

Exhibit A

Situate in Asotin County, State of Washington, with a common address of 808 18th Avenue, Clarkston:

Part of Lot 17 of Block I of Vineland, Asotin County, Washington, according to the recorded plat thereof, described as follows: From the stone monument at the Southwest corner of Lot 17, Block I of Vineland, said point being on the centerline of county road; thence Northerly along the centerline of Lambert Drive a distance of 114 feet to the true place of beginning; thence continue on the last above mentioned course a distance of 96.6 feet to the Northwest corner of Lot 17; thence deflect right $60^{\circ}46'$ a distance of 345.4 feet to the Northeast corner of said Lot 17; thence deflect right $94^{\circ}49'$ a distance of 417.4 feet to the Southeast corner of Lot 17; thence deflect $134^{\circ}25'$ right a distance of 142.8 feet along the Southerly boundary line of said Lot 17; thence deflect right $90^{\circ}90'$ a distance of 114 feet; thence deflect $90^{\circ}90'$ a distance of 331 feet to the true place of beginning; containing 1.92 acres, more or less.

LESS:

Lot 17 of Block I of Vineland according to plat recorded in Book A of Plats, page 43, records of Asotin County, Washington, EXCEPT that part of said Lot 17 bounded and described as follows:

Parcel 1: Beginning at the Southwest corner of said Lot 17, said point being on the centerline of the County road; thence Northerly along the centerline of the County road a distance of 114 feet to a point; thence at right angles Easterly a distance of 151 feet to a point; thence at right angles Southerly a distance of 114 feet to a point on the centerline of County road; thence at right angles Westerly along the centerline of County road a distance of 151 feet to the place of beginning. ALSO EXCEPTING that part of Lot 17 of Block I of Vineland, more particularly described as follows: Commencing at the monument at the Southwest corner of Lot 17, said point being at the intersection of the centerlines of 18th Avenue and Lambert Drive; thence Easterly along the centerline of said 18th Avenue a distance of 261.00 feet to the TRUE POINT OF BEGINNING; thence at a right angle Northerly 222.00 feet; thence North $77^{\circ}14'54''$ East a distance of 103.94 feet, more or less to the Easterly boundary of said Lot 17; thence Southeasterly along said boundary for a distance of 269.00 feet to the Southeast corner of said Lot; thence Westerly along the centerline of 18th Avenue for a distance of 212.57 feet to the true point of beginning.

Parcel 2:

A 10 foot wide waterline easement lying 5 feet each side of the following-described centerline: Commencing at the Southeast corner of the above-described parcel; thence Northerly at a right angle along the Easterly boundary of said parcel a distance of 50.00 feet to the Point of Beginning; thence South $71^{\circ}19'09''$ East 74.17 feet to a meter and the end of said easement, together with a right of ingress and egress over, above, under and through said tract for the purpose of installation and/or maintenance.

SUBJECT TO: These premises are within the Asotin County Public Utilities District #1 and are subject to the levies and assessments thereof.

SUBJECT TO: Reservations contained in instrument recorded February 16, 1911 in Book P of Deeds, page 185, "reserving from the conditions of this conveyance the right of way for the canal, lateral ditches and pipes of the Grantor over and through said lands."

LESS:

That part of Lot 17 of Block I of Vineland, Asotin County, Washington, more particularly described as follows: Commencing at the most Northerly corner of said Lot 17 (point is also the most Northerly corner of Lot 1 of Block Two of Lambert Addition); thence S. $41^{\circ}17'$ E. along the East line of said Lot 17 a distance of 147.61 feet to the true place of beginning; thence continue S. $41^{\circ}17'$ E., 82.00 feet; thence S. $65^{\circ}26'18''$ W. 136.50 feet; thence N. $16^{\circ}52'$ W., 70.00 feet; thence N. $60^{\circ}22'54''$ E. 103.94 feet to the true place of beginning.

Tax Parcel No. 1-004-02-017-0004-0000