

PROPOSED LEGAL DESCRIPTIONS

TRACT A

TRACT Z-3 OF RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3 PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 190 THROUGH 200, AUDITOR'S FILE NO. 201707240010, RECORDS OF KITTITAS COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST WESTERLY CORNER OF TRACT NF-2 OF SAID PLAT; THENCE S 55°05'15" W, 292.86' TO THE NORTHEASTERLY MARGIN OF SWIFTWATER DRIVE AS SHOWN ON SAID PLAT AND THE TERMINUS OF THIS LINE.

CONTAINING 30.613 ACRES (1,333,490 SF), MORE OR LESS.

TRACT B

THAT PORTION OF TRACTS Z-3, NF-1 AND NF-2 OF RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3 PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 190 THROUGH 200, AUDITOR'S FILE NO. 201707240010, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF TRACT NF-2 OF SAID PLAT; THENCE ALONG THE NORTHWESTERLY LINE OF SAID TRACT, N 55°05'15" E, 214.80 FEET;
THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, N 57°47'57" E, 358.90 FEET TO THE SOUTHWESTERLY LINE OF NELSON DAIRY ROAD, BEING COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID PLAT;
THENCE ALONG SAID NORTHEASTERLY LINE, S 32°12'02" E, 563.07 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, SOUTHEASTERLY 278.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF 20°25'25" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE, S 52°37'27" E, 195.58 FEET TO THE EASTERLY LINE OF SAID TRACT NF-1;

THENCE ALONG SAID EASTERLY LINE, S 00°48'05" W, 308.46 FEET TO A POINT OF CURVATURE ON THE NORTHERLY MARGIN OF SWIFTWATER DRIVE BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID TRACT NF-1;
THENCE ALONG SAID SOUTHERLY LINE, NORTHWESTERLY 121.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, THE RADIUS POINT OF WHICH BEARS N 10°05'14" E, THROUGH A CENTRAL ANGLE OF 18°46'29" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, N 61°08'17" W, 254.34 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTHWESTERLY 115.76 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 15°25'29" TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, WESTERLY 272.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°03'22";
THENCE N 01°10'35" W, 79.30 FEET;
THENCE N 29°43'09" W, 144.23 FEET;
THENCE N 39°44'29" W, 259.67 FEET;
THENCE N 59°06'24" W, 92.44 FEET;
THENCE N 39°25'47" W, 83.45 FEET;
THENCE N 32°34'10" W, 150.82 FEET;
THENCE N 55°05'15" E, 34.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.210 ACRES (575,420 SF), MORE OR LESS.

TRACT C

THAT PORTION OF TRACTS Z-3 AND NF-1 OF RIVER RIDGE - SUNCADIA - PHASE 2 DIVISION 3 PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 190 THROUGH 200, AUDITOR'S FILE NO. 201707240010, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF TRACT NF-2 OF SAID PLAT;
THENCE S 55°05'15" W, 34.99 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 32°34'10" E, 150.82 FEET;
THENCE S 39°25'47" E, 83.45 FEET;
THENCE S 59°06'24" E, 92.44 FEET;
THENCE S 39°44'29" E, 259.67 FEET;
THENCE S 29°43'09" E, 144.23 FEET;

THENCE S 01°10'35" E, 79.30 FEET TO THE NORTHERLY MARGIN OF SWIFTWATER DRIVE BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID TRACT NF-1;
THENCE ALONG SAID SOUTHERLY LINE, WESTERLY 288.60 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THE RADIUS POINT OF WHICH BEARS N 46°37'08" W, THROUGH A CENTRAL ANGLE OF 82°40'41" TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTHWESTERLY 119.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, THROUGH A CENTRAL ANGLE OF 19°01'42" TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND THE SOUTHWESTERLY LINE OF SAID TRACT Z-3, N 34°54'45" W, 415.80 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, NORTHWESTERLY 123.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 655.00 FEET, THROUGH A CENTRAL ANGLE OF 10°48'00";
THENCE N 55°05'15" E, 257.87 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4.772 ACRES (207,880 SF), MORE OR LESS.