

EXHIBIT 3A
EXISTING LEGAL DESCRIPTIONS
Blue Jay Land Company, LLC
Boundary Line Adjustment
Double O Road

PARCEL G: Parcel 20202 – Map Number 20-14-12060-0023

Located in the Northwest Quarter of the Northwest Quarter of Section 12, Township 20 North, Range 14 East T, W.M., Kittitas County, State of Washington as follows:

That parcel identified as Track FD-2 (Parcel 1 26.39 AC) as shown that document with the Kittitas County Auditor File Number 202004100036.

Parcel 201934 Parcel # 201934 – Map Number 20-14-01030-0004

Located in the Southwest Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East T, W.M., Kittitas County, State of Washington as follows:

and that track of land as shown that document filed with the Kittitas County Auditor with the file number 44913 less Parcels A, B, C, D, E, and F as identified above.

ADDITION LEGAL DESCRIPTIONS ARE LOCATED ON THE FOLLOWING PAGES.

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK

RECEIVED
JUL 26 2023

Kittitas County CDS

Parcel # 963301 (new parcel number)
20-14-12011-0006 (new map number)

OLD RAILWAY RIGHT-OF-WAY — SECTION 1

A TRACT OF LAND, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH $89^{\circ}11'40''$ EAST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 729.32 FEET;

THENCE NORTH $46^{\circ}12'41''$ EAST, 204.02 FEET TO SOUTHWEST BOUNDARY OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH $46^{\circ}12'41''$ EAST, 40.00 FEET TO THE NORTHEAST BOUNDARY OF SAID RAILROAD RIGHT OF WAY;

THENCE SOUTH $43^{\circ}13'40''$ EAST ALONG SAID NORTHEAST BOUNDARY OF SAID RAILROAD RIGHT OF WAY, 238.30 FEET TO THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER;

THENCE NORTH $89^{\circ}11'40''$ WEST ALONG SAID SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 55.64 FEET TO THE SOUTHWEST BOUNDARY OF SAID RAILROAD RIGHT OF WAY;

THENCE NORTH $43^{\circ}13'40''$ WEST ALONG SAID SOUTHWEST BOUNDARY OF SAID RAILROAD RIGHT OF WAY, 199.24 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.20 ACRES.

RECEIVED
JUL 26 2023

Kittitas County CDS

Parcel # 963302 (new parcel number)
20-14-12011-0007 (new map number)

OLD RAILWAY RIGHT-OF-WAY — SECTION 2

A TRACT OF LAND, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°11'40" EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER, 1068.73 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 43°13'40" EAST, 56.41 FEET;

THENCE SOUTH 44°01'14" EAST, 98.76 FEET;

THENCE SOUTH 43°44'01" EAST, 25.71 FEET;

THENCE SOUTH 47°41'47" WEST, 67.94 TO THE NORTHEASTERLY BOUNDARY OF TRACT FD-2 OF THAT CERTAIN SURVEY, RECORDED IN BOOK 42 OF SURVEYS, PAGE 201 AND 202, UNDER AUDITOR'S FILE NO. 202004100036, RECORDS OF SAID COUNTY;

THENCE NORTH 42°18'13" WEST, ALONG SAID NORTHEASTERLY BOUNDARY 110.00 FEET;

THENCE NORTH 47°41'47" EAST, 0.18 FEET;

THENCE NORTH 42°18'13" WEST, 100.20 FEET;

THENCE SOUTH 47°41'47" WEST, 0.82 FEET;

THENCE NORTH 42°15'48" WEST, 30.57 FEET TO SAID NORTH BOUNDARY OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89°11'40" EAST, ALONG SAID NORTH BOUNDARY, 87.72 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.31 ACRES.

RECEIVED
JUL 26 2023

Kittitas County CDS

Parcel # 963299 (new parcel number)
20-14-12011-0001 (new map number)

DOUBLE-O ROAD — SECTION 1

A STRIP OF LAND, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER;

THENCE SOUTH 89°1'40" EAST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER 772.05 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 46°12'41" WEST 442.71 FEET;

THENCE SOUTHWEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 197.21 FEET THROUGH A CENTRAL ANGLE OF 44°28'04" AN ARC LENGTH OF 153.06 FEET;

THENCE SOUTH 01°44'37" WEST 194.26 FEET;

THENCE SOUTHWEST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 235.37 FEET THROUGH A CENTRAL ANGLE OF 43°28'49" AN ARC LENGTH OF 78.62 FEET;

THENCE SOUTH 45°13'26" WEST 72.04 FEET;

THENCE SOUTHWEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 68.04 FEET, THROUGH A CENTRAL ANGLE OF 45°31'12", AN ARC LENGTH OF 54.06 FEET;

THENCE SOUTH 00°17'46" EAST 145.42 FEET;

THENCE SOUTHWEST ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 560.68 FEET, THROUGH A CENTRAL ANGLE OF 111°59'46", AN ARC LENGTH OF 117.39 FEET;

THENCE SOUTH 11°42'00" WEST, 131.09 FEET;

THENCE NORTH 64°10'04" WEST, 30.94 FEET TO THE EASTERLY BOUNDARY OF THAT CERTAIN SHORT PLAT AS RECORDED IN BOOK F OF SHORT PLATS, PAGES 158 AND 159, UNDER AUDITOR'S FILE NUMBER 200105220008, RECORDS OF SAID COUNTY;

THENCE NORTH 11°42'00" EAST ALONG SAID EASTERLY BOUNDARY OF SAID SHORT PLAT 123.53 FEET;

RECEIVED
JUL 26 2023

Kittitas County CDS

THENCE NORTHEAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.68 FEET, THROUGH A CENTRAL ANGLE OF 11°59'46", AN ARC LENGTH OF 111.11 FEET;

THENCE NORTH 00°17'46" WEST, 145.42 FEET;

THENCE NORTHEAST ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 98.04 FEET, THROUGH A CENTRAL ANGLE OF 45°31'12", AN ARC LENGTH OF 77.89 FEET;

THENCE NORTH 45°13'26" EAST, 72.04 FEET;

THENCE NORTHEAST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 205.37 FEET, THROUGH A CENTRAL ANGLE OF 43°28'49", AN ARC LENGTH OF 155.85 FEET;

THENCE NORTH 01°44'37" EAST, 194.26 FEET;

THENCE NORTHEAST ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 227.21 FEET, THROUGH A CENTRAL ANGLE OF 44°28'04", AN ARC LENGTH OF 176.34 FEET;

THENCE NORTH 46°12'41" EAST, 412.28 FEET TO THE NORTH BOUNDARY OF THE HEREINABOVE DESCRIBED NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 89°11'40" EAST ALONG SAID NORTH BOUNDARY, 42.73 FEET TO THE TRUE POINT OF BEGINNING.

RECEIVED
JUL 26 2023

Kittitas County CDS

Parcel # 963300 (new parcel number)
20-14-12011-0002 (new map number)

DOUBLE-O ROAD — SECTION 2

A TRACT OF LAND, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH $89^{\circ}11'40''$ EAST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 729.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH $46^{\circ}12'41''$ EAST, 204.02 FEET TO THE SOUTHWEST BOUNDARY OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;

THENCE SOUTH $43^{\circ}13'40''$ EAST ALONG SAID SOUTHWEST BOUNDARY OF SAID RAILROAD RIGHT OF WAY, 30.00 FEET;

THENCE SOUTH $46^{\circ}12'41''$ WEST, 173.30 FEET TO THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER;

THENCE NORTH $89^{\circ}11'40''$ WEST ALONG SAID SOUTH BOUNDARY, 42.73 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.13 ACRES.

RECEIVED
JUL 26 2023

Kittitas County CDS

Parcel # 962708 (new parcel number)
20-14-10303-0002 (existing map number)

THE TRIANGLE PARCEL

STARTING AT THE SOUTHWEST CORNER OF PARCEL C
OF THAT RECORD OF SURVEY FILED UNDER KITTITAS
COUNTY RECORDING NUMBER 200704270063 BOOK 34
PAGE 22;

THENCE 56.41' N43°13'16"W TO THE TRUE POINT OF
BEGINNING AND A POINT ON THE SOUTH SECTION LINE
OF SECTION 1, TOWNSHIP 20, RANGE 14 EAST W.M;

THENCE 238.27' (+/-) S43°13'16"W TO A POINT AT THE
NORTH END OF THE WEST SIDE OF THE DOUBLE O ROAD
EASEMENT;

THENCE IN A SOUTHWESTERLY DIRECTION FOLLOWING
THE WEST BOUNDARY OF THE DOUBLE O ROAD
EASEMENT 242.59' (+/-) S46°12'41"W TO A POINT ON THE
SOUTH SECTION LINE OF SECTION 1, TOWNSHIP 20,
RANGE14 EAST W.M;

THENCE EASTERLY ALONG SAID SECTION LINE
S89°11'40"E 339.35' (+/-) TO THE TRUE POINT OF
BEGINNING.

RECEIVED
JUL 26 2023

Kittitas County CDS