

**EXHIBIT A**  
(Legal Description)

**(A PORTION OF THE TRI-CITIES AIRPORT BUSINESS PARK)**

A parcel of land located in a portion of the Southwest quarter of the Southeast quarter of Section 13, Township 9 North, Range 29 East, Willamette Meridian, City of Pasco, Franklin County, Washington, more particularly described as follows:

Beginning at a Brass cap marking the Southeast corner of said Section .13, said point also being the Northeast corner of said Section 24, from which a Brass cap marking the Southwest corner of said Section 13 and the Northwest corner of said Section 24 bears South 89°07'49" West, 5286.04 feet;

Thence South 89°07'49" West along the common line of said Sections 13 and 24 for a distance of 1343.95 feet;

Thence leaving the common line of said Sections 13 and 24, North 00°52'11" West, 24.78 feet to the Westerly right-of-way line of Varney Lane, at a point 30.00 feet Westerly of the center line thereof, when measured at right angles;

Thence along the Westerly right-of-way line of said Varney Lane the following two (2) courses;

Thence North 13°13'08" West, 164.28 feet to the **TRUE POINT OF BEGINNING** of the parcel to be described;

Thence continuing North 13°13'08" West, 77.98 feet;

Thence Northeasterly, along the arc of a 630.00-foot radius, tangent curve to the right (the radius of which bears North 76°46'52" East) through a central angle of 15°26'51" for an arc length of 169.85 feet (the long chord of which bears North 05°29'43" West, 169.34 feet);

Thence leaving the Westerly right-of-way line of said Varney Lane, South 73°14'59" West, 230.55 feet;

Thence South 63°23'16" West, 42.22 feet;

Thence South 18°52'53" East, 238.87 feet;

Thence Northeasterly, along the arc of a 2247.50-foot radius, non-tangent curve to the right (the radius of which bears South 20°08'14" East) through a central angle of 05°44'57" for an arc length of 225.51 feet (the long chord of which bears North 72°44'14" East, 225.42 feet) to the **TRUE POINT OF BEGINNING** and the end of this legal description.

Containing: 1.35 acres, more or less.

**ALSO TOGETHER WITH AND SUBJECT TO** easements, reservations, covenants and restrictions apparent or of record.