

**ALTA COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1640042

That portion of Block 8, Fairview Addition to Pullman, according to the plat thereof on file and of record in the office of the Auditor of Whitman County, and of the Northeasterly one-half of vacated Third Street adjoining, lying Northerly of the Easterly production of the center line of Juniper Street, as said Street is delineated on said plat, and lying Westerly and Southwesterly of the following described line:

BEGINNING at a point opposite Highway Engineer's Station 4+50 on the center line survey of the road approach to SR 195 (P.S.H. No. 3), Pullman West, and a distance of 70 feet Southwesterly therefrom; Thence Northwesterly, parallel with said center line survey, to a point opposite Highway Engineer's Station 2+50; Thence Southwesterly to a point opposite said Highway Engineer's Station 2+50 and a distance of 80 feet Southwesterly therefrom; Thence Northwesterly and Northerly, parallel with said center line survey, to intersect a line drawn parallel with and 120 feet Southwesterly, when measured radially, from the survey line of said Highway; Thence Northwesterly, along said parallel line, a distance of 200 feet to the end of this line description.

AND a tract of land situated in Blocks 9 and 12 of Fairview Addition to Pullman, lying in the Northwest Quarter of Section 6, Township 14 North, Range 45 East, W.M., in the County of Whitman, State of Washington, and more particularly described as follows:

BEGINNING at a point where the centerline of Juniper Street (now vacated) in Fairview Addition, according to the recorded plat thereof, intersects the centerline of Fourth Street (now vacated), said point being a distance of 1,615.57 feet South 53°45' East of the Northwest corner of said Section 6, Township 14 North, Range 45 East, W.M.; Running thence South 89°44' West along said centerline of Juniper Street a distance of 227.98 feet to a point which marks the intersection of said centerline of Juniper Street with the Easterly right of way line of the existing access road from Primary State Highway No. 3 to the Clifford Zakarison property in Lot 11 of said Fairview Addition; Thence North 38°31' East along the Easterly right of way line of said access road a distance of 262.30 feet to the point of intersection of a 28°40' curve to the left at the centerline of said access road; Thence North 14°22' East along said Easterly right of way line of said access road a distance of 208.0 feet, more or less, to the South right of way line of Primary State Highway No. 3; Thence South 84°40' East along said Highway right of way line a distance of 41.07 feet to the East line of Fourth Street (now vacated); Thence South 00°16' East along said right of way line a distance of 45.0 feet; Thence South 81°32' East, a distance of 372.29 feet on the chord of the arc along the right of way line of said Primary State Highway No. 3, which projects through the arc of a 02°30' curve to the right at the centerline of said Highway to the Westerly right of way line of Third Street; Thence South 19°28' East along said Westerly right of way line of Third Street a distance of 316.0 feet, more or less, to its intersection with the centerline of Juniper Street (now vacated); Thence South 89°44' West along said centerline of Juniper Street a distance of 501.70 feet to the POINT OF BEGINNING.

Situate in the County of Whitman, State of Washington.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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