



Listing Information Packet

LOWDEN FARM PROPERTY Walla Walla County, Washington

Price - \$9,300,000

Listed By:

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509-522-2272

This information is deemed reliable but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property by their own independent investigation.

Associated Appraisers of Walla Walla, LLC

2 West Main Street

Walla Walla, WA 99362

Firm #21010246

Lowden Farm Property
Walla Walla County, Washington

PROPERTY DESCRIPTION

Associated Appraisers of Walla Walla, LLC is pleased to present the offer for sale irrigated farmland located in Walla Walla County.

The Walla Walla County Assessor's Office indicates there is a total of 1,137.70 acres. The Farm Service Agency (FSA) office indicates there are 1,138.74 tillable acres. The subject farm records indicate that there are 1,132.53 irrigated tillable acres. Typically, the FSA reported acres are utilized when purchasing farmland, however, in this case the County acres are utilized because it is based on the deeded acres.

The Farm is located in one contiguous parcel and is provided good access. The northern area is bisected by blacktop surfaced Lowden Road that runs generally in a north/south direction through the farm. Blacktop surfaced Frog Hollow Road bisects the central area and Burrows Road forms the western boundary of the farm. The southeast boundary is mostly formed by county-maintained gravel surfaced Short Road and blacktop surfaced Stateline Road (Oregon-Washington state line) forms the southern boundary in the southwest area.

Farm Cropping Practices and Yields

The Lowden Farm has been developed and operated as an alfalfa seed farm. The typical alfalfa seed contract is for 3 years and wheat, peas, safflower, corn and beans are used as rotation crops for 1 or 2 years before a field is planted back to alfalfa seed.

Alkali Bees and Leaf Cutter Bees are used to pollinate alfalfa plants to produce seed. A very large alkali bee bed is located west of the farm along Borrows Road. Leaf Cutter Bees are used to supplement the Alkali Bees and are brought into the fields in boards.

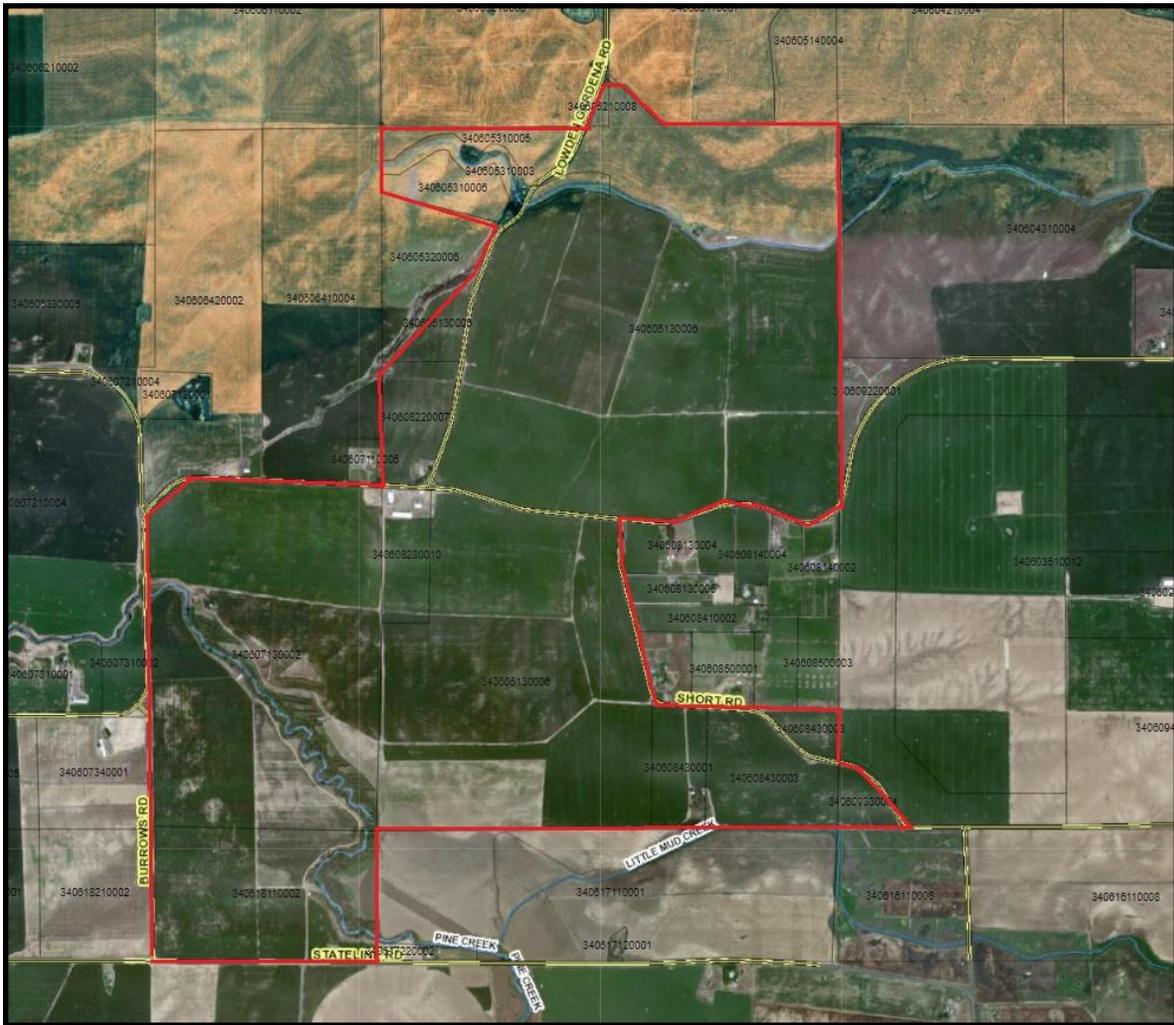
Historical yields are 500 to 800 pounds of clean alfalfa seed per acre, winter wheat 85-115 bushels per acre, dark northern spring wheat 90-110 bushels to the acre, dry peas 3,200-3,500 pounds per acre, 2,000 pounds per acre of safflower and canola yield is in the 3,000 pounds per acre range.

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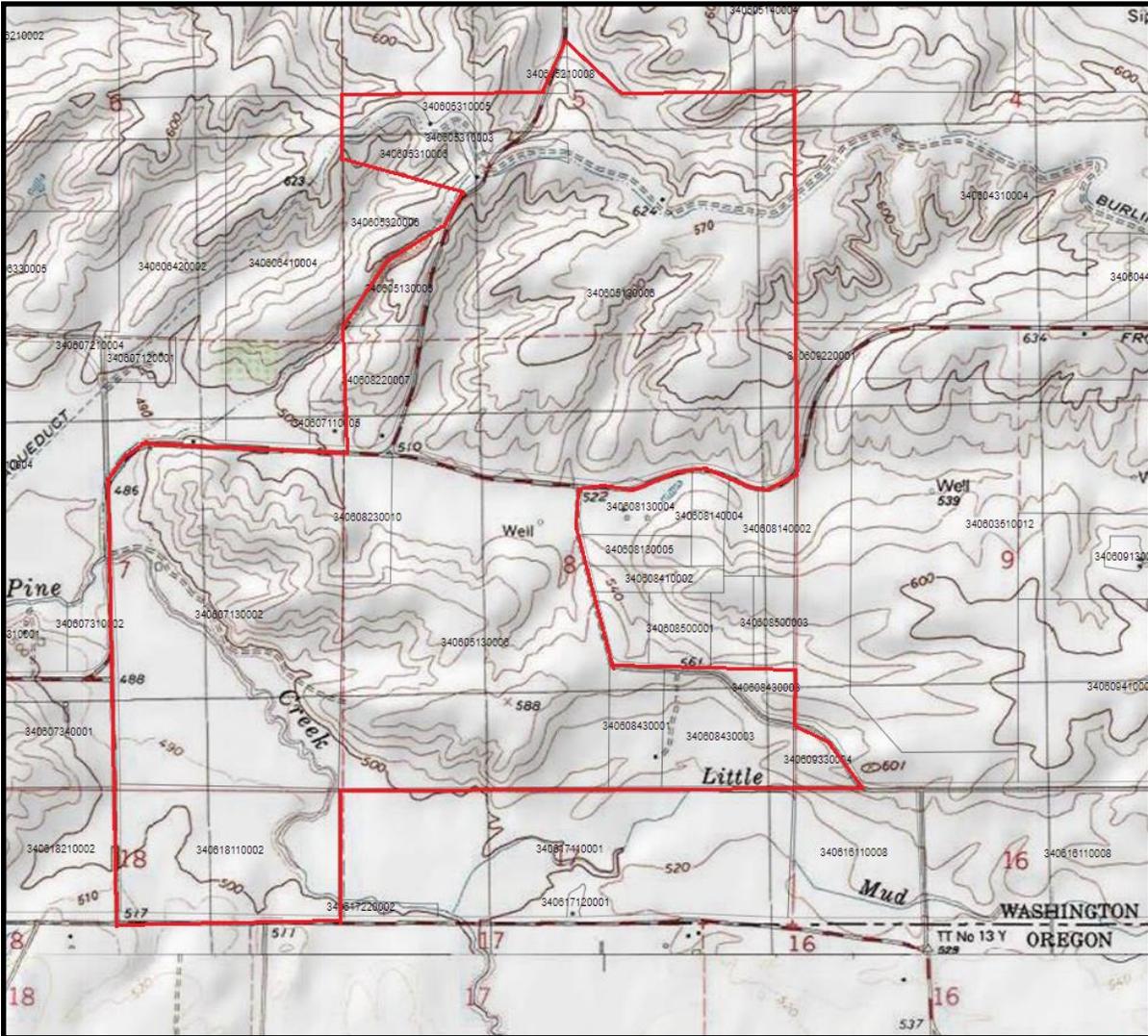
Lowden Farm Property Walla Walla County, Washington

Walla Walla County Assessor Map



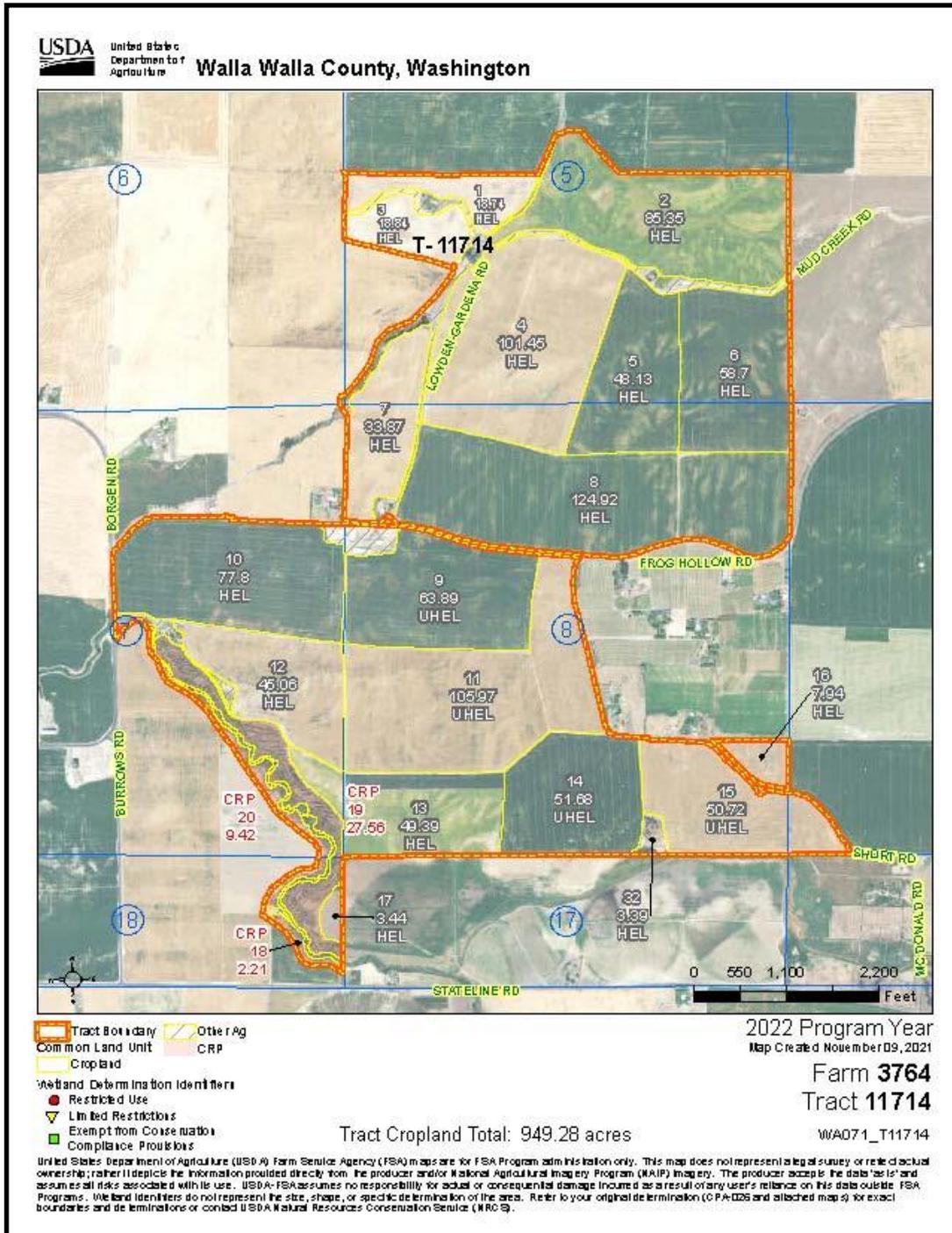
Lowden Farm Property Walla Walla County, Washington

Topography



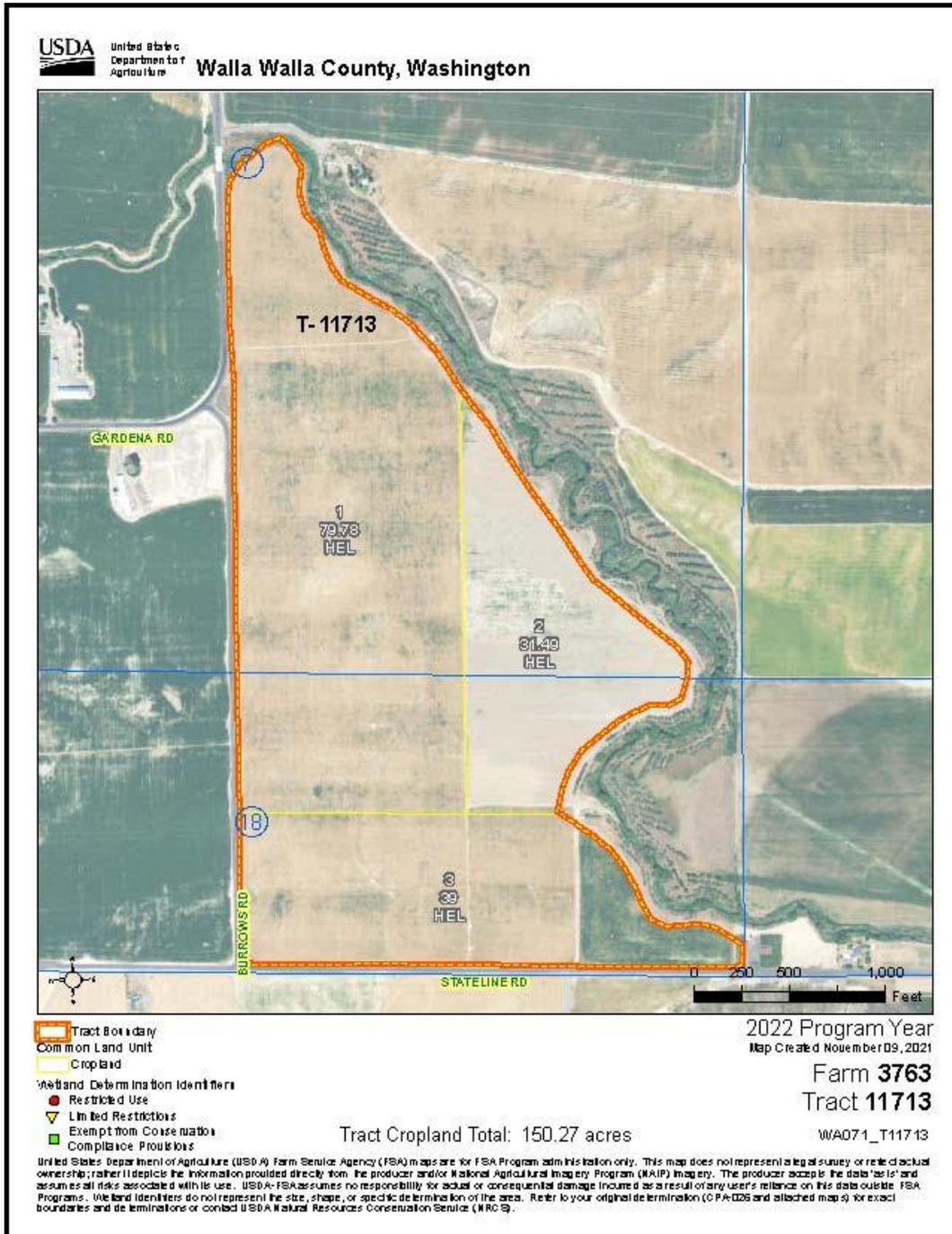
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FSA Map



Lowden Farm Property Walla Walla County, Washington

FSA Map



Lowden Farm Property
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IRRIGATION SYSTEM

The irrigation water supply is from several sources; the Burlingame Ditch that bisects the northern region, Pine Creek, that meanders through the southwestern area generally in a northwesterly direction, Mud Creek that flows (intermittently) near the southeastern area, and from deep wells.

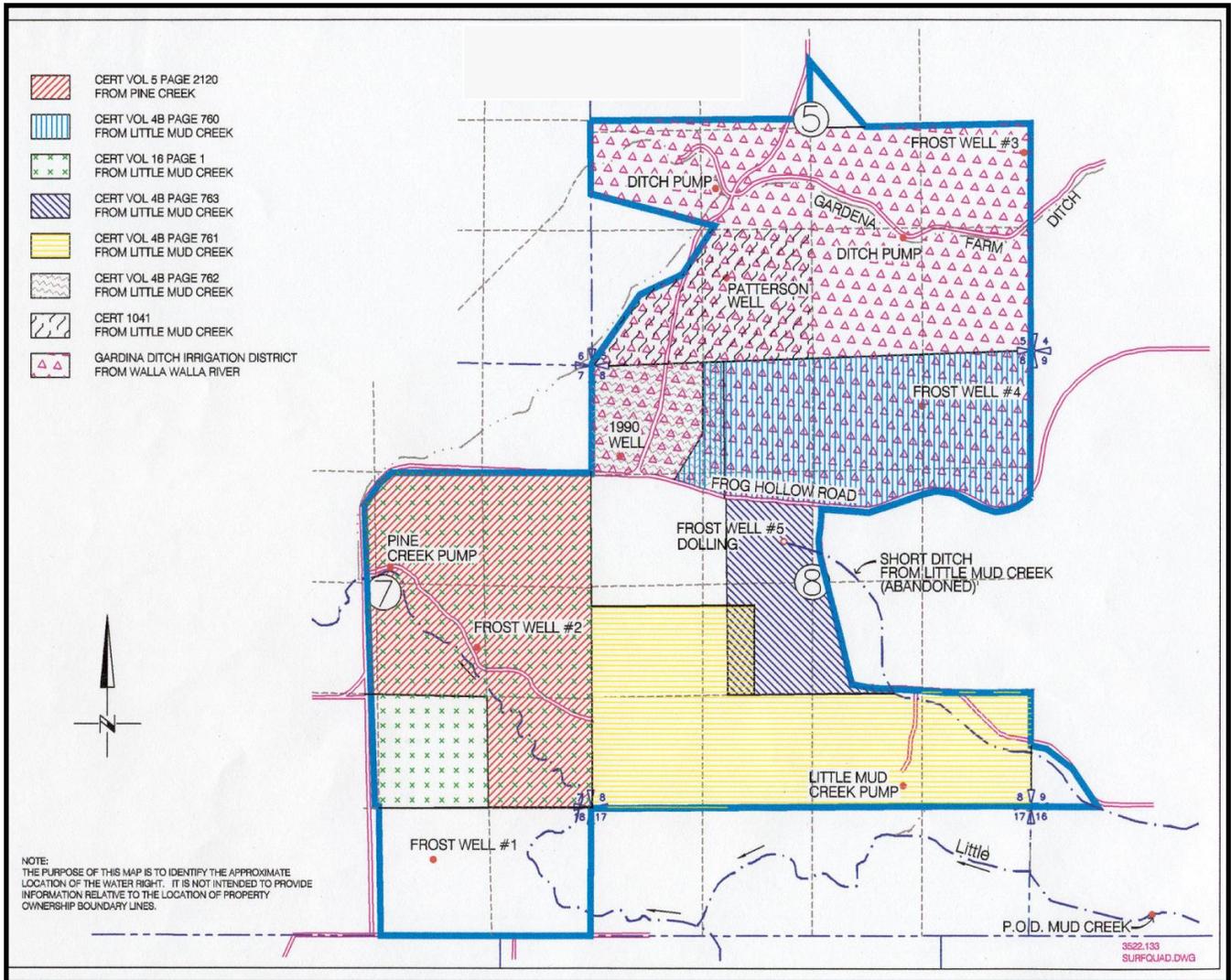
There are four drilled wells and seven pumps and motors that are providing water from ditch or stream sources. Please see the following surface and well water rights maps prepared by SCM Consultants and irrigation system plat.

The irrigation mainline system appears to have evolved as pump and motors were added and as additional land acquired, but there was no overall mainline design plan. The diameter of the central area mainline was not of sufficient size to allow adequate flow through the system. To help correct this problem 12 inch PVC mainline was installed, in the mid-1990's, in the central area of the farm. The 6 inch Transite mainline in the northeast corner of the farm was replaced in the spring/summer of 2006 with 6 inch PVC lines.

The estimated gallons per minute produced, when all pumps are running, is 7,500± to 9,000±. However, the farm is short of summer water and only about 35% - 40% or 425 - 450 acres, can be irrigated in the summer months. This limits the crops that can be grown. Row crops and alfalfa hay require some summer water. Alfalfa seed and cereal grains can be grown with spring and fall water.

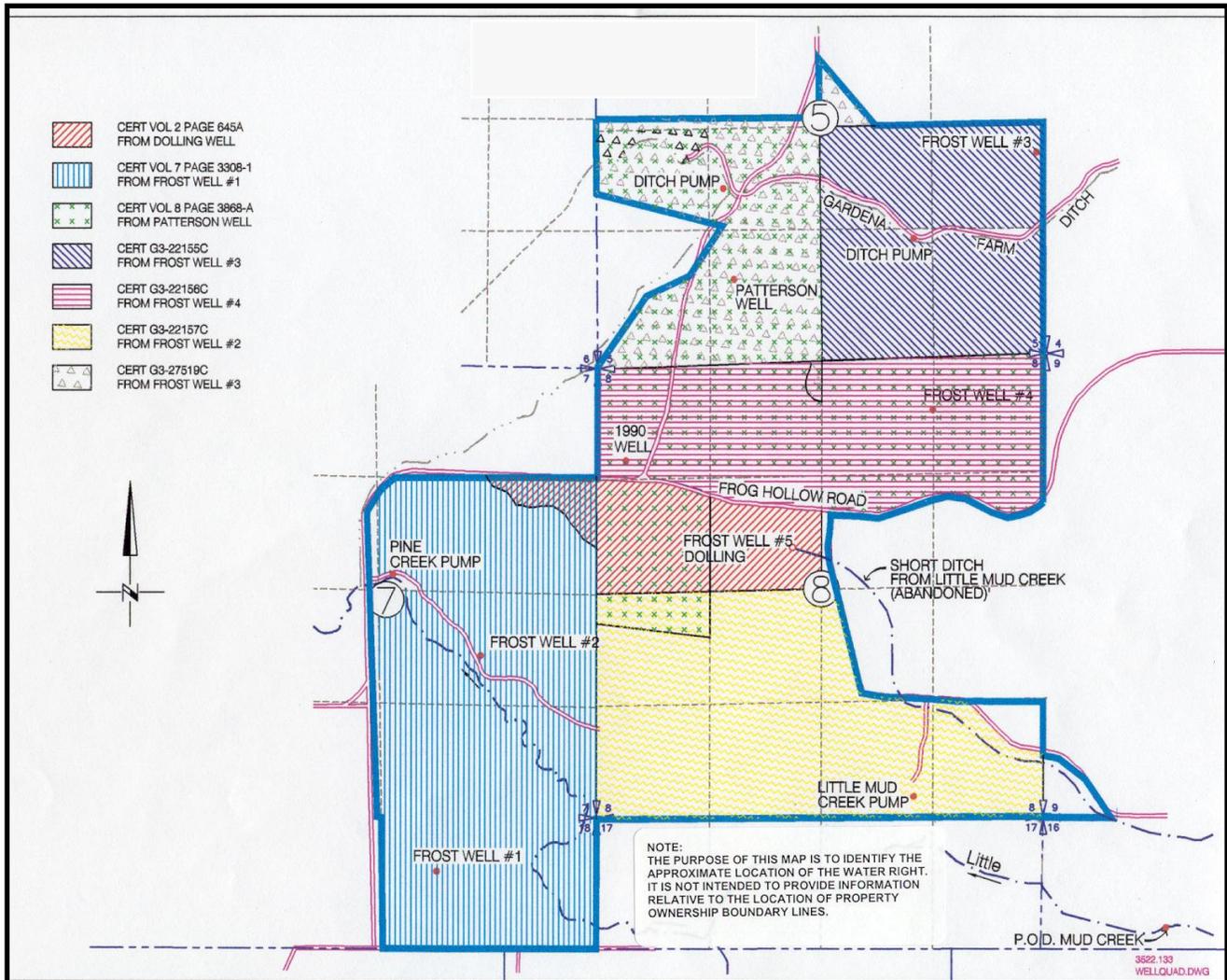
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Irrigation Map – Surface Water Rights



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Irrigation Map – Well Water Rights



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IMPROVEMENTS

The improvements consist of **Leaf Cutter Bee Storage, Shop and Office, Machine Shed, and three (3) residences** located at various locations throughout the farm.

Leaf Cutter Bee Storage Structure

This **6,800 square foot** building was built in 1989. It is a frame constructed metal structure that has a concrete foundation and floor. The building is insulated with an R-30 rating and the interior walls are plywood. On the eastern side of the Leaf Cutter Bee Storage building is a graded concrete self-leveling dock to help in the delivery of the bees and bee boards.

Contained in the building is a 25 foot by 80 foot (**2,000 SF**) section divided into climate controlled rooms. This section was designed to regulate the activity of Leaf Cutter bees to coordinate with the alfalfa bloom to provide maximum efficiency for plant pollination to produce a high alfalfa seed yield. It is a state-of-the-art Leaf Cutter bee facility. There are Leaf Cutter bee trays contained in the building that are personal property of the tenant.

Leaf Cutter Bee Storage Building



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Shop and Office Building

This building was constructed in 1989. It is 40 feet by 82 feet and contains **3,280 square feet** and is 14 foot high. The steel frame constructed building has a concrete foundation and floor. Two overhead doors are provided along the north wall and 2 sliding doors are provided along the south wall for equipment ingress and egress. The northwestern area of the building is partitioned to **616 square feet** of finished office space. The building also contains a bath and parts room.

Shop and Office



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Machine Shed

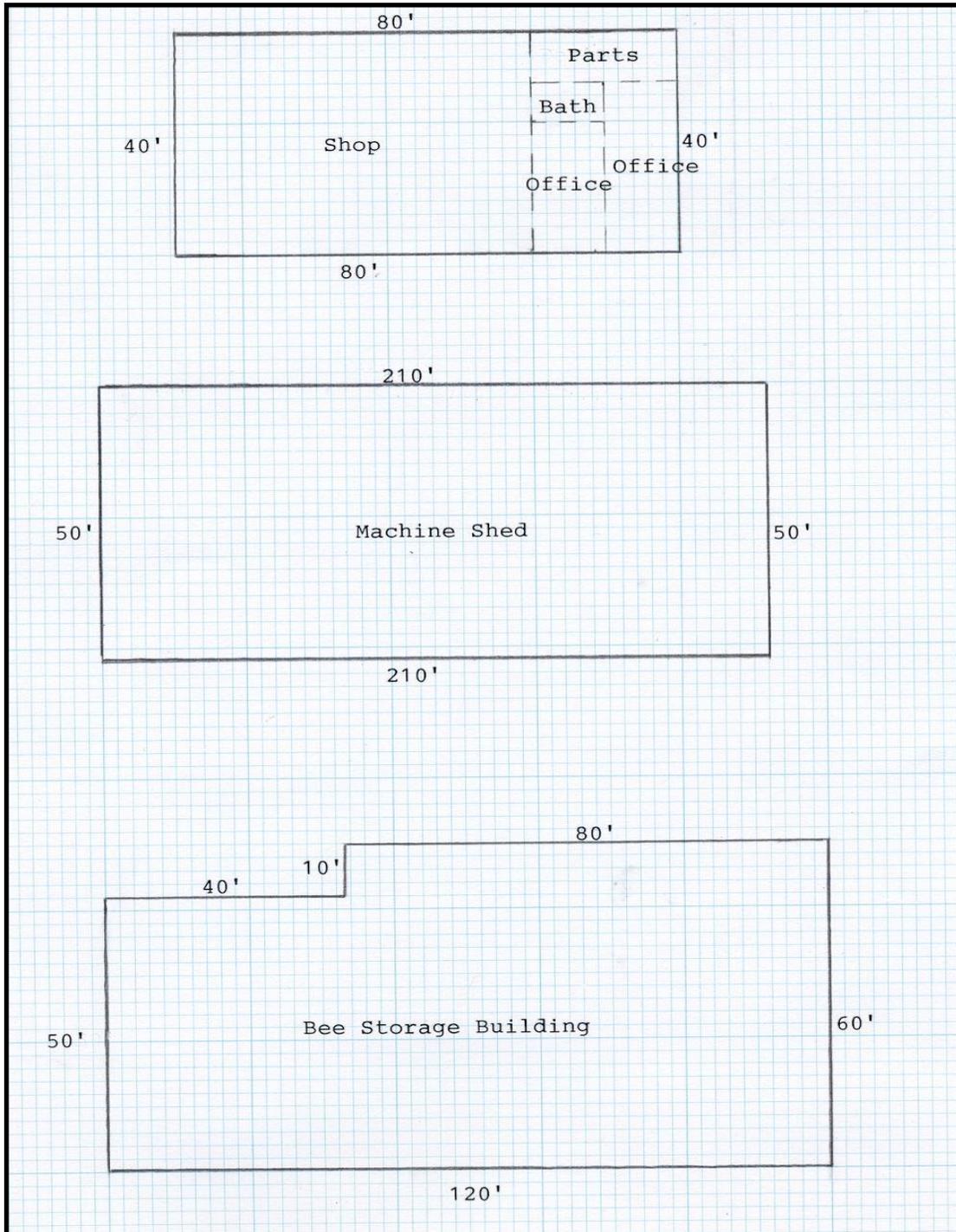
This building was built in 1991 and with an addition in 2006. It is a pole constructed, 3-sided metal clad, half concrete floored, 50 feet by 210 feet structure that contains **10,500 square feet**. Also added to the northeastern corner of the machine shed were two self-leveling docks with a graded dirt ramp.

Machine Storage Shed



**Lowden Farm Property
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Farm Building – Exterior Dimensions



Lowden Farm Property Walla Walla County, Washington

Residences

Residence #1

This frame constructed, 1½ story, Lendal Cedar home was built in 1984, according to County records. It has a concrete foundation, cedar tongue and groove siding and shake roof. The main floor contains **1,290 square feet** and is partitioned to living room with large stone fireplace, kitchen, dining room, 2 bedrooms, 2 baths and utility room.

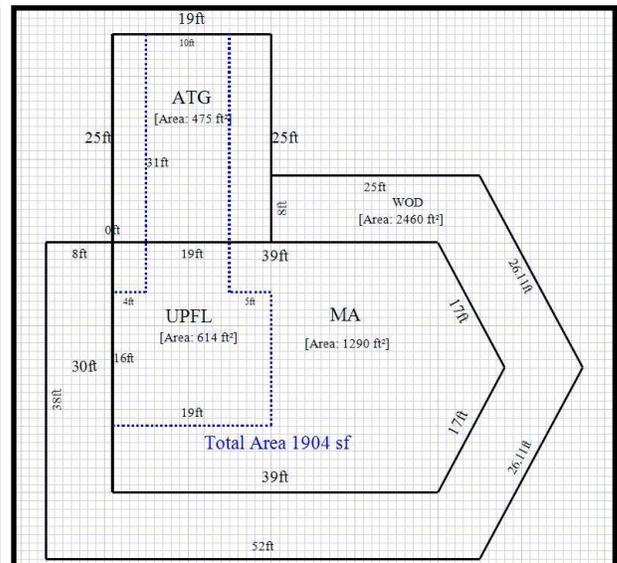
The interior finish is cedar throughout the main and 2nd levels. The floors are hardwood and vinyl.

The second level contains **615 square feet** and is partitioned to large bedroom and bath along with a 475 square foot unfinished recreation room.

Attached to the east end of the residence is a 2-car garage (construction is similar to house) that has un-finished bonus room above. Heat and air conditioning is provided from a central forced air heat pump system. Surrounding the south, west, and northern portion of the residence is a wood deck.

Domestic water is provided from a shared drilled well and sewage disposal is via septic tank. Underground sprinklers are installed.

Dimensions



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Residence #2

This older, 1½ story, partial, non-finished basement dwelling, estimated to have been built in the early 1900's is frame constructed, has a concrete foundation and rustic exterior siding. The main floor contains **812 square feet** and is partitioned to living room, kitchen, dining area, laundry/utility room and bath. The second level contains **392 square feet** and has 2 bedrooms.



This dwelling was upgraded in the mid-1990's that included new wiring, heating and air conditioning system, insulated double glazed windows and new kitchen floor. The exterior was painted in the last five years.

Domestic water is supplied from a shared drilled well.

Residence #3

This 1 story, full basement, home was built in 1989, according to County records. It has a concrete block foundation, is wood frame constructed with rustic siding and the roof is composition. It contains 2,550 square feet on the main floor which is partitioned to living room, kitchen and dining area, four bedrooms and 2 ½ baths. The floors are wall to wall carpet and linoleum, the walls and ceiling are drywall. The basement contains 1,376 square feet.

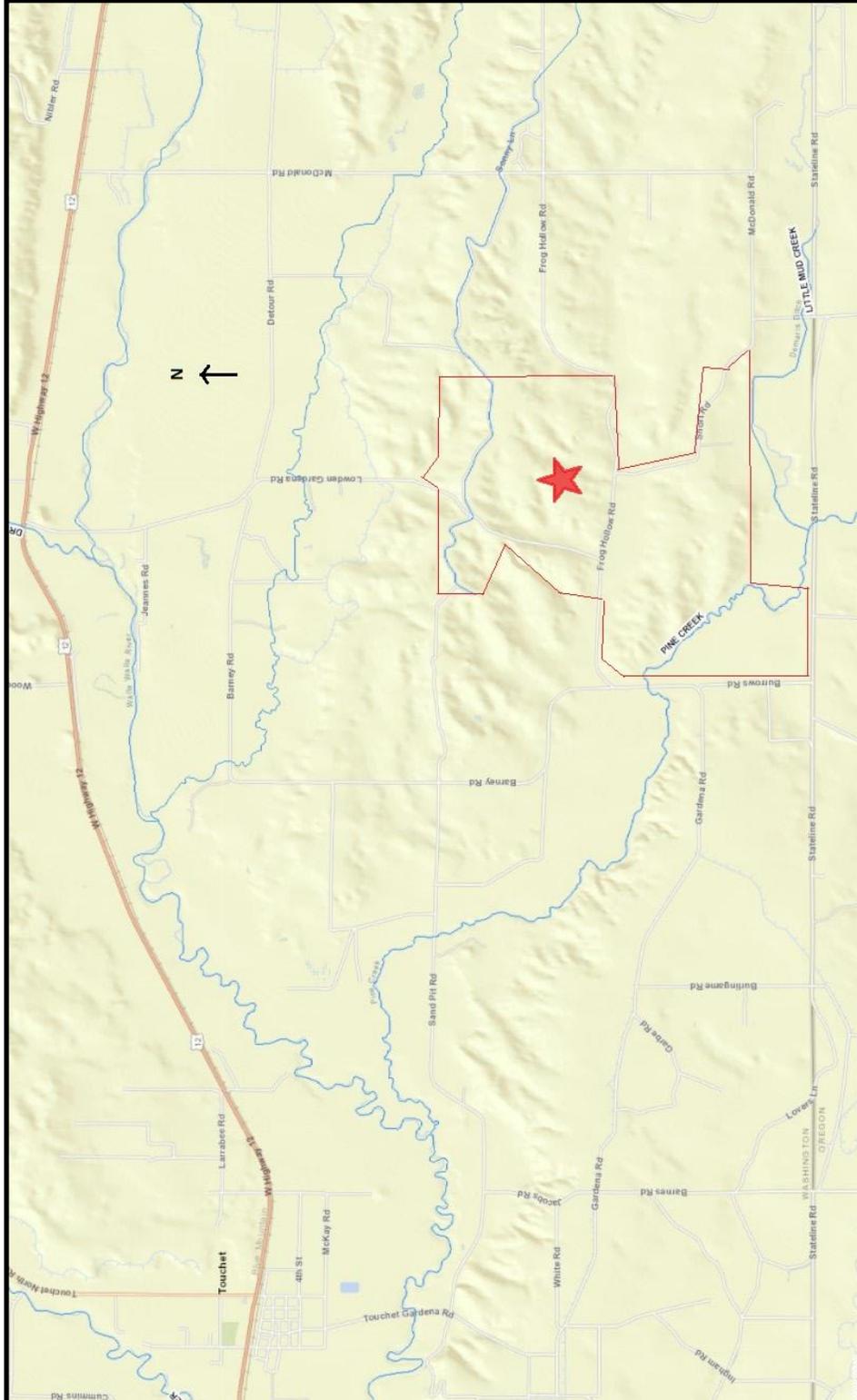


Heat and air conditioning is provided from a heat pump. Domestic water is supplied from a shared drilled well.

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Driving Map

Property outline is approximate. Call for detailed directions.



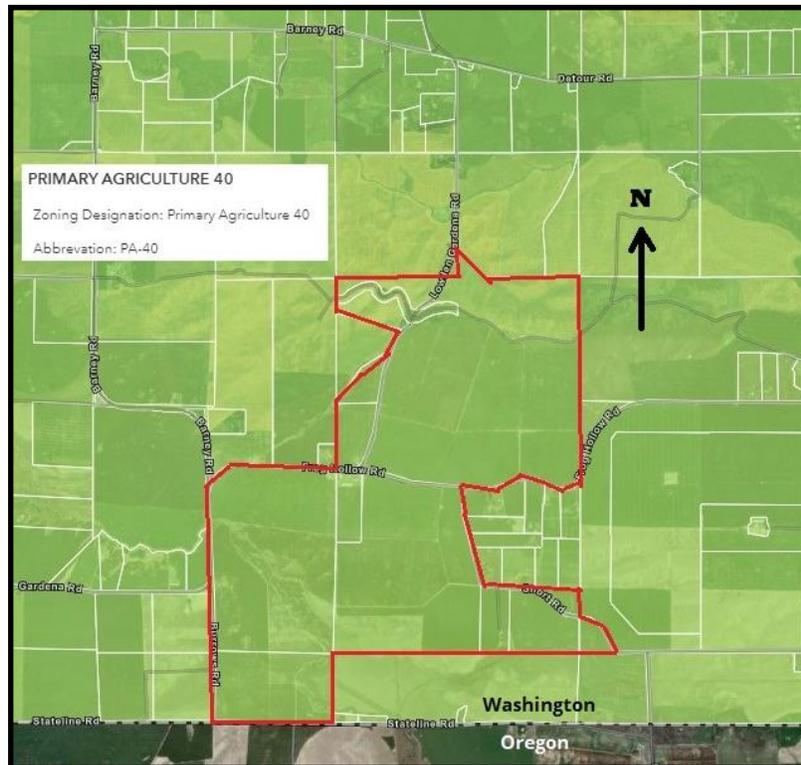
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2021 ASSESSED VALUE AND 2022 TAXES

| Parcel Number | Property ID | Acres | 2021 Market Assessed Value and 2022 Taxes | | | | |
|------------------|-------------|---------------|---|------------------|-------------|------------------|--------------------|
| | | | Land | Taxable* | Improve. | Total | RE Taxes |
| 34-06-05-13-0006 | 30687 | 681.80 | \$ 3,027,470 | \$ 728,210 | \$ 71,500 | \$ 799,710 | \$ 15,721.90 |
| 34-06-05-31-0005 | 30685 | 19.14 | \$ 167,130 | \$ 19,480 | \$ 166,600 | \$ 186,080 | \$ 2,294.86 |
| 34-06-05-31-0006 | 30686 | 16.04 | \$ 67,680 | \$ 16,770 | \$ - | \$ 16,770 | \$ 913.84 |
| 34-06-07-13-0002 | 2834 | 232.85 | \$ 1,011,480 | \$ 236,130 | \$ 14,900 | \$ 251,030 | \$ 3,266.22 |
| 34-06-08-22-0007 | 14231 | 21.82 | \$ 183,690 | \$ 23,580 | \$ 169,300 | \$ 192,880 | \$ 2,415.71 |
| 34-06-08-23-0010 | 2836 | 20.43 | \$ 177,440 | \$ 22,030 | \$ 176,100 | \$ 198,130 | \$ 2,623.97 |
| 34-06-08-43-0001 | 14232 | 20.41 | \$ 91,850 | \$ 22,760 | \$ - | \$ 22,760 | \$ 350.55 |
| 34-06-09-33-0004 | 25584 | 8.08 | \$ 27,360 | \$ 6,780 | \$ - | \$ 6,780 | \$ 107.07 |
| 34-06-08-43-0003 | 30688 | 7.79 | \$ 30,560 | \$ 7,570 | \$ - | \$ 7,570 | \$ 121.73 |
| 34-06-18-11-0002 | 25612 | <u>109.34</u> | <u>\$ 403,520</u> | <u>\$ 99,980</u> | <u>\$ -</u> | <u>\$ 99,980</u> | <u>\$ 1,312.63</u> |
| Totals | | 1,137.70 | \$ 5,188,180 | \$ 1,183,290 | \$ 598,400 | \$ 1,781,690 | \$ 29,128.48 |

ZONING

The subject is zoned PA - 40 – Primary Agriculture 40-acre minimum lot size.



**Lowden Farm Property
Walla Walla County, Washington**

LEGAL DESCRIPTION

(From the Walla Walla Title Company)

EXHIBIT "A"

PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5 OF TOWNSHIP 6 NORTH IN RANGE 34 EAST, W.M. WALLA WALLA COUNTY, WA, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, BEING THE TRUE POINT OF BEGINNING; THENCE N 88°55'26" E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 8 A DISTANCE OF 2338.74' TO A POINT ON THE WEST RIGHT OF WAY OF LOWDEN-GARDENA ROAD; THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS:

THENCE S 19°25'55" W A DISTANCE OF 225.91';
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 440.20', WITH A RADIUS OF 686.30', WITH A CHORD BEARING OF S 37°48'25" W, WITH A CHORD LENGTH OF 432.69';
THENCE S 56°10'55" W A DISTANCE OF 152.50';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 267.95', WITH A RADIUS OF 507.50', WITH A CHORD BEARING OF S 41°03'23" W, WITH A CHORD LENGTH OF 264.85', TO A POINT ON THE NORTH LINE OF THOSE LANDS OWNED BY THE BURLINGTON DITCH COMPANY; THENCE ALONG SAID DITCH COMPANY PROPERTY AS FOLLOWS:

THENCE N 21°22'35" W A DISTANCE OF 223.88';
THENCE N 21°37'47" W A DISTANCE OF 203.18';
THENCE N 36°44'42" W A DISTANCE OF 94.79';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 305.29', WITH A RADIUS OF 176.59', WITH A CHORD BEARING OF N 80°53'08" W, WITH A CHORD LENGTH OF 268.67';
THENCE S 50°58'05" W A DISTANCE OF 62.54';
THENCE S 64°21'28" W A DISTANCE 117.77';
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 32.74', WITH A RADIUS OF 22.86', WITH A CHORD BEARING OF N 82°05'00" W, WITH A CHORD LENGTH OF 30.01';
THENCE N 41°12'27" W A DISTANCE OF 46.08';
THENCE N 13°24'08" W A DISTANCE OF 78.29';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 256.32', WITH A RADIUS OF 200.02', WITH A CHORD BEARING OF N 57°12'45" W, WITH A CHORD LENGTH OF 239.14';
THENCE S 87°51'39" W A DISTANCE 120.31';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 168.08', WITH A RADIUS OF 409.46', WITH A CHORD BEARING OF S 72°34'24" W, WITH A CHORD LENGTH OF 166.90';
THENCE S 64°09'41" W A DISTANCE OF 152.60';
THENCE WITH CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 58.85', WITH A RADIUS OF 219.16' WITH A CHORD BEARING OF S 61°01'37" W, WITH A CHORD LENGTH OF 58.68';
THENCE WITH A COMPOUND CURVE TO THE LEFT WITH AN ARC LENGTH OF 66.58', WITH A RADIUS OF 1158.84', WITH A CHORD BEARING OF S 51°41'16" W, WITH A CHORD LENGTH OF 66.57';
THENCE S 50°02'31" W A DISTANCE OF 132.90';
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.76', WITH A RADIUS OF 13.42', WITH A CHORD BEARING OF S 72°21'14" W, WITH A CHORD LENGTH OF 15.69';
THENCE S 88°28'49" W A DISTANCE OF 134.59 TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8;

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LEGAL DESCRIPTION - continued

THENCE N 01°49'15" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 A DISTANCE OF 410.15' TO THE NORTHWEST CORNER THEREOF, BEING THE TRUE POINT OF BEGINNING.

EXCEPT, ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5 OF TOWNSHIP 6 NORTH OF RANGE 34 EAST, W.M., WALLA WALLA COUNTY, WA, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE N 01°49'15" W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 5 A DISTANCE OF 2035.95 FT. TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 01°49'15" W ALONG SAID LINE A DISTANCE OF 195.61' TO A POINT ON THE SOUTH LINE OF THOSE LANDS OWNED BY THE BURLINGTON DITCH COMPANY; THENCE ALONG SAID DITCH COMPANY LANDS AS FOLLOWS:

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 4.70', WITH A RADIUS OF 43.20', WITH A CHORD BEARING OF N 76°4'20" E, WITH A CHORD LENGTH OF 4.69';
THENCE N 88°28'49" E A DISTANCE OF 115.21';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 173.98', WITH A RADIUS OF 213.42', WITH A CHORD BEARING OF N 70°01'45" E, WITH A CHORD LENGTH OF 169.20';
THENCE N 50°02'32" E A DISTANCE OF 123.49';
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 55.09', WITH A RADIUS OF 958.84', WITH A CHORD BEARING OF N 51°41'16" E, WITH A CHORD LENGTH OF 55.08';
THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8.79', WITH A RADIUS OF 19.16', WITH A CHORD BEARING OF N 66°28'42" E, WITH A CHORD LENGTH OF 8.71';
THENCE N 64°09'41" E A DISTANCE OF 171.73';
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 85.72', WITH A RADIUS OF 209.46', WITH A CHORD BEARING OF N 71°12'14" E, WITH A CHORD LENGTH OF 85.12';
THENCE N 87°51'39" E A DISTANCE OF 117.83';
THENCE S 13°24'08" E A DISTANCE OF 103.30';
THENCE S 41°12'27" E A DISTANCE OF 95.47';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 299.01', WITH A RADIUS OF 222.86', WITH A CHORD BEARING OF S 79°35'51" E, WITH A CHORD LENGTH OF 277.08';
THENCE N 64°21'28" E A DISTANCE OF 134.92';
THENCE N 50°58'05" E A DISTANCE OF 65.12';
THENCE S 36°44'42" E A DISTANCE OF 60.38';
THENCE S 21°37'47" E A DISTANCE OF 176.21';
THENCE S 21°22'35" E A DISTANCE OF 236.15';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 151.44', WITH A RADIUS OF 207.66', WITH A CHORD BEARING OF S 42°16'08" E, WITH A CHORD LENGTH OF 148.11', TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE LOWDEN-GARDENA ROAD;
THENCE ALONG SAID RIGHT OF WAY AS FOLLOWS:

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LEGAL DESCRIPTION - continued

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 102.68', WITH A RADIUS OF 328.10', WITH A CHORD BEARING OF S 41°56'30" W, WITH A CHORD LENGTH OF 102.26';

THENCE S 50°54'25" W A DISTANCE OF 97.11';

THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING N 77°29'15" W A DISTANCE OF 1481.12' TO THE TRUE POINT OF BEGINNING.

EXCEPT, ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

PARCEL C

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4, THE SW 1/4, AND THE SE 1/4 OF SECTION 5, AND THE NW 1/4, THE NE 1/4, THE SW 1/4, AND THE WEST HALF OF THE SE 1/4 OF SECTION 8,, ALL IN TOWNSHIP 6 NORTH IN RANGE 34 EAST, W.M., WALLA WALLA COUNTY, WA., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST CORNER OF SAID SECTION 5, BEING THE TRUE POINT OF BEGINNING;

THENCE N 01°58'22" W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 5 A DISTANCE OF 700.00';

THENCE S 44°15'46" E A DISTANCE OF 959.93' TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5;

THENCE N 88°55'26" E ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5 A DISTANCE OF 2001.36' TO THE NORTHEAST CORNER THEREOF;

THENCE S 02°00'32" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5 A DISTANCE OF 2693.81' TO THE SOUTHEAST CORNER THEREOF;

THENCE S 01°02'03" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8 A DISTANCE OF 1600.62' TO A POINT ON THE SOUTH RIGHT OF WAY OF FROG HOLLOW ROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY AS FOLLOWS:

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 696.18', WITH A RADIUS OF 501.50',

WITH A CHORD BEARING OF S 74°32'48" W, WITH A CHORD LENGTH OF 641.61';

THENCE N 65°41'03" W A DISTANCE OF 157.50';

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 726.54', WITH A RADIUS 925.05';

WITH A CHORD BEARING OF N 88°11'03" W, WITH A CHORD LENGTH OF 708.01';

THENCE S 69°18'56" W A DISTANCE OF 366.30';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 321.26', WITH A RADIUS OF 746.23', WITH A CHORD BEARING OF S 81°38'57" W, WITH A CHORD LENGTH OF 318.79';

THENCE N 86°01'03" W A DISTANCE OF 316.36';

THENCE N 86°01'03" W A DISTANCE OF 160.07' TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY WITH THE WEST RIGHT OF WAY OF SHORT ROAD; THENCE ALONG SAID WEST RIGHT OF WAY AS FOLLOWS:

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 92.52', WITH A RADIUS OF 60.00', WITH A CHORD BEARING OF S 41°50'34" E, WITH A CHORD LENGTH OF 83.62';

THENCE S 02°19'56" W A DISTANCE OF 321.82';

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 177.49', WITH A RADIUS OF 593.00', WITH A CHORD BEARING OF S 06°14'28" E, WITH A CHORD LENGTH OF 176.83';

THENCE S 14°48'56" E A DISTANCE OF 314.51"

THENCE S 16°21'37" E A DISTANCE OF 197.02';

THENCE S 14°56'02" A DISTANCE OF 561.99';

THENCE S 16°32'58" E A DISTANCE OF 446.96';

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LEGAL DESCRIPTION - continued

THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 52.50', WITH A RADIUS OF 120.00', WITH A CHORD BEARING OF S 29°05'02" E, WITH A CHORD LENGTH OF 52.09';
THENCE S 00°17'01" A DISTANCE OF 1480.65' TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8;
THENCE S 88°18'36" W ALONG THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 8 A DISTANCE OF 3170.31' TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8;
THENCE N 00°35'00" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 A DISTANCE OF 2392.00';
THENCE N 88°18'36" E A DISTANCE OF 569.20';
THENCE N 00°35'00" W A DISTANCE OF 1596.45' TO A POINT ON THE SOUTH RIGHT OF WAY OF FROG HOLLOW ROAD;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 66.41', WITH A RADIUS OF 256.50', WITH A CHORD LENGTH OF 66.22';
THENCE S 74°34'54" W A DISTANCE OF 106.97';
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 158.04', WITH A RADIUS OF 509.51';
WITH A CHORD BEARING OF S 83°29'23" W, WITH A CHORD LENGTH OF 157.41';
THENCE N 88°17'06" W A DISTANCE OF 243.64' TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8;
THENCE N 00°35'00" W A DISTANCE OF 60.00' TO A POINT ON THE NORTH RIGHT OF WAY OF FROG HOLLOW ROAD; THENCE ALONG THE NORTH RIGHT OF WAY OF FROG HOLLOW ROAD AND THE WEST RIGHT OF WAY OF LOWDEN-GARDENA ROAD AS FOLLOWS:
THENCE S 88°17'31" E A DISTANCE OF 245.43';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 457.49', WITH A RADIUS OF 352.00';
WITH A CHORD BEARING OF N 54°28'25" E, WITH A CHORD LENGTH OF 425.96';
THENCE N 17°14'25" E A DISTANCE OF 446.10';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 230.91', WITH A RADIUS OF 1402.50', WITH A CHORD BEARING OF N 12°31'25" E, WITH A CHORD LENGTH OF 230.65';
THENCE N 07°48'25" E A DISTANCE OF 480.01' TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5;
THENCE S 87°18'49" W A DISTANCE OF 854.48' TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5;
THENCE N 33°25'11" E A DISTANCE OF 1023.68';
THENCE N 63°00'45" E A DISTANCE OF 561.30';
THENCE N 32°10'45" E A DISTANCE OF 700.00';
THENCE N 77°29'15" W A DISTANCE OF 56.88' TO A POINT ON THE WEST RIGHT OF WAY OF LOWDEN-GARDENA ROAD;
THENCE N 50°54'25" E A DISTANCE OF 97.11' ALONG SAID WEST RIGHT OF WAY;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 102.68', WITH A RADIUS OF 328.10', WITH A CHORD BEARING OF N 41°56'30" E, WITH A CHORD LENGTH OF 102.26', ALONG SAID WEST RIGHT OF WAY, TO THE SOUTH LINE OF THOSE LANDS OWNED BY THE BURLINGAME DITCH CO.; THENCE ALONG THE BOUNDARY OF THE DITCH CO. LANDS AS FOLLOWS:

THENCE S 71°42'16" E A DISTANCE OF 61.70';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 143.32', WITH A RADIUS OF 207.66', WITH A CHORD BEARING OF N 79°58'48" E, WITH A CHORD LENGTH OF 140.50';
THENCE N 62°48'05" E A DISTANCE OF 175.64';
THENCE N 58°42'33" E A DISTANCE OF 123.87';
THENCE WITH A CURVE, TURNING TO THE RIGHT WITH AN ARC LENGTH OF 279.64', WITH A RADIUS OF 742.28', WITH A CHORD BEARING OF N 76°13'41" E, WITH A CHORD LENGTH OF 277.99';
THENCE N 87°38'30" E A DISTANCE OF 149.76';
THENCE S 72°34'30" E A DISTANCE OF 186.00';
THENCE N 01°58'22" W A DISTANCE OF 216.15';

**Lowden Farm Property
Walla Walla County, Washington**

LEGAL DESCRIPTION - continued

THENCE N 74°27'53" W A DISTANCE OF 151.03';
THENCE S 87°45'54" W A DISTANCE OF 184.69';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 367.44', WITH A RADIUS OF 942.28',
WITH A CHORD BEARING OF S 75°50'58" W, WITH A CHORD LENGTH OF 365.12';
THENCE S 58°42'33" W A DISTANCE OF 127.77';
THENCE S 62°48'05" W A DISTANCE OF 107.61';
THENCE S 78°02'04" W A DISTANCE OF 79.41' TO A POINT ON THE WEST RIGHT OF WAY OF THE LOWDEN-GARDENA ROAD; THENCE ALONG SAID WEST RIGHT OF WAY AS FOLLOWS;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 267.95', WITH A RADIUS OF 507.50',
WITH A CHORD BEARING OF N 41°03'23" E, WITH A CHORD LENGTH OF 264.85';
THENCE N 56°10'55" E A DISTANCE OF 152.50';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 440.20', WITH A RADIUS OF 686.30',
WITH A CHORD BEARING OF N 37°48'25" E, WITH A CHORD LENGTH OF 432.69';
THENCE N 19°25'55" E A DISTANCE OF 225.91' TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5;
THENCE N 88°55'26" E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5 A DISTANCE OF 303.04' TO THE NORTHEAST CORNER THEREOF WHICH IS THE TRUE POINT OF BEGINNING.

EXCEPT, ANY PORTION LYING WITH THE COUNTY ROAD RIGHT-OF-WAY.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

PARCEL D

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 8 OF TOWNSHIP 6 NORTH, RANGE 34 EAST, W.M., DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 8, BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 87°18'49" EAST FOR A DISTANCE OF 854.48 FEET, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8 TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE LOWDEN-GARDENA ROAD;
THENCE SOUTH 07°48'25" WEST FOR A DISTANCE OF 480.01 FEET, ALONG SAID RIGHT OF WAY LINE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1402.50 FEET AND AN ARC LENGTH OF 230.91 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 12°31'25" WEST FOR A DISTANCE OF 230.65 FEET, ALONG SAID RIGHT OF WAY LINE;
THENCE SOUTH 17°14'25" WEST A DISTANCE OF 446.10 FEET ALONG SAID RIGHT OF WAY LINE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 352.00 FEET AND AN ARC LENGTH OF 457.49 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 54°28'25" WEST A DISTANCE OF 425.96 FEET, ALONG THE RIGHT OF WAY LINES OF THE LOWDEN-GARDENA AND FROG HOLLOW ROADS;
THENCE NORTH 88°17'46 SECONDS WEEST A DISTANCE OF 246.04 FEET, ALONG THE FROG HOLLOW RIGHT OF WAY LINE, TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 8;
THENCE NORTH 00°35'00" WEST A DISTANCE OF 1387.00 FEET, ALONG SAID WEST LINE OF SECTION 8, TO THE TRUE POINT OF BEGINNING.

EXCEPT, ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

**Lowden Farm Property
Walla Walla County, Washington**

LEGAL DESCRIPTION - continued

PARCEL E

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8 OF TOWNSHIP 6 NORTH, RANGE 34 EAST, W.M., DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8;
THENCE NORTH 00°35'00" WEST FOR A DISTANCE OF 2392.00 FEET, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 8 TO THE TRUE POINT OF BEGINNING.
THENCE NORTH 88°18'36" EAST FOR A DISTANCE OF 569.20 FEET;
THENCE NORTH 00°35'00" WEST FOR A DISTANCE OF 1596.43 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FROG HOLLOW ROAD;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 256.50 FEET AND AN ARC LENGTH OF 66.41 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 81°59'59" WEST FOR A DISTANCE OF 66.22 FEET, ALONG SAID RIGHT OF WAY LINE;
THENCE SOUTH 74°34'54" WEST FOR A DISTANCE OF 106.97 FEET, ALONG SAID RIGHT OF WAY LINE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 507.52 FEET AND AN ARC LENGTH OF 158.04 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 83°29'23" WEST FOR A DISTANCE OF 157.41 FEET, CONTINUING ALONG SAID RIGHT OF WAY LINE;
THENCE NORTH 88°17'06" WEST FOR A DISTANCE OF 243.64 FEET TO THE INTERSECTION OF THE WEST LINE OF SECTION 8 WITH THE SOUTH RIGHT OF WAY LINE OF FROG HOLLOW ROAD;
THENCE SOUTH 00°35'00" EAST FOR A DISTANCE OF 1565.00 FEET, ALONG THE WEST LINE OF SAID SECTION 8 TO THE TRUE POINT OF BEGINNING.

EXCEPT, ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

PARCEL F

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 OF TOWNSHIP 6 NORTH RANGE 34 EAST, W.M., DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8;
THENCE SOUTH 88°18'17" WEST FOR A DISTANCE OF 1548.01 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 8 TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION;
THENCE NORTH 00°17'01" WEST FOR A DISTANCE OF 1394.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHORT ROAD;
THENCE NORTH 87°05'58" WEST FOR A DISTANCE OF 542.40 FEET, ALONG SAID RIGHT OF WAY LINE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AND AN ARC LENGTH OF 95.26 FEET, BEING SUBTENDED BY A CHORD OF NORTH 64°21'32" WEST FOR A DISTANCE OF 92.77 FEET, CONTINUING ALONG SAID RIGHT OF WAY LINE;
THENCE SOUTH 00°17'01" EAST FOR A DISTANCE OF 1480.65 FEET, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 8;
THENCE NORTH 88°19'24" SECOND EAST FOR A DISTANCE OF 625.18 FEET, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8 TO THE TRUE POINT OF BEGINNING.

EXCEPT, ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

**Lowden Farm Property
Walla Walla County, Washington**

LEGAL DESCRIPTION - continued

PARCEL G

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 8 IN TOWNSHIP 6 NORTH, OF RANGE 34 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 1371 FEET; THENCE NORTH 88°07' WEST A DISTANCE OF 2152 FEET; THENCE NORTH 15°03' WEST 118.5 FEET; THENCE SOUTH 85°35' WEST A DISTANCE OF 1350 FEET; THENCE NORTH 13°58' EAST 587 FEET; THENCE NORTH 4°20' EAST 414 FEET; THENCE NORTH 89°09' WEST A DISTANCE OF 1950 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE SOUTH ALONG THE SAID SECTION A DISTANCE OF 2500 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE 89°31' EAST 5311 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT, A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NE 1/4, THE SW 1/4, AND THE SE 1/4 OF SECTION 5, AND THE NW 1/4, THE NE 1/4, THE SW 1/4, AND THE WEST HALF OF THE SE 1/4 OF SECTION 8, ALL IN TOWNSHIP 6 NORTH IN RANGE 34 EAST, W.M., WALLA WALLA COUNTY, WA., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST CORNER OF SAID SECTION 5, BEING THE TRUE POINT OF BEGINNING;
THENCE N 01°58'22" W ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 5 A DISTANCE OF 700.00';
THENCE S 44°15'46" E A DISTANCE OF 959.93' TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5;
THENCE N 88°55'26" E ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5 A DISTANCE OF 2001.36' TO THE NORTHEAST CORNER THEREOF;
THENCE S 02°00'32" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5 A DISTANCE OF 2693.81' TO THE SOUTHEAST CORNER THEREOF;
THENCE S 01°02'03" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8 A DISTANCE OF 1600.62' TO A POINT ON THE SOUTH RIGHT OF WAY OF FROG HOLLOW ROAD;
THENCE ALONG SAID SOUTH RIGHT OF WAY AS FOLLOWS:

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 696.18', WITH A RADIUS OF 501.50',
WITH A CHORD BEARING OF S 74°32'48" W, WITH A CHORD LENGTH OF 641.61';
THENCE N 65°41'03" W A DISTANCE OF 157.50';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 726.54', WITH A RADIUS 925.05';
WITH A CHORD BEARING OF N 88°11'03" W, WITH A CHORD LENGTH OF 708.01';
THENCE S 69°18'56" W A DISTANCE OF 366.30';
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 321.26', WITH A RADIUS OF 746.23', WITH A CHORD BEARING OF S 81°38'57" W, WITH A CHORD LENGTH OF 318.79';
THENCE N 86°01'03" W A DISTANCE OF 316.36';
THENCE N 86°01'03" W A DISTANCE OF 160.07' TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY WITH THE WEST RIGHT OF WAY OF SHORT ROAD; THENCE ALONG SAID WEST RIGHT OF WAY AS FOLLOWS:

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 92.52', WITH A RADIUS OF 60.00', WITH A CHORD BEARING OF S 41°50'34" E, WITH A CHORD LENGTH OF 83.62';
THENCE S 02°19'56" W A DISTANCE OF 321.82';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 177.49', WITH A RADIUS OF 593.00', WITH A CHORD BEARING OF S 06°14'28" E, WITH A CHORD LENGTH OF 176.83';
THENCE S 14°48'56" E A DISTANCE OF 314.51"
THENCE S 16°21'37" E A DISTANCE OF 197.02';
THENCE S 14°56'02" A DISTANCE OF 561.99';
THENCE S 16°32'58" E A DISTANCE OF 446.96';
THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 52.50', WITH A RADIUS OF 120.00', WITH A CHORD BEARING OF S 29°05'02" E, WITH A CHORD LENGTH OF 52.09';

**Lowden Farm Property
Walla Walla County, Washington**

LEGAL DESCRIPTION - continued

THENCE S 00°17'01" A DISTANCE OF 1480.65' TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8;
THENCE S 88°18'36" W ALONG THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 8 A DISTANCE OF 3170.31' TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8;
THENCE N 00°35'00" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 A DISTANCE OF 2392.00';
THENCE N 88°18'36" E A DISTANCE OF 569.20';
THENCE N 00°35'00" W A DISTANCE OF 1596.45' TO A POINT ON THE SOUTH RIGHT OF WAY OF FROG HOLLOW ROAD;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 66.41', WITH A RADIUS OF 256.50', WITH A CHORD LENGTH OF 66.22';
THENCE S 74°34'54" W A DISTANCE OF 106.97';
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 158.04', WITH A RADIUS OF 509.51';
WITH A CHORD BEARING OF S 83°29'23" W, WITH A CHORD LENGTH OF 157.41';
THENCE N 88°17'06" W A DISTANCE OF 243.64' TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8;
THENCE N 00°35'00" W A DISTANCE OF 60.00' TO A POINT ON THE NORTH RIGHT OF WAY OF FROG HOLLOW ROAD; THENCE ALONG THE NORTH RIGHT OF WAY OF FROG HOLLOW ROAD AND THE WEST RIGHT OF WAY OF LOWDEN-GARDENA ROAD AS FOLLOWS:
THENCE S 88°17'31" E A DISTANCE OF 245.43';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 457.49', WITH A RADIUS OF 352.00';
WITH A CHORD BEARING OF N 54°28'25" E, WITH A CHORD LENGTH OF 425.96';
THENCE N 17°14'25" E A DISTANCE OF 446.10';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 230.91', WITH A RADIUS OF 1402.50', WITH A CHORD BEARING OF N 12°31'25" E, WITH A CHORD LENGTH OF 230.65';
THENCE N 07°48'25" E A DISTANCE OF 480.01' TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5;
THENCE S 87°18'49" W A DISTANCE OF 854.48' TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5;
THENCE N 33°25'11" E A DISTANCE OF 1023.68';
THENCE N 63°00'45" E A DISTANCE OF 561.30';
THENCE N 32°10'45" E A DISTANCE OF 700.00';
THENCE N 77°29'15" W A DISTANCE OF 56.88' TO A POINT ON THE WEST RIGHT OF WAY OF LOWDEN-GARDENA ROAD;
THENCE N 50°54'25" E A DISTANCE OF 97.11' ALONG SAID WEST RIGHT OF WAY;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 102.68', WITH A RADIUS OF 328.10', WITH A CHORD BEARING OF N 41°56'30" E, WITH A CHORD LENGTH OF 102.26', ALONG SAID WEST RIGHT OF WAY, TO THE SOUTH LINE OF THOSE LANDS OWNED BY THE BURLINGAME DITCH CO.; THENCE ALONG THE BOUNDARY OF THE DITCH CO. LANDS AS FOLLOWS:

THENCE S 71°42'16" E A DISTANCE OF 61.70';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 143.32', WITH A RADIUS OF 207.66', WITH A CHORD BEARING OF N 79°58'48" E, WITH A CHORD LENGTH OF 140.50';
THENCE N 62°48'05" E A DISTANCE OF 175.64';
THENCE N 58°42'33" E A DISTANCE OF 123.87';
THENCE WITH A CURVE, TURNING TO THE RIGHT WITH AN ARC LENGTH OF 279.64', WITH A RADIUS OF 742.28', WITH A CHORD BEARING OF N 76°13'41" E, WITH A CHORD LENGTH OF 277.99';
THENCE N 87°38'30" E A DISTANCE OF 149.76';
THENCE S 72°34'30" E A DISTANCE OF 186.00';
THENCE N 01°58'22" W A DISTANCE OF 216.15';
THENCE N 74°27'53" W A DISTANCE OF 151.03';
THENCE S 87°45'54" W A DISTANCE OF 184.69';

**Lowden Farm Property
Walla Walla County, Washington**

LEGAL DESCRIPTION - continued

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 367.44', WITH A RADIUS OF 942.28',
WITH A CHORD BEARING OF S 75°50'58" W, WITH A CHORD LENGTH OF 365.12';
THENCE S 58°42'33" W A DISTANCE OF 127.77';
THENCE S 62°48'05" W A DISTANCE OF 107.61';
THENCE S 78°02'04" W A DISTANCE OF 79.41' TO A POINT ON THE WEST RIGHT OF WAY OF THE LOWDEN-GARDENA ROAD; THENCE ALONG SAID WEST RIGHT OF WAY AS FOLLOWS;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 267.95', WITH A RADIUS OF 507.50',
WITH A CHORD BEARING OF N 41°03'23" E, WITH A CHORD LENGTH OF 264.85';
THENCE N 56°10'55" E A DISTANCE OF 152.50';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 440.20', WITH A RADIUS OF 686.30',
WITH A CHORD BEARING OF N 37°48'25" E, WITH A CHORD LENGTH OF 432.69';
THENCE N 19°25'55" E A DISTANCE OF 225.91' TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5;
THENCE N 88°55'26" E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5 A DISTANCE OF 303.04' TO THE NORTHEAST CORNER THEREOF WHICH IS THE TRUE POINT OF BEGINNING.

EXCEPT, A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 OF TOWNSHIP 6 NORTH RANGE 34 EAST, W.M., DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8;
THENCE SOUTH 88°18'17" WEST FOR A DISTANCE OF 1548.01 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 8 TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION;
THENCE NORTH 00°17'01" WEST FOR A DISTANCE OF 1394.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHORT ROAD;
THENCE NORTH 87°05'58" WEST FOR A DISTANCE OF 542.40 FEET, ALONG SAID RIGHT OF WAY LINE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AND AN ARC LENGTH OF 95.26 FEET, BEING SUBTENDED BY A CHORD OF NORTH 64°21'32" WEST FOR A DISTANCE OF 92.77 FEET, CONTINUING ALONG SAID RIGHT OF WAY LINE;
THENCE SOUTH 00°17'01" EAST FOR A DISTANCE OF 1480.65 FEET, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 8;
THENCE NORTH 88°19'24" SECOND EAST FOR A DISTANCE OF 625.18 FEET, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8 TO THE TRUE POINT OF BEGINNING.

EXCEPT, A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 OF TOWNSHIP 6 NORTH RANGE 34 EAST, W.M., DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8;
THENCE SOUTH 88°18'17" WEST FOR A DISTANCE OF 1548.01 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 8 TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION;
THENCE NORTH 00°17'01" WEST FOR A DISTANCE OF 1394.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHORT ROAD;
THENCE NORTH 87°05'58" WEST FOR A DISTANCE OF 542.40 FEET, ALONG SAID RIGHT OF WAY LINE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AND AN ARC LENGTH OF 95.26 FEET, BEING SUBTENDED BY A CHORD OF NORTH 64°21'32" WEST FOR A DISTANCE OF 92.77 FEET, CONTINUING ALONG SAID RIGHT OF WAY LINE;
THENCE SOUTH 00°17'01" EAST FOR A DISTANCE OF 1480.65 FEET, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 8;
THENCE NORTH 88°19'24" SECOND EAST FOR A DISTANCE OF 625.18 FEET, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8 TO THE TRUE POINT OF BEGINNING.

**Lowden Farm Property
Walla Walla County, Washington**

LEGAL DESCRIPTION - continued

EXCEPT, ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

PARCEL H

LOTS 3 AND 4 OF SECTION 18 IN TOWNSHIP 6 NORTH OF RANGE 34 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT, ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

PARCEL I

THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7 IN TOWNSHIP 6 NORTH, OF RANGE 34 EAST OF THE WILLAMETTE MERIDIAN; EXCEPTING THEREFROM, HOWEVER, THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 WHICH LIES NORTH AND WEST OF THE COUNTY ROAD.

EXCEPT ANY PORTION LYING WITHIN THE COUNTY ROAD-RIGHT-OF WAY.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

PARCEL J

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 9 IN TOWNSHIP 6 NORTH, OF RANGE 34 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 00°21'30" EAST, ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 729.88 FEET; THENCE FOLLOWING THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 774-B BY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 78°00'30" EAST 186.69 FEET; THENCE SOUTH 52°36'30" EAST 392.0 FEET; THENCE SOUTH 30°32'30" EAST 595.01 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE SECTION LINE BETWEEN SECTIONS 9 AND 16 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE SAID SECTION LINE NORTH 89°57'30" WEST 721.05 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.