59'11" West a distance of 26.07 feet to the beginning of a curve concave to the Northwest having a radius of 229.50 feet; thence Southwesterly along the arc of said curve through a central angle of 23°50'46" a distance of 95.52 feet; thence North 24°10'03" West a distance of 59.00 feet; thence North 48°00'49" West a distance of 41.50 feet; thence North 69°46'38" West a distance of 38.63 feet; thence North 83°23'24" West a distance of 218.20 feet; thence South 61°00'42" West a distance of 98.81 feet; thence North 53°29'04" West a distance of 115.36 feet; thence North 83°23'24" West a distance of 45.00 feet; thence North 56°58'03" West a distance of 40.17 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 229.50 feet, the chord of which bears South 38°49'39" West a distance of 46.35 feet; thence Southwesterly along the arc of said curve through a central angle of 11°35'25" a distance of 46.43 feet; thence North 56°58'03" West a distance of 40.17 feet; thence North 45°22'38" West a distance of 59.00 feet; thence North 83°23'24" West a distance of 149.06 feet; thence South 83°46'22" West a distance of 85.18 feet; thence South 29°46'23" West a distance of 39.24 feet; thence North 83°23'24" West a distance of 159.55 feet; thence North 06°36'36" East a distance of 5.00 feet; thence North 83°23'24" West a distance of 186.86 feet; thence South 09°12'32" West a distance of 24.38 feet; thence South 04°19'30" West a distance of 226.89 feet; thence South 05°31'29" East a distance of 66.79 feet; thence South 84°28'31" West a distance of 34.99 feet; thence South 40°04'04" West a distance of 110.35 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 779.50 feet; the chord of which bears South 51°07'17" East a distance of 14.33 feet; thence Southeasterly along the arc of said curve through a central angle of 01°03'12" a distance of 14.33 feet; thence South 40°04'04" West a distance of 59.00 feet; thence South 30°36'34" West a distance of 159.42 feet; thence South 19°46'21" West a distance of 40.01 feet to the South line of said Tract A; thence North 71°45'56" West along said South line a distance of 399.10 feet; thence leaving said South line, North 12°02'49" East a distance of 287.03 feet; thence North 77°57'11" West a distance of 150.00 feet to the beginning of a curve concave to the Northeast having a radius of 25.00 feet; thence Northwesterly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet; thence North 12°02'49" East a distance of 435.00 feet to the beginning of a curve concave to the Southeast having a radius of 25.00 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet; thence South 77°57'11" East a distance of 90.50 feet; thence North 12°02'49" East a distance of 190.00 feet; thence South 77°57'11" East a distance of 6.51 feet; thence North 12°02'49" East a distance of 109.50 feet; thence South 77°57'11" East a distance of 27.49 feet; thence North 12°02'49" East a distance of 310.57 feet to the point of beginning and the end of this description.

(Also known as Segregation Area 3 on record of Survey No. 6075 filed under Auditor's File No. 2024-023396)

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT "A"

Legal Description

TOGETHER WITH That portion of Tract A, Plat of Goose Ridge Estates 2, Phase 2, as recorded in Volume 15 of Plats, Page 778, under Auditor's File Number 2024-017914, records of Benton County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Tract A; thence along the North line thereof the following courses: South 77°57'11" East a distance of 1605.02; thence South 83°23'24" East a distance of 1450.15 feet; thence South 48°00'49" East a distance of 467.14 feet to the True Point of Beginning; thence leaving said North line, south 41°59'11" West a distance of 309.00 feet; thence North 48°00'49" West a distance of 24.21 feet; thence South 41°59'11" West a distance of 120.00 feet; thence North 48°00'49" West a distance of 22.00 feet; thence South 41°59'11" West a distance of 179.00 feet; thence North 48°00'49" West a distance of 33.00 feet to the beginning of a curve concave to the South having a radius of 25.00 feet; thence Westerly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet; thence South 41°59'11" West a distance of 26.07 feet to the beginning of a curve concave to the Northwest having a radius of 229.50 feet; thence Southwesterly along the arc of said curve through a central angle of 23°50'46" a distance of 95.52 feet; thence North 24°10'03" West a distance of 59.00 feet; thence North 48°00'49" West a distance of 41.50 feet; thence North 69°46'38" West a distance of 38.63 feet; thence North 83°23'24" West a distance of 218.20 feet; thence South 61°00'42" West a distance of 98.81 feet; thence North 53°29'04" West a distance of 115.36 feet; thence North 83°23'24" West a distance of 45.00 feet; thence North 56°58'03" West a distance of 40.17 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 229.50 feet, the chord of which bears South 38°49'39" West a distance of 46.35 feet; thence Southwesterly along the arc of said curve through a central angle of 11°35'25" a distance of 46.43 feet; thence North 56°58'03" West a distance of 40.17 feet; thence North 45°22'38" West a distance of 59.00 feet; thence North 83°23'24" West a distance of 149.06 feet; thence South 83°46'22" West a distance of 85.18 feet; thence South 29°46'23" West a distance of 39.24 feet; thence North 83°23'24" West a distance of 159.55 feet; thence North 06°36'36" East a distance of 5.00 feet; thence North 83°23'24" West a distance of 186.86 feet; thence South 09°12'32" West a distance of 24.38 feet; thence South 04°19'30" West a distance of 226.89 feet; thence South 05°31'29" East a distance of 66.79 feet; thence South 84°28'31" West a distance of 34.99 feet; thence South 40°04'04" West a distance of 110.35 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 779.50 feet; the chord of which bears South 51°07'17" East a distance of 14.33 feet; thence Southeasterly along the arc of said curve through a central angle of 01°03'12" a distance of 14.33 feet; thence South 40°04'04" West a distance of 59.00 feet; thence South 30°36'34" West a distance of 159.42 feet; thence South 19°46'21" West a distance of 40.01 feet to the South line of said Tract A; thence along said South line the following courses: South 71°45'56" East a distance of 107.11 feet; thence South 49°55'56" East a distance of 1286.35 feet; thence North 89°36'54" East a distance of 365.78 feet; thence leaving said South line, North 00°23'06" West a distance of 135.00 feet to the beginning of a curve concave to the Southeast having a radius of 25.00 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet; thence North 00°45'17" West a distance of 59.00 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 25.00 feet, the chord of which bears North 46°57'08" West a distance of 34.38 feet; thence Northeasterly along the arc of said curve through a central angle of 86°51'56" a distance of 37.90 feet to the beginning of a reverse curve concave to the Southwest having a radius of 229.50 feet; thence Northwesterly along the arc of said curve through a central angle of 46°24'45" a distance of 185.91 feet; thence North 49°55'56" West a distance of 260.59 feet; thence North 40°04'04" a distance of 100.00 feet; thence North 60°37'36" East a distance of 727.95 feet; thence North 41°59'11" East a distance of 100.00 feet; thence South 48°00'49" East a distance of 100.00 feet; thence North 41°59'11" East a distance of 59.00 feet; thence North 48°00'49" West a distance of 0.49 feet; thence South 48°0'49" East a distance of 51.23 feet; thence North 41°59'11" East a distance of 59.00 feet; thence North 58°00'49" West a

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT "A"

Legal Description

distance of 12.02 feet; thence North 41°9'11" East a distance of 250.00 feet to the North line of said Tract A; thence North 48°00'49" West along said line a distance of 505.00 feet to the point of beginning and the end of this description.

(Also known as Segregation Area 4 on record of Survey No. 6075 filed under Auditor's File No. 2024-023396)

TOGETHER WITH That portion of Tract A, Plat of Goose Ridge Estates 2, Phase 2, as recorded in Volume 15 of Plats, Page 778, under Auditor's File Number 2024-017914, records of Benton County, Washington, more particularly described as follows:

Commencing at the Northwest corner of said Tract A; thence along the North line thereof the following courses: South 77°57'11" East a distance of 1605.02; thence South 83°23'24" East a distance of 1450.15 feet; thence South 48°00'49" East a distance of 972.14 feet to the True Point of Beginning; thence leaving said North line, South 41°59'11" West a distance of 250.00 feet; thence South 48°00'49" East a distance of 12.02 feet; thence South 41°59'11" West a distance of 59.00 feet; thence North 48°00'49" West a distance of 52.23 feet; thence South 41°59'11" West a distance of 240.00 feet; thence South 48°00'49" East a distance of 0.49 feet; thence South 41°59'11" West a distance of 59.00 feet; thence North 48°00'49" West a distance of 100.00 feet; thence South 41°59'11" West a distance of 100.00 feet; thence South 60°37'36" West a distance of 727.95 feet; thence South 40°04'04" West a distance of 100.00 feet; thence South 49°55'56" East a distance of 260.59 feet to the beginning of a curve concave to the Southwest having a radius of 229.50 feet; thence Southeasterly along the arc of said curve through a central angle of 46°43'33" a distance of 185.91 feet to the beginning of a reverse curve concave to the Northeast having a radius of 25.00 feet; thence Southeasterly along the arc of said curve through a central angle of 86°51'56" a distance of 37.90 feet; thence South 00°45'17" East a distance of 59.00 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 25.00 feet, the chord of which bears South 44°36'54" West a distance of 35.36 feet; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet; thence South 00°23'06" East a distance of 135.00 feet to the South line of said Tract A and the end of this description.

(Also known as Segregation Area 5 on record of Survey No. 6075 filed under Auditor's File No. 2024-023396)

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

