

EXHIBIT A

A parcel of land situate within the S1/2 of Section 28, T 15 N, R 45 E, W.M., Whitman County, State of Washington, and is further described as follows:

COMMENCING: at the SW corner of said Section 28 (S 02 25'42" E 2667.73 feet, from the W 1/4 corner of said Section 28); Thence N 87°42'03" E 1229.96 feet, along the Southerly boundary of said Section 28, to the SE corner of a 30.463 acre parcel of land shown on a survey filed under Whitman County Auditor's Microfilm No. (W.C.A.M.N.) 605295 and subdivided on a plat filed under W.C.A.M.N. 627095 and the point of beginning;

Thence the following 3 (Three) courses along the Easterly boundary of said subdivision:

1. N 00°00'00" W 387.57 feet,
2. N 51°55'35" W 565.69 feet,
3. N 07°48'19" W 327.23 feet, to a point on the southerly right-of-way (R.O.W.) boundary of proposed Pullman north bypass SR 276 and described in a deed filed under W.C.A.M.N. 425044,

Thence the following 10 (ten) courses along the southerly R.O.W. boundary of said bypass:

1. S 78°42'32" E 200.00 feet,
2. N 74°43'34" E 167.71 feet,
3. S 78°42'32" E 500.00 feet,
4. S 72°11'21" E 352.28 feet,
5. S 80°34'36" E 92.05 feet,
6. S 74°36'18" E 250.47 feet,
7. S 51°46'14" E 247.38 feet,
8. S 64°22'12" E 92.49 feet,
9. S 78°39'48" E 255.33 feet,
10. S 59°42'32" E 206.32 feet, to a point on the westerly R.O.W., boundary of Coliseum Road as shown on the plans of said bypass,

Thence the following 2 (two) courses along the westerly R.O.W. boundary of said Coliseum Road;

1. S 26°17'28" W 16.90 feet, to a point of curvature,
2. 372.06 feet along a curve concave to the SE (central angle = 14°18'25", radius = 1490.00 feet) with its long chord bearing S 19°08'15" W 371.09 feet, returning to the southerly boundary of said Section 28,

Thence S 87°28'35" W 245.71 feet, along the southerly boundary of said Section 28 to the S 1/4 corner thereof; thence S 87°42'03" W 1358.85 feet, along the southerly boundary of said section 28 to the point of beginning.