08/29/2011 10:14:38 AM
Recording Fee $100.00 Page 1 of 39
Ordinance OFFICE OF CITY CLERK
Spokane County Washington

6023961

City of Spokane
808 W Spokane Falls Blvd
Spokane, WA 99201

RECEIVED
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CITY CLERK'S OFFICE
SPOKANE, WA

RECEIVED
SEP 26 2011
OPM FORECASTING

Document Title: Ordinance No. C-34749

Grantor: City of Spokane

Grantee: The Public

Legal Description: Portion of the south half of Sections 19, 20, 21 and 22, Township 25 North, Range 42, E.W.M. Complete legal attached as Exhibit A.

Assessor's Tax Parcel ID Numbers: 14015.9042; 15355.9007; 15361.9023; 15365.9025; 24051.9059; 24052.9013; 24052.9015; 24052.9050; 24052.9070; 24052.9071; 24062.0142; 24062.0143; 24062.0144; 24062.0145; 24062.0206; 24062.0302; 24062.0303; 24062.0429; 24062.0430; 24062.9010; 24062.9011; 24062.9019; 24066.9046; 25194.9029; 25194.9030; 25194.9041; 25194.9042; 25194.9043; 25194.9044; 25194.9045; 25194.9046; 25194.9047; 25194.9048; 25194.9049; 25203.9015; 25203.9028; 25203.9064; 25203.9065; 25203.9066; 25203.9067; 25203.9096; 25203.9097; 25203.9098; 25203.9099; 25203.9100; 25204.9023; 25204.9024; 25204.9025; 25204.9030; 25204.9053; 25024.9074; 25204.9075; 25204.9092; 25204.9093; 25213.9026; 25213.9028; 25213.9029; 25213.9030; 25213.9031; 25213.9056; 25213.9057; 25213.9073; 25213.9087; 25213.9088; 25213.9090; 25214.9036; 25214.9037; 25214.9038; 25214.9039; 25214.9041; 25214.9091; 25214.9102; 25214.9104; 25214.9115; 25214.9118; 25214.9601; 25216.9120; 25223.9010; 25223.9027; 25223.9035; 25223.9049; 25223.9052; 25223.9060; 25223.9601; 25224.9051; 25224.9052; 25271.0102; 25271.0104; 25271.0107; 25271.0201; 25271.0204; 25271.0205; 25271.0301; 25271.0302; 25271.0304; 25271.0305; 25271.0308; 25271.0309; 25271.0310; 25271.0311; 25271.0403; 25271.0404; 25271.0405; 25271.0406; 25271.0407; 25271.0408; 25271.0409; 25271.0501; 25271.0502; 25271.0503; 25271.0504; 25271.0601; 25271.0604; 25271.0605; 25271.0606; 25271.0607; 25271.0608; 25271.0702; 25271.0703; 25271.0705; 25271.0706; 25271.0801; 25271.0903; 25271.1001; 25271.1101; 25271.1202; 25271.1203; 25271.1204; 25271.1301; 25271.1801; 25271.1802; 25271.1803; 25271.1901; 25271.2002; 25271.2004; 25271.2007; 25271.2008; 25271.2101; 25271.2102; 25271.2601; 25271.2602; 25271.2603; 25271.2605; 25271.2606; 25271.2703; 25271.2704; 25271.2705; 25271.2706; 25271.2707; 25271.2709; 25271.2710; 25271.9003; 25271.9004; 25271.9008; 25271.9009; 25271.9011; 25271.9014; 25271.9019; 25271.9021; 25271.9120; 25271.9121; 25271.9125; 25271.9127; 25271.9128; 25271.9129; 25271.9137; 25271.9138; 25271.9143; 25271.9145; 25271.9146; 25271.9147; 25271.9148; 25271.9149; 25271.9155; 25271.9158; 25271.9159; 25271.9163; 25271.9172; 25271.9188; 25271.9190; 25271.9197; 25271.9198; 25272.1401; 25272.1402; 25272.1403; 25272.1404; 25272.1405; 25272.1406; 25272.1407; 25272.1504; 25272.1602; 25272.1603; 25272.1604; 25272.1606; 25272.1701; 25272.1702; 25272.1704; 25272.1705; 25272.1706; 25272.1708; 25272.1710; 25272.1711; 25272.1712; 25272.1713; 25272.1714; 25272.2203; 25272.2207; 25272.2208; 25272.2301; 25272.2302; 25272.2304; 25272.2307; 25272.2308; 25272.2309; 25272.2310; 25272.2311; 25272.2401; 25272.2404; 25272.2405; 25272.2406; 25272.2407; 25272.2408; 25272.2502; 25272.2511; 25272.9025; 25272.9026; 25272.9092; 25272.9098; 25272.9141; 25272.9142; 25272.9161; 25272.9165; 25272.9167; 25272.9169; 25272.9191; 25272.9192; 25272.9195; 25272.9196; 25272.9197; 25272.9203; 25272.9204; 25273.9044; 25273.9133; 25273.9134; 25274.9067; 25274.9102; 25275.2510; 25275.9198; 25275.9199; 25285.9011; 25291.9002; 25291.9003; 25291.9010; 25191.9020; 25291.9021; 25291.9027; 25291.9028; 25291.9032; 25291.9042; 25291.9043; 25291.9044; 25291.9046; 25291.9047; 25291.9049; 25291.9059; 25291.9060; 25291.9061; 25292.0101; 25292.0102; 25292.0103; 25292.0201; 25292.0202; 25292.0203; 25292.0204; 25292.0205; 25292.0206; 25292.0301; 25292.0302; 25292.0303; 25292.0401; 25292.0402; 25292.0403; 25292.0404; 25292.0405; 25292.0406; 25292.0501; 25292.0502; 25292.0503; 25292.9052; 25292.9053; 25292.9055; 25292.9056; 25292.9059; 25292.9066; 25294.9020; 25295.9050; 25301.0216; 25301.0235; 25301.0236; 25301.0237; 25301.0238; 25301.0239; 25301.0243; 25301.0244; 25301.0302; 25301.0303; 25301.0304; 25301.0401; 25301.0402; 25301.0403; 25301.0404; 25301.0405; 25301.0406; 25301.0407; 25301.9042; 25305.9035; 25305.9043; 25305.9047; 25310.9021; 25320.9004; 25333.0201; 25335.9009; and 25335.9056.

City of Spokane
Clerk's Office
808 W. Spokane Falls Blvd
Spokane, WA 99201-3343

Ordinance No. C-34749

AN ORDINANCE OF THE CITY OF SPOKANE ANNEXING CERTAIN TERRITORY PURSUANT TO RCW 35.13.238 ON THE TERMS PROVIDED IN THE INTERLOCAL AGREEMENTS BETWEEN THE CITY OF SPOKANE, SPOKANE COUNTY, SPOKANE COUNTY FIRE PROTECTION DISTRICT NO. 3 AND SPOKANE COUNTY FIRE PROTECTION DISTRICT NO. 10 REGARDING THE ANNEXTION TO THE CITY OF SPOKANE A 9.6 SQUARE MILE AREA LYING CONTIGUOUS TO AND WEST OF THE CITY AND WITHIN THE WEST PLAINS URBAN GROWTH AREA, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, AND COMMONLY REFERRED TO AS THE WEST PLAINS ANNEXATION.

WHEREAS, RCW 35.13.238 authorizes the City, Spokane County (the "County"), and Spokane County Fire Protection District Nos. 3 and 10 (the "Fire Districts") to enter into an interlocal agreement to effect annexation of unincorporated areas within a fire district to a city on the terms therein contained; and

WHEREAS, on or about December 3, 2009, following consultation with the Fire Districts, the City and Spokane County, together with the City of Airway Heights, previously entered into an agreement titled "Interlocal Agreement Regarding Annexations of Portions of the West Plains Urban Growth Area Between the City of Spokane, the City of Airway Heights, and the County," a copy of which is on file with the City Clerk and the terms of which are incorporated into this Ordinance (the "December 2009 Interlocal"); and

WHEREAS, on or about March 25, 2011, following execution of the December 2009 Interlocal, the City of Spokane delivered a "Notice of Request to

Enter into Annexation Interlocal Agreement Negotiation Process" to the County and Fire Districts; and

WHEREAS, the County and the Districts each agreed to enter into negotiations for the annexation of the West Plains Annexation Area by interlocal agreement; and

WHEREAS, the City, the County, and the Fire Districts concluded those negotiations for the annexation of the West Plains Annexation Area and presented the Interlocal Agreement Regarding Annexations of Portions of the West Plains Urban Growth Area Between the City of Spokane, Spokane County, and Spokane County Fire Protection District No. 10 and Interlocal Agreement Regarding Annexations of Portions of the West Plains Urban Growth Area Between the City of Spokane, Spokane County, and Spokane County Fire Protection District No. 3 (the "Agreement") to their governing bodies for approval; and

WHEREAS, those governing bodies approved the Agreement and authorized their respective representatives to sign it on their behalf; and

WHEREAS, pursuant to City Plan Commission Findings of Fact, Conclusions, and Recommendations on the West Plains Annexation, dated June 8, 2011, the Plan Commission recommended that the City proceed with annexation of the West Plains; and

WHEREAS, a copy of the Plan Commission's findings, conclusions, and recommendation is attached hereto as Exhibit "A"; and

WHEREAS, on July 7, 2011, the City filed a Notice of Intent with the Boundary Review Board indicating the City's intention to complete the annexation provided for in this Ordinance; and

WHEREAS, on July 11 and 12, 2011, the City and Fire Districts jointly informed employees of both districts that there will be no changes in employment as a direct consequence of the annexation; and

WHEREAS, LU 9.8 of the City's Comprehensive Plan indicates that property owners within an area proposed for annexation should be required to assume a share of the City's outstanding bonded indebtedness; and

WHEREAS, the Plan Commission has recommended that the City should not require the West Plains Annexation Area to assume a share of the City's outstanding bonded indebtedness; and

WHEREAS, the City's outstanding indebtedness was not incurred to finance an improvement or facility that will directly benefit the West Plains Annexation Area, and because of the substantial economic and development potential in the West Plains Annexation Area, the City has elected not to require the property to assume a share of the City's outstanding bonded indebtedness; and

WHEREAS, the City Council has determined that the proposed annexation of the West Plains Annexation Area is consistent with the City's Comprehensive Plan and the annexation guidelines, as adopted therein by the City, and is a logical extension of the City's corporate limits, and that the property should therefore be annexed to the City under the authority of Chapter 35.13 RCW.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. Annexation of Property. The property legally described in Exhibit "B" and depicted in Exhibit "C", consisting of approximately 9.6 square miles of land lying in Spokane County, Washington, and referred to herein as the West Plains Annexation Area, is annexed to and made a part of the City of Spokane, Washington, as of the effective date of this ordinance. (See also Exhibit "B"):

Section 2. Taxation. All property within the West Plains Annexation Area annexed by this ordinance shall be assessed and taxed at the same regular property tax rate and on the same basis as other property within the City. Voter-approved indebtedness of the City outstanding as of the effective date of the annexation shall not be assumed by the property within the West Plains Annexation Area.

Section 3. The Comprehensive Plan and Unified Development Code of the City of Spokane shall be deemed to apply to the annexed property from the effective date of this ordinance.

Section 4. The City Clerk is directed to file the original of this ordinance with the Boundary Review Board for Spokane County.

Section 5. The City Clerk is further directed to prepare certified copies of this Ordinance and to cause the same, together with a list of annexed parcel numbers, to be delivered via certified mail to the following:

(i) Spokane County Board of Commissioners;
(ii) Spokane County Treasurer;
(iii) Spokane County Assessor;
(iv) Spokane County Fire Protection District No. 3;
(v) Spokane County Fire Protection District No. 10;

(vi) Spokane County Library District;
(vii) State Office of Financial Management;
(viii) State Department of Revenue; and
(ix) As otherwise required by law.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 7. Effective date of ordinance. This ordinance shall take effect and be in force January 1, 2012.

PASSED BY THE CITY COUNCIL ON JUL 18 2011

Alexander Joe Shogan Jr.
Council President

Attest:

Terri L. Pfister
City Clerk

Approved as to form:

Assistant City Attorney

Mary B. Verner
Mayor

07-26-2011
Date

01-01-2012
Effective Date

CITY OF SPOKANE WASHINGTON

DATE: September 21, 2011
I HEREBY CERTIFY THIS IS A TRUE AND ACCURATE COPY OF THE ORIGINAL WHICH IS ON FILE IN THE OFFICE OF THE CITY CLERK.

Terri L. Pfister
CITY CLERK
SEAL: CITY OF SPOKANE
COUNTY OF SPOKANE
STATE OF WA

Exhibit "A"

City Plan Commission Findings of Fact, Conclusions, and Recommendations on the West Plains Annexation

CITY PLAN COMMISSION
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
(509) 625-6060
FAX (509) 625-6013

CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON THE WEST PLAINS ANNEXATION

A Recommendation of the City Plan Commission certifying that the West Plains Annexation is in conformance with the City of Spokane's Comprehensive Plan.

FINDINGS OF FACT:

A. The City of Spokane, pursuant to Chapter 35.13 RCW, is authorized to annex land contiguous to the City's municipal boundary.

B. Spokane County adopted an Urban Growth Area that includes the West Plains annexation area.

C. The City of Spokane, pursuant to the Washington State Growth Management Act, RCW 36.70A et seq, has adopted a Comprehensive Plan which identifies the West Plains annexation area as part of its proposed Urban Growth Area.

D. The Cities of Spokane and Airway Heights and Spokane County operating under a Memorandum of Understanding adopted in January 20, 2009 held twenty nine collaborative meetings to negotiate annexations of the West Plains Annexation Area.

E. Two Public Informational meetings were held within the West Plains annexation area by the Mayors of Spokane and Airway Height and Spokane County Commissioners June 3, 2009, and August 19, 2009, to inform residents and property owners of the process and answer questions.

F. An Interlocal Agreement addressing annexations of the West Plains annexation area was adopted by the legislative bodies of the City of Airway Heights, the City of Spokane and Spokane County in a joint legislative meeting on December 3, 2009.

G. The City of Spokane Plan Commission held workshops on appropriate Land Use, Zoning, & Airport Overlay designations for the West Plains annexation area on August, 11, 2010, October 10, 2010, and October 27, 2010.

H. Pursuant the provisions of RCW 43.21C a SEPA determination of Non-Significance was issued by the City of Spokane Planning Services Department for the proposed changes to the zoning and land use designations.

I. The City Plan Commission held hearings on appropriate Land Use, Zoning, & Airport Overlay designations for the West Plains annexation area on November 10, and December 8, 2010 and made a recommendation to the City Council.

J. The Spokane City Council held hearings on the recommended Land Use, Zoning, & Airport Overlay designations for the West Plains annexation area and adopted those designations on April 11, 2011 to be effective on the effective date of annexation.

K. Mayor Mary Verner officially initiated the annexation process by sending letters on March 28, 2011, to the Spokane County Commissioners, Spokane County Fire Protection District #3, and Spokane County Fire Protection District #10 inviting them to negotiate the terms of the annexation under RCW 35.13.238, the Interlocal Agreement process of annexation of territory served by fire districts.

L. The City of Spokane Plan Commission held a workshop on the West Plains annexation on April 13, 2011.

M. An Annexation Feasibility Analysis was prepared and presented to the Plan Commission for the West Plains annexation area.

N. The provisions and levels of service within the annexation area for Fire/EMT, Police, Street Maintenance, water, wastewater, planning and permitting, libraries and other public services will remain the same or increase after annexation.

O. The City Council must receive a recommendation from the City Plan Commission on proposed annexations consistency with the City's Comprehensive Plan.

P. The West Plains Annexation is consistent with Comprehensive Plan policy LU 9.6, Funding Capital Facilities in Annexed Areas which states, "Ensure that annexations do not result in a negative fiscal impact on the city."

Q. The West Plains Annexation is consistent with Comprehensive Plan policy CFU 1.1, Level of Service which states, "Adopt written level of service standards for each type of public facility or utility service, and provide capital improvements to achieve and maintain such standards for existing and future development."

R. Comprehensive Plan policy LU 9.8, City Bonded Indebtedness which states, "Require property owners within an annexing area to assume a share of the city's bonded indebtedness." is not applicable to this annexation request. Because the annexation is by Interlocal Agreement, rather than by the petition method, the Plan Commission does not find it necessary for the City's bonded indebtedness to be the responsibility of the newly added citizens of the City; however, as new indebtedness is incurred, the newly added citizens would be responsible for any new indebtedness. The newly added citizens are subject to all other City laws and responsibilities.

S. The West Plains Annexation is consistent with Comprehensive Plan policies LU 9.1, Logical Boundaries which states, "Encourage the annexation of areas that are logical extensions of the city," and LU 9.2, Peninsula Annexation which states, "Encourage and assist property owners in existing unincorporated "peninsular" in the city's urban growth area to annex to the city" and LU 9.4, Readily-Identifiable Boundaries which states, "Use

readily identifiable boundaries, such as lakes, rivers, streams, railroads, and highways, to define annexation areas wherever possible." Based on staff analysis and information provided at workshops, the annexation area is not in fact a peninsula and the identified boundaries are sensible.

T. The West Plains Annexation is consistent with Comprehensive Plan policy LU 9.3, City Utilities which states, "Require property owners requesting city utilities to annex or sign a binding agreement to annex when requested to do so by the city." The City provides utilities to the annexed area as required and the city does require property owners to sign binding agreements.

U. The Plan Commission finds that the West Plains Annexation is consistent with Comprehensive Plan policy LU 9.7 which states, "Require utilities, roads, and services in the city's urban growth area to be built to city standards." The City will impose City construction standards on new roads and streets and to existing streets where practical when they are improved. Water and sewer utilities that have been constructed since this area was part of the City service area have been constructed to city standards.

V. Based on information provided by staff at workshops and the Plan Commission public hearing on May 11, 2011, the Plan Commission finds the West Plains Annexation to be consistent with Comprehensive Plan policy LU 9.5, Community Impacts which states, "Evaluate all annexations on the basis of their short and long-term community impacts and benefits."
The analysis presented by the City's financial department projects a positive cash flow from the annexation area for at least the next decade. In addition the annexation provides airport-accessible industrial land for potential future development and associated economic benefits.
The required perpetual payment to the Fire District 10 coupled with the necessity to provide duplicative City fire protection is a liability. Despite this liability it is nonetheless the opinion of the City's financial department that the annexation will have a net financial benefit to the City.

CONCLUSION:

A. The Spokane City Plan Commission finds that the West Plains Annexation is in compliance with the existing Spokane Comprehensive Plan as is authorized by Chapter RCW 35.13.

RECOMMENDATION:

A. By a vote of 9 to 0, the Plan Commission recommends approval of these amended documents and that the City Council proceed with the West Plains Annexation.

R. Mansfield, VP, for Karen Byrd
6/8/2011

Karen Byrd, President
Spokane Plan Commission

EXHIBIT B

Property Description
July 28, 2011

WEST PLAINS ANNEXATION AREA

That portion of the south ½ of Sections 19, 20, 21, and 22, Township 25 North, Range 42 East,W.M.,

all of Section 29 Township 25 North, Range 42 East, W.M.,

that portion of Section 30, Township 25 North, Range 42 East, W.M., lying east of City of Airway Heights,

that portion of Section 28, Township 25 North, Range 42 East, W.M. lying north and west of and including Geiger Blvd,

that portion of Section 27, Township 25 North, Range 42 East, W.M. lying north of State Highway 2 along with that portion lying west of and including Geiger Blvd,

all of Sections 31 and 32, Township 25 North, Range 42 East, W.M.,

that portion of Section 33, Township 25 North, Range 42 East, W.M. lying north and west of and including Geiger Blvd,

that portion of Sections 35 and 36, Township 25 North, Range 41 East, W.M. lying south of the southern boundary of the City of Airway Heights,

that portion of Section 01, Township 24 North, Range 41 East, W.M. lying north of and including a portion of Electric Avenue,

that portion of Section 06, Township 24 North, Range 42 East, W.M. lying north of 59th Avenue,

that portion of Section 05, Township 24 North, Range 42 East, W.M. lying north of and including Electric Avenue,

generally situated westerly of the City of Spokane, including all of the Spokane International Airport property, adjoining the west limit of the City of Spokane and containing 6,361 acres more or less (MOL); MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

> BEGINNING at the northeast corner of Section 27, Township 25 North, Range 42 East, W.M. (a point on the west limit of the City of Spokane); the TRUE POINT OF BEGINNING;

THENCE southerly 825 feet more or less along the center line of Assembly Street right-of-way to the north line of Sunset Highway right-of-way;

THENCE southerly 218 feet more or less across Sunset Highway to the intersection of the south line of Sunset Highway;

THENCE westerly 30 feet more or less to the west line of Assembly Road (coincident with the west limit of the City of Spokane);

THENCE southerly and southwesterly 659 feet more or less along the west line of Assembly Road right-of-way (coincident with the west limit of the City of Spokane) to a point on the north line of an unsubdivided parcel (County Parcel number 25271.0002) bounded and described as follows:

> That portion of the northeast ¼ of Section 27, Township 25 North, Range 42 East, W.M. lying south of Sunset Highway and containing 7.58 acres, and more specifically described as follows: BEGINNING at the easterly ¼ corner of said section; THENCE west along the southerly line of said northeast ¼ 349.40 feet; THENCE north 81 feet; THENCE north 72° 26' 00" west 14.79 feet to the TRUE POINT OF BEGINNING; THENCE north 72° 26' 00" west 347.08 feet; THENCE north 03° 46' 46" east 7.65 feet; THENCE along a tangent of a curve to the left with a radius of 407 feet through a central angle of 10° 35' 14" 75.21 feet; THENCE north 07° 20' 00" east 82.05 feet; THENCE east 69.5 feet; THENCE north 240.70 feet; THENCE east 274.9 feet; THENCE north 26° 25' 00" east 100.14 feet; THENCE east 22.13 feet; THENCE north 23° 30' 00" east 325.63 feet; THENCE south 86° 34' 10" east 166 feet; THENCE south 01° 13' 50" west 296.07 feet to a non-tangent curve concave to the east with a radius of 200 feet through a central angle of 107° 49' 02"; THENCE southwesterly, south and southeasterly along said curve 376.35; THENCE south 01° 13' 50" west 46.14 feet; THENCE south 59° 03' 29" west 431.51 feet to the POINT OF BEGINNING.

THENCE north 86° 34' 10" west 72.13 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane);

THENCE south 23° 30' 00" west 325.63 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane);

THENCE westerly 22.13 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane);

THENCE south 26° 25' 00" west 100.14 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane);

THENCE westerly 274.9 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane);

THENCE southerly 240.70 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane);

THENCE westerly 69.5 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane);

THENCE south 07° 20' 00" west 82.05 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane);

THENCE along a tangent of a curve to the right with a radius of 407 feet through a central angle of 10° 35' 14" 75.21 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane);

THENCE south 03° 46' 46" west 7.65 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane);

THENCE south 72° 26' 00" east 347.08 feet along the boundary of said Parcel 25271.0002 (coincident with the west limit of the City of Spokane) to a point on the northwest right-of-way line of the Interstate-90 westbound off-ramp to Highway 2;

THENCE southwesterly 922 feet more or less along the northwest right-of-way line of the Interstate-90 westbound off-ramp to Highway 2;

THENCE westerly and northwesterly 488 feet more or less along the northwest right-of-way line of the Interstate 90 westbound off-ramp to a point on the northeast right-of-way line of Highway 2;

THENCE southwesterly 13 feet more or less and northwesterly 310 feet more or less along the northeast right-of-way line of Highway 2;

THENCE northerly 48 feet more or less, westerly 75 feet more or less, and northwesterly 691 feet more or less along the northeast right-of-way line of Highway 2;

THENCE northwesterly 1514 feet more or less along the northeast right-of-way line of Highway 2 to a point on the southeast right-of-way line of Geiger Boulevard;

THENCE southwesterly 220 feet more or less along the southeast right-of-way line of Geiger Boulevard extended across Highway 2 to the intersection point of the southwest right-of-way line of Highway 2 and the southeast right-of-way line of Geiger Boulevard;

THENCE southwesterly 1,175 feet more or less along the southeast right-of-way line of Geiger Boulevard to the intersection point with the east right-of-way line of Ball Road;

THENCE southwesterly 70 feet more or less along the southeast right-of-way line of Geiger Boulevard extended across Ball Road to the intersection point with the west right-of-way line of Ball Road;

THENCE southwesterly 1,119 feet more or less along the southeast right-of-way line of Geiger Boulevard to the intersection point with the north right-of-way line of Lawton Road;

THENCE southwesterly 67 feet more or less along the southeast right-of-way line of Geiger Boulevard extended across Lawton Road to the intersection point with the south right-of-way line of Lawton Road and the end of the radius of the south right-of-way line of Lawton;

THENCE southwesterly 550 feet more or less, northwesterly 10 feet more or less, and southwesterly 1,009 feet more or less along the southeast right-of-way line of Geiger Boulevard to the intersection point with the north right-of-way line of Garden Springs Road;

THENCE southwesterly 75 feet more or less along the southeast right-of-way line of Geiger Boulevard extended across Garden Springs Road to the intersection point with the south right-of-way line of Garden Springs Road;

THENCE southwesterly 1,624 feet more or less along the southeast right-of-way line of Geiger Boulevard to the intersection point with the northeast right-of-way line of Rowand Road;

THENCE southwesterly 60 feet more or less along the southeast right-of-way line of Geiger Boulevard extended across Rowand Road to the intersection point with the southwest right-of-way line of Rowand Road;

THENCE southwesterly 689 feet more or less along the southeast right-of-way line of Geiger Boulevard to the intersection point with the east right-of-way line of Fosseen Road;

THENCE southwesterly 66 feet more or less along the southeast right-of-way line of Geiger Boulevard extended across Fosseen Road to the intersection point with the west right-of-way line of Fosseen Road;

THENCE southwesterly 361 feet more or less along the southeast right-of-way line of Geiger Boulevard to the intersection point with the northeast right-of-way line of Grove Road;

THENCE southwesterly 125 feet more or less along the southeast right-of-way line of Geiger Boulevard extended across Grove Road to the intersection point with the southwest right-of-way line of Grove Road;

THENCE southwesterly 1,640 feet more or less along the southeast right-of-way line of Geiger Boulevard to the intersection point with the east right-of-way line of Cheatham Road;

THENCE southwesterly 101 feet more or less along the southeast right-of-way line of Geiger Boulevard extended across Cheatham Road to the intersection point with the west right-of-way line of Cheatham Road;

THENCE southwesterly 1,801 feet more or less along the southeast right-of-way line of Geiger Boulevard to the northwest right-of-way line of Interstate 90;

THENCE southwesterly 145 feet more or less along the southeast right-of-way line of Geiger Boulevard (coincident with the northwest right-of-way line of Interstate 90) to the intersection point with the south right-of-way line of Electric Avenue extended;

THENCE westerly 95 feet more or less along the south right-of-way line of Electric Avenue extended across Geiger Boulevard to the intersection point with the northwest right-of-way line of Geiger Boulevard;

THENCE westerly 727 feet more or less along the south right-of-way line of Electric Avenue to the intersection point with the east right-of-way line of Spotted Road;

THENCE southerly 15 feet more or less along the east right-of-way line of Spotted Road;

THENCE westerly 63 feet more or less along the south right-of-way line of Electric Avenue extended across Spotted Road to the intersection point with the west right-of-way line of Spotted Road;

THENCE westerly 976 feet more or less along the south right-of-way line of Electric Avenue to east right-of-way line of Dowdy Road;

THENCE southwesterly 60 feet more or less along the southeast right-of-way line of Electric Avenue extended across Dowdy Road to the intersection point with the west right-of-way line of Dowdy Road;

THENCE southwesterly 1,707 feet more or less along the southeast right-of-way line of Electric Avenue to the intersection point with the east right-of-way line of Soda Road;

THENCE southwesterly 40 feet more or less along the southeast right-of-way line of Electric Avenue extended across Soda Road to the intersection point with the west right-of-way line of Soda Road;

THENCE southwesterly 2,752 feet more or less along the southeast right-of-way line of Electric Avenue to the intersection point with the east right-of-way line of Thomas Mallen Road;

THENCE southwesterly 59 feet more or less along the southeast right-of-way line of Electric Avenue extended across Thomas Mallen Road to the intersection point with the west right-of-way line of Thomas Mallen Road;

THENCE southwesterly 1,376 feet more or less to a point on the southeasterly right-of-way line of Electric Avenue coincident with the northeast corner of a triangular parcel (County Parcel number 24061.9021) bounded and described as follows:

> That portion of Government Lots 12 and 19 in Section 06, Township 24 North, Range 42 East, W.M. containing 21.63 acres, and described as follows: BEGINNING at a point on the west line of Government Lot 19 200 feet south of the north line of said Lot 19; thence east to the east line of Lot 19; thence north to the intersection of the east line of Government Lot 12 and the south line of Electric Road #1862; thence southwesterly to the POINT OF BEGINNING.

THENCE southwesterly 1,968 feet more or less along the northwest property line of said Parcel 24061.9021 to the southwest corner of said parcel, coincident with the northeast corner of Tract 48, Hayford Subdivision;

THENCE southerly 165 feet more or less along the east line of said Tract 48 to the southeast corner of said Tract 48 coincident with the northeast corner of a triangular parcel (County Parcel number 24062.0428) bounded and described as follows:

> That portion of the north ½ of Section 06, Township 24 North, Range 42 East, W.M. bordering and lying south of Electric Avenue and containing 4.85 acres, and more specifically described as follows: Portions of Tracts 49 and 50, and the north ½ of Tract 51, Hayford Subdivision: BEGINNING at the southwest corner of the north ½ of said Tract 51; thence northeasterly to the northeast corner of said Tract 49; thence southerly along the east line of said tracts to the south line of the north ½ of said tract 51; thence westerly to the POINT OF BEGINNING.

THENCE southwesterly 921 feet more or less along the northwest line of Parcel 24062.0428 to the southwest corner of said parcel coincident with a point on the north line of the south ½ of Tract 51, Hayford Subdivision;

THENCE westerly 20 feet more or less along the north line of the south ½ of said Tract 51, Hayford Subdivision, to the northwest corner of the south ½ of said Tract 51;

THENCE southerly 330 feet more or less along the west line of the south ½ of said Tract 51, Hayford Subdivision, to the southwest corner of the south ½ of said Tract 51 coincident with the southeast corner of Tract 58, Hayford Subdivision;

THENCE westerly 1,299 feet more or less along the south line of Tract 58 and Tract 64, Hayford Subdivision to the east right-of-way line of Center Road;

THENCE westerly 40 feet more or less along the south line of Tract 58 and 64, Hayford Subdivision extended across Center Road to the southeast corner of Tract 68, Hayford Subdivision, coincident with the west right-of-way line of Center Road;

THENCE westerly 640 feet more or less along the south line of said Tract 68 to the southwest corner of said tract;

THENCE northerly 660 feet more or less along the west line of said Tract 68 to the northwest corner of said tract;

THENCE northerly 525 feet more or less along the west line of a parcel containing Tracts 65, 66 and 67, Hayford Subdivision to the northwest corner of said parcel, coincident with the southerly right-of-way line of Electric Avenue;

THENCE southwesterly 600 feet more or less along the southeast right-of-way line of Electric Avenue to the intersection point with the east right-of-way line of Hayford Road;

THENCE northerly 43 feet more or less along the east right-of-way line of Hayford Road extended across Electric Avenue to the intersection point with the north right-of-way line of Electric Avenue;

THENCE northerly 568 feet more or less along the east right-of-way line of Hayford Road to the south right-of-way line of 53rd Avenue;

THENCE northerly 41 feet more or less across 53rd Avenue right-of-way to the intersection of the north right-of-way line of 53rd Avenue and the east right-of-way line of Hayford Road;

THENCE northerly 331 feet more or less along the east right-of-way line of Hayford Road to the southwest corner of Tract 38, Hayford Subdivision;

THENCE easterly 588 feet more or less along the south line of said Tract 38 to the southeast corner of said Tract 38;

THENCE northerly 396 feet more or less along the east line of Tracts 25, 26 and 38, Hayford Subdivision to the northeast corner of said Tract 25;

THENCE westerly 597 feet more or less along the north line of said Tract 25 to the northwest corner of said Tract 25, coincident with the east right-of-way line of Hayford Road;

THENCE northerly 46 feet more or less, easterly 30 feet more or less, and northeasterly 260 feet more or less along the east right-of-way line of Hayford Road to the intersection point with the north right-of-way line of 49th Avenue extended;

THENCE westerly 107 feet more or less along the north right-of-way line of 49th Avenue extended across Hayford Road and Hayford Branch Road to the intersection point with the west right-of-way line of Hayford Branch Road;

THENCE northerly 642 feet more or less along the west right-of-way line of Hayford Branch Road to the northeast corner of Block 4 Garden Home Addition Hayford Subdivision;

THENCE westerly 652 feet more or less along the north line of said Block 4 to the northwest corner of said Block 4;

THENCE southerly 642 feet more or less along the west line of Block 4 and Block 6, Garden Home Hayford Subdivision to the southwest corner of said Block 6, coincident with the north right-of-way line of 49th Avenue;

THENCE westerly 655 feet more or less along the north right-of-way line of 49th Avenue to the west line extended of Parcel 14011.1330, said parcel is bounded and described as follows:

> That portion of the northeast ¼ of Section 01, Township 24 North, Range 41 East, W.M. lying south of 49th Avenue and containing 13.33 acres, and more specifically described as follows: Lots 9, 10, 14, 15, 20, 21, 22, Garden Home Addition to Hayford Subdivision, together with east ½ of Lot 23 and excluding the north 22.5 feet of said Lot 23, together with the vacated east ½ of South Road lying west of and adjacent to Lots 10 and 14 and the vacated South Road lying between Lots 22 and 23.

THENCE southerly 60 feet more or less along said west line extended to the northwest corner of said Parcel 14011.1330 coincident with the south right-of-way line of 49th Avenue;

THENCE southerly 637 feet more or less along the west line of said Parcel 14011.1330 to the northeast corner of a parcel (County Parcel number 14011.1326) bounded and described as follows:

> That portion of the northeast ¼ of Section 01, Township 24 North, Range 41 East, W.M. lying north of 53rd Avenue and containing 2.87 acres, and more specifically described as follows: the east ½ of the east ½ of Lot 13 Garden Home Addition to Hayford Subdivision, excluding the south 17.5 feet thereof, together with the west ½ of the vacated South Road lying east of and adjacent to said lot.

THENCE westerly 353 feet more or less along the north line of said Parcel 14011.1326 to the northwest corner of said parcel coincident with the northeast corner of a parcel (County Parcel number 14011.1323) bounded and described as follows:

That portion of the northeast ¼ of Section 01, Township 24 North, Range 41 East, W.M. lying north of 53rd Avenue and containing 2.71 acres, and more specifically described as follows: the west ½ of the east ½ of Lot 13 Garden Home Addition to Hayford Subdivision, excluding the County road along the south line.

THENCE westerly 328 feet more or less along the north line of said Parcel 14011.1323 to the northwest corner of said parcel;

THENCE southerly 315 feet more or less along the west line of said Parcel 14011.1323 to the southwest corner of said parcel coincident with a point on the north right-of-way line of 53rd Avenue;

THENCE southerly 40 feet more or less across the 53rd Avenue right-of-way to the northwest corner of said Parcel 14011.1330, coincident with the south right-of-way line of 53rd Avenue;

THENCE southerly 310 feet more or less along the west line of said Parcel 14011.1330 to the southwest corner of said Parcel 14011.1330;

THENCE westerly 661 feet more or less along the north line of a parcel to the northwest corner of that parcel (County Parcel number 14011.1430) bounded and described as follows:

That portion of the north ½ of Section 01, Township 24 North, Range 41 East, W.M. lying north of Electric Avenue and containing 18.51 acres, and more specifically described as follows: Block 79 through Block 80, Hayford Subdivision together with a portion of the vacated Electric Avenue right-of-way lying southerly and adjacent to Block 79.

THENCE southerly 1,064 feet more or less along the west line of said Parcel 14011.1430 to the southwest corner of said parcel, coincident with a point on the northerly right-of-way line of Electric Avenue;

THENCE southerly 104 feet more or less along the west line of said Parcel 14011.1430 extended across Electric Avenue to the intersection point with the south right-of-way line of Electric Avenue;

THENCE southwesterly 528 feet more or less along the southeasterly right-of-way line of Electric Avenue to the west corner of a triangular parcel being a portion of (County Parcel number 14015.9042) bounded and described as follows:

That portion of Section 01, Township 24 North, Range 41 East Containing all of Lots 1, 2, 3, 5, 11, 12, and the west ½ of Lot 13 and 23 of Garden Home to Hayford Addition; Together with all of Government Lots 2 through 7, 11 and 12, the east 85 feet of Government Lot 13 and all of Government Lot 14 Except the platted portion.

THENCE westerly 330 feet more or less along the southern line of said Parcel 14015.9042 extended across Electric Avenue to the intersection point with the northwest right-of-way line of Electric Avenue, coincident with the east corner of a triangular parcel being a portion of (County Parcel number 14013.9006) bounded and described as follows:

> That portion of the north ½ of the southwest ¼ of Section 01, Township 24 North, Range 41 East, W.M. lying East of McFerron Road, containing 2 acres, except the portion described as follows: BEGINNING at the southeast corner of the northeast ¼ of the southwest ¼ of said section; thence north along the east line of said southwest ¼ 466.69 feet; thence west on a line parallel to a south line 466.69 feet; thence south on a line parallel to the east line of the southwest ¼ 466.69 feet to the south line of the northeast ¼; thence east along said south line 466.69 feet to the POINT OF BEGINNING and excluding abandoned Washington Water Power Company right-of-way.

THENCE westerly 580 feet more or less along the north line of said Parcel 14013.9006 to the northwest corner of said parcel, coincident with a point on the east right-of-way line of McFerron Road;

THENCE northerly 1358 feet more or less along the east right-of-way line of McFerron Road to the north right-of-way line of the east-west extension of McFerron Road;

THENCE westerly 1,208 feet more or less along the north right-of-way line of the east-west extension of McFerron Road to the east right-of-way line of the continuation of McFerron Road;

THENCE northerly 2,140 feet more or less along the east right-of-way line of the continuation of McFerron Road to the southwest corner of Block 18, Mazuma Subdivision;

THENCE easterly 1,307 feet more or less along the south lines of Block 18 and Block 17, Mazuma Subdivision to the southeast corner of said Block 17;

THENCE northerly 829 feet more or less along the east lines of Block 17, Block 8 and Block 5, Mazuma Subdivision to the northeast corner of said Block 5, coincident with a point in the south right-of-way line of Thorpe Road (a.k.a Nichols Avenue);

THENCE westerly 640 feet more or less along the south right-of-way line of Thorpe Road to the east right-of-way line of Gibson Road;

THENCE westerly 38 feet more or less along the south right-of-way line of Thorpe Road extended across Gibson Road to the intersection point with the west right-of-way line of Gibson Road;

THENCE westerly 620 feet more or less along the south right-of-way line of Thorpe Road to the east right-of-way line of McFerron Road;

THENCE westerly 60 feet more or less along the south right-of-way line of Thorpe Road extended across McFerron Road to the intersection point with the west right-of-way line of McFerron Road;

THENCE westerly 2,620 feet more or less along the south right-of-way line of Thorpe Road to the east right-of-way line of Johnson Street;

THENCE westerly 30 feet more or less along the south right-of-way line of Thorpe Road extended across Johnson Street to the intersection point with the west right-of-way line of Johnson Street;

THENCE westerly 1,272 feet more or less along the south right-of-way line of Thorpe Road to the east right-of-way line of Center Street;

THENCE westerly 40 feet more or less along the south right-of-way line of Thorpe Road extended across Center Street to the intersection point with the west right-of-way line of Center Street;

THENCE westerly 440 feet more or less along the south right-of-way line of Thorpe Road to the intersection point with the east right-of-way line of Craig Road extended;

THENCE northerly 60 feet more or less along the east right-of-way line of Craig Road extended across Thorpe Road to the intersection point with the north right-of-way line of Thorpe Road;

THENCE northerly 5,216 feet more or less along the east right-of-way line of Craig Road to the south right-of-way line of McFarlane Road, coincident with the south limit of the City of Airway Heights;

THENCE easterly 2,627 feet more or less along the south right-of-way line of McFarlane Road (coincident with the south limit of the City of Airway Heights) to the northwest corner of a parcel (County Parcel number 15351.0009) bounded and described as follows:

> That portion of the north ½ of the northeast ¼ of Section 35, Township 25 North, Range 41 East, W.M. lying south of McFarlane Road and containing 21.15 acres, and more specifically described as follows: the west 721.93 feet excluding the right-of-way for McFarlane Road.

THENCE southerly 1,278 feet more or less along the west line of said Parcel 15351.0009 (coincident with the south limit of the City of Airway Heights) to the southwest corner of said parcel;

THENCE easterly 722 feet more or less along the south line of said Parcel 15351.0009 (coincident with the south limit of the City of Airway Heights) to the southeast corner of said parcel, coincident with the southwest corner of a parcel (County Parcel number 15351.0012) bounded and described as follows:

> That portion of the north ½ of the northeast ¼ of Section 35, Township 25 North, Range 41 East, W.M. lying south of McFarlane Road and containing 20.48 acres, and more specifically described as follows: the east 1401.60 feet of the north 842.70 feet excluding the north 30 feet for McFarlane Road right-of-way, and excluding the east 1,133.00 feet together with a portion of the north ½ lying south of the north 842.70 feet and southwesterly of a line defined as follows: beginning at the northeast corner of said Section 35, thence south 89° 45' 45" west along the north line of said Section 35 1,348.56 feet to a point lying northeasterly and 25 feet distant from the Yellowstone Pipeline Company pipeline, being the TRUE POINT OF BEGINNING of said line; thence south 35° 58' 17" east along a line 25 feet distant and parallel to said pipeline 1,626.34 feet to the south line of the north ½ of the northeast ¼ of Section 35, being the point of terminus for said line, said point lying south 89° 44' 04" west 398.00 feet from the southeast corner of the north ½ of the northeast ¼ of Section 35; excluding the portion lying west of a line defined as follows: beginning at the northeast corner of Section 35, thence south 00° 12' 19" east along the east line of the northeast ¼ of said section 30.00 feet to a point on the south line of McFarlane Road right-of-way, thence south 89° 45' 45" west along said right-of-way line 1,937.82 feet to the TRUE POINT OF BEGINNING for said line, thence south 00° 13' 41" east parallel to the west line of the northeast ¼ of Section 35 1,290.92 feet to the south line of the north ½ of the northeast ¼ of Section 35, being the point of terminus for said line.

THENCE easterly 1,539 feet more or less along the south line of said Parcel 15351.0012 (coincident with the south limit of the City of Airway Heights) to the southeast corner of said parcel coincident with the southwest corner of a parcel (County Parcel number 15351.0010) bounded and described as follows:

> That portion of the north ½ of the northeast ¼ of Section 35, Township 25 North, Range 41 East, W.M. lying south of McFarlane Road and containing 22 acres, and more specifically described as follows: the east 865 feet lying northeasterly of a line described as follows: beginning at the northeast corner of said Section 35, thence south 89° 45' 45" west along the north line of said section 1,348.56 feet to a point lying northeasterly and 25 feet distant from the Yellowstone Pipeline Company pipeline, being the TRUE POINT OF BEGINNING of said line description; thence south 35° 58' 17" east along a line 25 feet distant from and parallel to said pipeline to the south line of the north ½ of the northeast ¼ of Section 35 and the point of terminus of said line, said point lying south 89° 44' 04" west 398.00 feet from the southeast corner of said north ½ excluding 30 feet for the McFarlane Road right-of-way.

THENCE easterly 397 feet more or less along the south line of said Parcel 15351.0010 (coincident with the south limit of the City of Airway Heights) to the southeast corner of said parcel;

THENCE northerly 661 feet more or less along the east line of said Parcel 15351.0010 (coincident with the south limit of the City of Airway Heights) to a point on said east line coincident with the southwest corner of a parcel (County Parcel number 15362.0009) bounded and described as follows:

> That portion of the west ½ of the northwest ¼ of the northwest ¼ of the northwest ¼ of Section 36, Township 25 North, Range 41 East, W.M. excluding the McFarlane Road right-of-way and containing 4.78 acres.

THENCE easterly 333 feet more or less along the south line of said Parcel 15362.0009 (coincident with the south limit of the City of Airway Heights) to the southeast corner of said parcel coincident with the southwest corner of a parcel (County Parcel number 15362.0025) bounded and described as follows:

> That portion of the north ½ of the north ½ of the northwest ¼ of Section 36, Township 25 North, Range 41 East, W.M. lying south of McFarlane Road and containing 3.36 acres, and more specifically described as follows: beginning at the northwest corner of said Section 36, thence south 00° 12' 19" east along the west line of said northwest ¼ 659.99 feet to the south line of said north ½ of the north ½ of the northwest ¼, thence north 89° 11' 30" east 331.83 feet to the southeast corner of the west ½ of northwest ¼ northwest ¼ of the northwest ¼ and the POINT OF TRUE BEGINNING, thence continuing north 89° 11' 30" east along said line 237.76 feet, thence north 00° 12' 37" west 630.95 feet to a point on the south right-of-way line of McFarlane Road, thence south 89° 05' 41" west along said south right-of-way line 237.77 feet, thence south 00° 12' 37" east 630.54 feet to the TRUE POINT OF BEGINNING.

THENCE easterly 236 feet more or less along the south line of said Parcel 15362.0025 (coincident with the south limit of the City of Airway Heights) to the southeast corner of said parcel coincident with the southwest corner of a parcel (County Parcel number 15362.0026) bounded and described as follows:

> That portion of the north ½ of the north ½ of the northwest ¼ of Section 36, Township 25 North, Range 41 East, W.M. lying south of McFarlane Road and containing 3.34 acres, and more specifically described as follows: beginning at the northwest corner of said Section 36, thence south 00° 12' 19" east along the west line of said northwest ¼ 659.99 feet to the south line of said north ½ of the north ½ of the northwest ¼, thence north 89° 11' 30" east along said south line 569.59 feet to the TRUE POINT OF BEGINNING, thence continuing north 89° 11' 30" east along said line 237.78 feet, thence north 00° 12' 37" west 631.35 feet to a point on the south right-of-way line of McFarlane Road, thence south 89° 05'

41" west along the said south right-of-way line 237.78 feet, thence south 00° 12' 37" east 630.95 feet to the TRUE POINT OF BEGINNING.

THENCE easterly 236 feet more or less along the south line of said Parcel 15362.0026 (coincident with the south limit of the City of Airway Heights) to the southeast corner of said parcel coincident with the southwest corner of a parcel (County Parcel number 15362.0027) bounded and described as follows:

> That portion of the north ½ of the north ½ of the northwest ¼ of Section 36, Township 25 North, Range 41 East, W.M. lying south of McFarlane Road and containing 7.71 acres, and more specifically described as follows: beginning at the northwest corner of said Section 36, thence south 00° 12' 19" east along the west line of said northwest ¼ 659.99 feet to the south line of said north ½ of the north ½ of the northwest ¼, thence north 89° 11' 30" east along said south line 807.37 feet to the TRUE POINT OF BEGINNING, thence continuing north 89° 11' 30" east along said line 558.82 feet, thence north 00° 12' 37" west 632.99 feet to a point on the south right-of-way line of McFarlane Road, thence south 89° 05' 41" west along the said south right-of-way line 558.83 feet, thence south 00° 12' 37" east 631.35 feet to the TRUE POINT OF BEGINNING.

THENCE easterly 559 feet more or less along the south line of said Parcel 15362.0027 (coincident with the south limit of the City of Airway Heights) to the southeast corner of said parcel coincident with the southwest corner of a parcel (County Parcel number 15362.0028) bounded and described as follows:

> That portion of the north ½ of the north ½ of the northwest ¼ of Section 36, Township 25 North, Range 41 East, W.M. lying south of McFarlane Road and containing 13.71 acres, and more specifically described as follows: beginning at the northwest corner of said Section 36, thence south 00° 12' 19" east along the west line of said northwest ¼ 659.99 feet to the south line of said north ½ of the north ½ of the northwest ¼, thence north 89° 11' 30" east along said south line 1,366.19 feet to the TRUE POINT OF BEGINNING, thence continuing north 89° 11' 30" east along said line 133.81 feet, thence north 73° 04' 51" east 1,205.27 feet to a point on the east line of said northwest ¼, thence north 00° 14' 39" west along said east line 300 feet to the south right-of-way line of McFarlane Road, thence south 89° 05' 41" west along the said south right-of-way line 1,288.10 feet, thence south 00° 12' 37" east 632.29 feet to the TRUE POINT OF BEGINNING.

THENCE easterly 129 feet more or less and northeasterly 1,207 feet more or less along the south line of said Parcel 15362.0028 (coincident with the south limit of the City of Airway Heights) to the southeast corner of said parcel;

THENCE northerly 300 feet more or less along the east line of said Parcel 15362.0028 (coincident with the south limit of the City of Airway Heights) to the northeast corner of said parcel, coincident with a point on the south line of McFarlane Road right-of-way;

THENCE easterly 2,689 feet more or less along the south right-of-way line of McFarlane Road (coincident with the south limit of the City of Airway Heights) to the east right-of-way line of Hayford Road;

THENCE northerly 643 more or l ess along the east right-of-way line of Hayford Road (coincident with the east limit of the City of Airway Heights) to the intersection of the east right-of-way line of Hayford Road and the south parcel line of Parcel 25303.9045. Said parcel is further described as follows:

> Beginning at the southwest corner of Section 30 Township 25 North Range 42 East Thence North 00 Degrees 27 minute 27 seconds west along said west section line for 713.22 to the True Point of Beginning (POB) Thence North 88 Degrees 37 minute 27 seconds east for 292.65 feet, Thence North 00 Degrees 27 minute 27 seconds west for 100 feet, Thence South 88 Degrees 37 minute 27 seconds West for 292.65 feet, thence South 00 Degrees 27 minute 27 seconds east for 100 feet to True Point of Beginning.

THENCE easterly 263 feet more or less along the south parcel line of Parcel 25303.9045 to the southeast corner of said parcel, thence northerly 100 feet more or less along the east parcel line of said parcel to the northeast corner of said parcel coincident with a point on the south parcel line of Parcel 25303.9044 which is further described as follows:

> Beginning at the southwest corner of Section 30 Township 25 North Range 42 East Thence North 00 Degrees 27 minute 27 seconds West along the West Section line 993.22 feet to the northwest corner of the south 1/2 of the northwest 1/4 of Government Lot 4 and the True Point of Beginning, Thence North 87 Degrees 37 minutes 57 Seconds East along the north line of the south1/2 of the northwest 1/4 of Government Lot 4 for 618.67 feet to the northeast corner of the south1/2 of the northwest ¼ of Government lot 4, thence North 61 Degrees 56 Minutes 45 seconds East along a line towards the northeast corner of the southeast 1/4 of the northeast 1/4 of the southwest ¼ of section 30 for 459.57 feet, thence south 00 Degrees 27 Minutes 27 Seconds for 386.43 feet, thence, Thence south 88 Degrees 37 Minute 57 Seconds west for 1026 to west section line, thence North 00 Degrees 27 Minute 27 Seconds West along west section line for 180.00 feet along the west section line to true point of beginning.

THENCE easterly along the south parcel line of said Parcel 25303.9044 for 240 feet more or less to the southeast corner of said parcel, thence northerly along the east parcel line of said parcel for 100 feet more or less to the northeast corner of said parcel coincident with a point on the south line of Parcel 25303.9046, said parcel being further described as follows:

> Beginning at the southwest corner of Section 30 Township 25 North Range 42 East Thence North 00 Degrees 27 minute 27 seconds west along said west section line to the 993.22 to the Northwest corner of the south ½ of the northwest ¼

Government lot 4 and the True Point of Beginning(POB), Thence south 88 Degrees 37 minute 57 seconds east along the north line of said south 1/2 of northwest ¼ of Government lot 4 for 618 feet to the northeast corner of the south 1/2 of the Northwest ¼ of Government Lot 4, Thence North 61 degrees 56 Minutes 45 Seconds 459.59 feet along a line towards the Northeast corner of the southeast ¼ of the Northeast ¼ of the Southwest ¼ of section 30 Thence South 00 Degrees 27 Minutes 27 Seconds West for 386.43 feet, thence South 88 Degrees 37 Minutes 57 Seconds West 1026 feet to the west section line of section 30 Thence North 00 Degrees 27 minutes 27 seconds along west section line to true POB Point of Beginning except for west 33 Feet for County Rd .

THENCE east along said south parcel line for 494 feet more or less to the southeast corner of said parcel, thence north along the east line of said parcel for 386 feet more or less to the northeast corner of said parcel coincident with a point on the south line of Parcel 25303.9024 said parcel being further described as follows:

Being a portion of the Southwest 1/4 section 30 township 25 range 43 lying north of the following described line: Beginning at a point on the west line of the southwest 1/4 of the southwest 1/4 said point being 330 feet south of the northwest corner, thence east 660 feet thence northerly to a point on the east line of the southwest 1/4 said point being 660 feet south of the northeast corner of the southwest 1/4 terminus of said line except for the south 660 feet of the west 660 feet and except for the road.

THENCE northeasterly along the southerly line of said parcel for 1754 feet more or less to the southeasterly corner of said parcel;

THENCE north along the east line of said parcel for 663 feet more or less to the northeast corner of said parcel coincident with the south right of way line of 21st Avenue;

THENCE westerly along the south right-of-way line of 21st Avenue for 1269 feet more or less to the east right-of-way line of Hazelwood Road extended, thence northerly across 21st Avenue and along the east right-of-way line for 662 feet more or less to a point on the south parcel line of Parcel 25302.0124 coincident with the east right-of-way line of Hazelwood Road, thence easterly along the south line of said parcel for 612 feet more or less to the southeast corner of said parcel coincident with the southwest corner of Parcel 25305.9035;

THENCE northerly along said parcel line which is the west parcel line of Parcel 25305.9035 and the east parcel line of Parcel 25302.0124 for 58 feet to the southwest corner of Parcel 25302.0209. Thence easterly along the south parcel line for 536 feet more or less to the southeast corner of said Parcel 25302.0209, thence northerly along the east line of said parcel for 203 feet to the southwest corner of the right-of-way of Deer Heights Road;

THENCE northerly along the west right-of-way line for 620 feet more or less to the northeast corner of Parcel 25302.0209 coincident with the southeast corner of Parcel 25302.0205 and also coincident with the west right-of-way line of Deer Heights Road;

THENCE continuing northerly along said right-of-way line and through a curve concave southeast and a non-tangent point to the northeast corner of Parcel 25302.0205 coincident with the southeast corner of Parcel 25302.0211 and also coincident with the west right-of-way line of Deer Heights Road;

THENCE continuing northerly along the west right-of-way line of Deer Heights Road through a compound curve concave southeast and northwest to the northeast corner of Parcel 25302.0211 coincident with the southeast corner of Parcel 25302.0212 and also along the west right-of-way line of Deer Heights Road;

THENCE northerly along the west right-of-way line of Deer Heights Road to the intersection with the south right-of-way line of Washington State DOT Highway 2. Thence northerly across the right-of-way of Highway 2 for 150 feet more or less to the intersection of the north right-of-way line of Highway 2 and the southeast corner of Parcel 25193.9010 coincident with the southwest corner of Parcel 25194.9041;

THENCE northerly along said parcel boundary, said boundary being the west line of Parcel 25194.9041 for 728 feet more or less to the northwest corner of said parcel coincident with the southwest corner of Parcel 25194.9047, thence northerly 498 feet more or less along the west line of said parcel to the centerline of 12th Avenue coincident with the northwest corner of said Parcel 25194.9047 bounded and described as follows:

> That portion of the south ½ of the southeast ¼ of Section 19, Township 25 North, Range 42 East, W.M. lying west of Flint Road, excluding the south 825 feet and excluding the east 30 feet for Flint Road right-of-way, and containing 28.97 acres.

THENCE easterly 2,600 feet more or less along the north line of said Parcel 25194.9047 to the northeast corner of said parcel coincident with the west right-of-way line of Flint Road;

THENCE easterly 60 feet more or less across the Flint Road right-of-way to the northwest corner of a parcel (County Parcel number 25203.9065) bounded and described as follows:

> The west 810 feet of the southwest ¼ of the southwest ¼ of Section 20, Township 25 North, Range 42 East, W.M. lying east of Flint Road, excluding the south ½ of the south ½ of said southwest ¼ of said Section 20, excluding the south 60 feet of the west 474.5 feet, excluding right-of-way for County roads, and containing 16.55 acres.

THENCE easterly 780 feet more or less to the northeast corner of said Parcel 25203.9065, coincident with a point on the west line of a parcel (County Parcel number 25203.9067) bounded and described as follows:

> That portion of Section 20, Township 25 North, Range 42 East, W.M. lying east of Flint Road, containing 25.22 acres, and more specifically described as follows: BEGINNING at the southeast corner of the southwest ¼ of said section; thence north 00° 25' 04" west 97.50 feet to a point on the north line of State Highway 2; thence south 89° 58' 14" west 913.09 feet to the POINT OF BEGINNING; thence continuing south 89° 58' 14" west 915.91 feet; thence north 00° 06' 15" west 1,220.98 feet to a point on the north line of the south ½ of the southwest ¼ of said Section 20; thence north 89° 43' 59" east 912.55 feet; thence south 00° 15' 41" east 1,224.77 feet to the POINT OF BEGINNING.

THENCE northerly 23 feet more or less along the west line of said Parcel 25203.9067 to the northwest corner of said parcel;

THENCE easterly 913 feet more or less along the north line of said Parcel 25203.9067 to the northeast corner of said parcel;

THENCE southerly 23 feet more or less along the east line of said Parcel 25203.9067 to a point coincident with the northwest corner of a parcel (County Parcel number 25203.9096) bounded and described as follows:

> That portion of the southeast ¼ of the southwest ¼ of Section 20, Township 25 North, Range 42 East, W.M. lying west of the Campus Road right-of-way and containing 4.11 acres, and more specifically described as follows: Tract D2-North of Binding Short Plat 98-63 (Pillar Rock) (Auditors number 5152866, Book 2, Pages 58 and 59), excluding the north 4.5 feet for County road right-of-way.

THENCE easterly 503 feet more or less along the north line of said Parcel 25203.9096 to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25203.9097) bounded and described as follows:

> That portion of the southeast ¼ of the southwest ¼ of Section 20, Township 25 North, Range 42 East, W.M. lying west of the Campus Road right-of-way and containing 4.15 acres, and more specifically described as follows: Tract D1-North of Binding Short Plat 98-63 (pillar Rock) (Auditors number 5152866, Book 2, Pages 58 and 59), excluding the north 4.5 feet for County road right-of-way.

THENCE easterly 408 feet more or less along the north line and the north line extended of said Parcel 25203.9097, across the Campus Road right-of-way, to a point on the west line of a parcel (County Parcel number 25204.9092) bounded and described as follows:

> The west 430 feet of the southwest ¼ of the southeast ¼ of Section 20, Township 25 North, Range 42 East. Except Highway.

THENCE northerly 28 feet more or less along the west line of said Parcel 25204.9092 to the northwest corner of said parcel;

THENCE easterly 430 feet more or less along the north line of said Parcel 25204.9092 to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25204.9093) bounded and described as follows:

> The Southwest ¼ of the Southeast ¼ except for the east 457.97 feet and except for the west 430 feet of Section 20, Township 25 North, Range 42 East. Also Except for Highway.

THENCE easterly 426 feet more or less along north line of said Parcel 25204.9093 to the northeast corner of said parcel coincident with the northwest corner of a parcel (County Parcel number 25204.9024) bounded and described as follows:

> That portion of the southwest ¼ of the southeast ¼ of Section 20, Township 25 North, Range 42 East, W.M. lying east of Spotted Road, excluding adjacent streets and excluding the portion described as follows: BEGINNING at the southeast corner of said Section 20; thence north 89° 24' 00" west 1,326.82 feet to a point; thence north 00° 36' 00" east 97.5 feet to the TRUE POINT OF BEGINNING; thence north 89° 24' 00" west 447.97 feet; thence north 00° 02' 00" west 639.55 feet to a point; thence south 89° 24' 00" east 447.97 feet; thence south 00° 02' 00" east 639.55 feet to the POINT OF BEGINNING, containing 5.49 acres.

THENCE easterly 449 feet more or less along the north line of said Parcel 25204.9024 to the northeast corner of said parcel;

THENCE easterly 58 feet more or less along the north line extended of said Parcel 25204.9024 to the northwest corner of a parcel (County Parcel number 25204.9075) bounded and described as follows:

> That portion of the southeast ¼ of the southeast ¼ of Section 20, Township 25 North, Range 42 East, W.M. lying east of Spotted Road, containing 9.06 acres and described as follows: BEGINNING at the northwest corner of said southeast ¼ of the southeast ¼ of Section 20; thence east 50 feet to the east right-of-way line of the County road and the TRUE POINT OF BEGINNING; thence continuing east 380 feet; thence south 539.10 feet; thence west 380 feet; thence north 537 feet to the TRUE POINT OF BEGINNING, excluding the County right-of-way and excluding the portion of the southeast ¼ of the southeast ¼ of Section 20 described as follows: BEGINNING at the southeast corner of said southeast ¼ of Section 20; thence north 797.06 feet; thence west 515.66 feet to the TRUE POINT OF BEGINNING; thence continuing west 370.02 feet; thence north 539.10 feet; thence east 370.01 feet; thence south 541.13 feet to the TRUE POINT OF BEGINNING, excluding County roads.

THENCE easterly 751 feet more or less along the north line of said Parcel 25204.9075 to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25216.9120) bounded and described as follows:

> The east 516 feet more or less of the southeast ¼ of the southeast ¼ of Section 20, Township 25 North, Range 42 East, W.M., excluding Public State Highway 2 and excluding the portion described as follows: BEGINNING at the southeast corner of said Section 20; thence north along the east line of said section to the north right-of-way line of Public State Highway 2; thence westerly along said north right-of-way line 516.89 feet to the TRUE POINT OF BEGINNING; thence north 00° 15' 20" west 374.64 feet; thence continuing north 00° 19' 40" west 250 feet; thence south 89° 41' 23" east 265 feet; thence south 00° 17' 04" east 624.58 feet to the north right-of-way line of Public State Highway 2; thence westerly along the north right-of-way line of Public State Highway 2 to the TRUE POINT OF BEGINNING; together with the southwest ¼ of the southwest ¼ of Section 21, Township 25 North, Range 42 East, W.M., excluding the portion described as follows: BEGINNING at the northeast corner of said southwest ¼ of the southwest ¼ of Section 21; thence south 330 feet; thence west 175 feet; thence north to the north line 150 feet west of the POINT OF BEGINNING; thence east 150 feet to the POINT OF BEGINNING, subject to easements and excluding the east 295 feet of the south 362 feet, containing a total of 42.99 acres.

THENCE easterly 1,671 feet more or less along the north line of said Parcel 25216.9120 to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25213.9026) bounded and described as follows:

> That portion of the southwest ¼ of the southwest ¼ of Section 21, Township 25 North, Range 42 East, W.M. lying west of Russell Road described as follows: BEGINNING at the northeast corner; thence south 330 feet; thence west 175 feet; thence north to the north line 150 feet west of the POINT OF BEGINNING; thence east 150 feet to the POINT OF BEGINNING, containing 1.22 acres.

THENCE easterly 130 feet more or less along the north line of said Parcel 25213.9026 to the northeast corner of said parcel, coincident with a point on the west right-of-way line of Russell Road;

THENCE easterly 40 feet more or less across the Russell Road right-of-way to a point on the east right-of-way line of Russell Road, coincident with the northwest corner of a parcel (County Parcel number 25213.9056) bounded and described as follows:

> That portion of the northwest ¼ of the southeast ¼ of Section 21, Township 25 North, Range 42 East, W.M. lying east of Russell Road described as follows: the north 328 feet excluding the Russell Road right-of-way, containing 5.03 acres.

THENCE easterly 645 feet more or less along the north line of said Parcel 25213.9056 to the northeast corner of said parcel;

THENCE southerly 262 feet more or less along the east line of said Parcel 25213.9056 to a point on the east line of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25213.9087) bounded and described as follows:

> That portion of the east ½ of the east ½ of the southwest ¼ of Section 21, Township 25 North, Range 42 East, W.M. lying east of Russell Road described as follows: the north 487.18 feet of the west 447.40 feet of the south 1,078.08 feet, containing 5.2 acres.

THENCE easterly 450 feet more or less along the north line of said Parcel 25213.9087 to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25213.9088) bounded and described as follows:

> That portion of the east ½ of the east ½ of the southwest ¼ of Section 21, Township 25 North, Range 42 East, W.M. lying north of Highway 2 described as follows: the north 487.18 feet of the south 1,078.08 feet, excluding the west 447.40 feet, containing 2.54 acres.

THENCE easterly 218 feet more or less along the north line of said Parcel 25213.9088 to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25214.9091) bounded and described as follows:

> That portion of the west ½ of the west ½ of the west ½ of the southeast ¼ of Section 21, Township 25 North, Range 42 East, W.M. lying north of Highway 2 described as follows: BEGINNING 2,316.13 feet west and 757.39 feet north of the southeast corner of said section; thence north 81° 33' 47" west 296.75 feet to the TRUE POINT OF BEGINNING; thence south 81° 33' 47" east 296.75 feet; thence north 363.42 feet; thence west 330.86 feet more or less to the west line of said southeast 1/4 ; thence south along said west line to a point lying south 8° 36' 13" west from the POINT OF BEGINNING; thence north 8° 36' 13" east to the POINT OF BEGINNING, containing 2.78 acres.

THENCE easterly 336 feet more or less along the north line of said Parcel 25214.9091 to the northeast corner of said parcel;

THENCE southerly 380 feet more or less along the east line and the east line extended of said Parcel 25214.9091, coincident with a point on the west line 450 feet from the north right-of-way line of Sunset Highway of a parcel (County Parcel number 25214.9118) bounded and described as follows:

> That portion of the east ¾ of the west ½ of the southeast ¼ of Section 21, Township 25 North, Range 42 East, W.M. lying north of Highway 2 excluding the east 436 feet of the northwest ¼ of the southeast ¼ lying north of the south

line, extended westerly, of the north 15 acres of the northeast ¼ of the southeast ¼ and excluding the portion described as follows: BEGINNING at a point 30 feet west of the east line of the southwest ¼ of the southeast ¼ and on the north line of Highway 2 (Frontage Road) right-of-way, the TRUE POINT OF BEGINNING; thence north 926 feet; thence west 430 feet; thence south 656 feet; thence west 90 feet; thence south 270 feet more or less to the north line of Highway 2 (Frontage Road) right-of-way; thence east to the POINT OF BEGINNING, excluding road right-of-way, containing 41.39 acres.

THENCE 539 feet more or less across said Parcel 25214.9118 along a line 450 feet from and parallel to the north right-of-way line of Sunset Highway, to a point on the east line of said parcel, coincident with a point on the west line of a parcel (County Parcel number 25214.9104) bounded and described as follows:

That portion of the southwest ¼ of the southeast ¼ of Section 21, Township 25 North, Range 42 East, W.M. lying north of Highway 2, containing 3.52 acres, and described as follows: BEGINNING at a point 30 feet west of the east line of the southwest ¼ of the southeast ¼ and 270 feet north of the north line of Highway 2 (Frontage Road) right-of-way; thence west 215 feet to the TRUE POINT OF BEGINNING; thence north 656 feet; thence west 215 feet; thence south 656 feet; thence east 215 feet to the TRUE POINT OF BEGINNING.

THENCE northerly 484 feet more or less along the west line of said Parcel 25214.9104 to the northwest corner of said parcel;

THENCE easterly 220 feet more or less along the north line of said Parcel 25214.9104 to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25214.9103) bounded and described as follows:

That portion of the southwest ¼ of the southeast ¼ of Section 21, Township 25 North, Range 42 East, W.M. lying north of Highway 2, containing 3.51 acres, and described as follows: BEGINNING at a point 30 feet west of the east line of the southwest ¼ of the southeast ¼ and 270 feet north of the north line of Highway 2 (Frontage Road) right-of-way, the TRUE POINT OF BEGINNING; thence north 656 feet; thence west 215 feet; thence south 656 feet; thence east 215 feet to the TRUE POINT OF BEGINNING.

THENCE easterly 219 feet more or less along the north line of said Parcel 25214.9103 to the northeast corner of said parcel;

THENCE southerly along the east line of said Parcel 25214.9103 for 465 feet more or less to an intersection with the south parcel line extended of Parcel 25214.9036 bounded and described as follows:

That portion of the southeast ¼ of the southeast ¼ of Section 21, Township 25 North, Range 42 East, W.M. lying north of Sunset Highway, excluding the west

417.44 feet of the south 713.16 feet, and excluding the west 181 feet of the east 862 feet of the south 295 feet, and excluding the east 500 feet of the south 1,010 feet, and excluding the Sunset Highway right-of-way, and excluding the west 181 feet of the east 862 feet of the north 208 feet of the south 295 feet, and excluding a portion described as follows: BEGINNING at the intersection of the west property line with the north line of the Sunset Highway right-of-way; thence north 626.16 feet; thence east 417.44 feet; thence south 626.16 feet; thence west 417.44 feet to the POINT OF BEGINNING, containing 18.02 acres.

THENCE easterly 447 feet more or less along the south line and the south line extended of said Parcel 25214.9036 to the middle of said parcel coincident with the northeast corner of Parcel 25214.9037 described as follows:

That portion of the west 417.44 feet of the north 417.44 feet of the south 713.16 feet and the west 208.72 feet of the south 295.72 feet of the southeast quarter of the southeast quarter, except highway of Section 21, Township 25 North, Range 42 East, W.M.

THENCE southerly 66 feet more or less along the east line of said Parcel 25214.9037, to a point on said line 450 feet from the north right-of-way line of Sunset Highway;

THENCE 407 feet more or less across said Parcel 25214.9036 along a line 450 feet north and parallel to the north right-of-way line of Sunset Highway, to a point on the east line of said parcel, coincident with a point on the west line of a parcel (County Parcel number 25214.9601) bounded and described as follows:

That portion of the southeast ¼ of Section 21, Township 25 North, Range 42 East, W.M. lying north of Sunset Highway, known as the Olia Meadows Mobile Home Park, described as follows: the east 500 feet of the south 1,010 feet, containing 8.89 acres.

THENCE northerly 351 feet more or less along the west line of said Parcel 25214.9601 to the northwest corner of said parcel;

THENCE easterly 480 feet more or less along the north line of said Parcel 25214.9601 to the northeast corner of said parcel, coincident with a point on the west right-of-way line of Grove Road;

THENCE easterly 40 feet more or less along the north line extended of said Parcel 25214.9601 across Grove Road right-of way to a point on the east right-of-way line of Grove Road, coincident with a point on the west line of a parcel (County Parcel number 25223.9035) bounded and described as follows:

That portion of the southwest ¼ of the southwest ¼ of Section 22, Township 25 North, Range 42 East, W.M. lying north of Sunset Highway, and described as

follows: the west 1,100 feet of the north 310 feet of the south 1,060 feet, containing 7.68 acres.

THENCE northerly 50 feet more or less along the west line of said Parcel 25223.9035 (coincident with the east right-of-way line of Grove Road) to the northwest corner of said parcel;

THENCE easterly 1,080 feet more or less along the north line of said Parcel 25223.9035 to the northeast corner of said parcel;

THENCE southerly 399 feet more or less along the east line and the east line extended of said Parcel 25223.9035, to a point within a parcel (County Parcel number 25223.9060) bounded and described as follows:

> That portion of the southwest ¼ of Section 22, Township 25 North, Range 42 East, W.M. lying north of Sunset Highway, and described as follows: BEGINNING on the north right-of-way line of Public State Highway Number 2 640 feet east of the southwest corner of said southwest ¼ and the TRUE POINT OF BEGINNING; thence northerly 663 feet; thence easterly 460 feet; thence northerly 562.20 feet; thence easterly 784.15 feet; thence southerly 651.20 feet; thence westerly 302.06 feet; thence southerly 310 feet; thence easterly 270 feet; thence southerly 350 feet to the north right-of-way line of Public State Highway Number 2; thence westerly along said north right-of-way line to the TRUE POINT OF BEGINNING, containing 27.27 acres.

Said point being the intersection of the east line of aforementioned Parcel 25223.9035 extended southerly and the north line of Parcel 25223.9049 extended westerly. (Parcel 25223.9049 will be further described);

THENCE easterly 480 feet more or less through Parcel 25223.9060 along the north line extended of a parcel (County Parcel number 25223.9049) to the northwest corner of Parcel 25223.9049, said Parcel 25223.9049 bounded and described as follows:

> That portion of the southeast ¼ of the southwest ¼ of Section 22, Township 25 North, Range 42 East, W.M. lying north of Sunset Highway described as follows: BEGINNING 691.36 feet west of the southeast corner of said southwest ¼; thence north 00° 09' 54" east 350 feet to the TRUE POINT OF BEGINNING; thence north 89° 50' 06" west 270 feet; thence north 00° 09' 54" east 310 feet; thence south 89° 50' 06" east 270 feet; thence south 00° 09' 54" west 310 feet to the POINT OF BEGINNING, containing 1.92 acres.

THENCE easterly 270 feet more or less along the north line of said Parcel 25223.9049 to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25223.9601) bounded and described as follows:

That portion of the southeast ¼ of the southwest ¼ of Section 22, Township 25 North, Range 42 East, W.M. lying north of Sunset Highway, known as Hilltop Mobile Home Park, and described as follows: BEGINNING at the southeast corner of said southwest ¼; thence west along the south line of said southwest ¼ 255.20 feet; thence north 00° 09' 54" east 170.90 feet; thence north 89° 50' 06" west 156.80 feet; thence south 00° 09' 54" west 170.90 feet to the south line of said Section 22; thence west along the south line of said section 128 feet; thence north 00° 09' 54" east 173 feet; thence north 89° 50' 06" west 120.82 feet; thence south 00° 20' 39" west 173 feet to the south line of said section; thence west along said south line 30 feet; thence north 00° 09' 54" east 660 feet; thence south 89° 31' 28" east to the east line of said southwest ¼; thence south along said east line to the southeast corner of said southwest ¼ and the POINT OF BEGINNING, excluding highway right-of-way, and containing 8.88 acres.

THENCE easterly 707 feet more or less along the north line of said Parcel 25223.9601 to the northeast corner of said parcel;

THENCE northerly 28 feet more or less along the east line extended of said Parcel 25223.9601 to a point on the westerly right-of-way line of Basalt Road;

THENCE southeasterly, southerly and southwesterly 808 feet more or less along the westerly right-of-way line of Basalt Road to a point on the north right-of-way line of Sunset Highway;

THENCE easterly 348 feet more or less along the north right-of-way line of Sunset Highway to the northwest corner of a parcel (County Parcel number 25271.1203) bounded and described as follows:

A portion of Block 1, Carpenter and Davies Subdivision, and the adjoining ½ portions of vacated roads all lying north of a line 50 feet northeast of and parallel to the north lane centerline of State Highway Number 2, and south of a line 127 feet northeast of and parallel to said centerline, containing 1.14 acres.

THENCE easterly 165 feet more or less along the north line of said Parcel 25271.1203 (coincident with the south line of said Section 22) to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25271.1202) bounded and described as follows:

Lots 6,7, and 8, Carpenter and Davies Subdivision, and the vacated right-of-way strip 30 feet wide north of and adjacent to Block 1 of said subdivision and extending from the west line of Lot 5 of said subdivision projected north to the northeasterly line of Public State Highway Number 2 (Spokane to Geiger Field), excluding highway right-of-way, containing 0.22 acres.

THENCE easterly 192 feet more or less along the north line of said Parcel 25271.1202 (coincident with the south line of said Section 22) to the northeast corner of said parcel,

coincident with the northwest corner of a parcel (County Parcel number 25271.1204) bounded and described as follows:

> Lots 1 through 5 and Lots 22 through 24, Block 1, Carpenter and Davies Addition and the 30 feet wide vacated strip lying north of and adjacent to said Lots 1 through 5, together with Lots 12 and 13, Argo and Lilly Addition and the vacated alley lying between said Lots 12 and 13 and the vacated 30 feet wide strip lying north of and adjacent to said Lot 12, together with vacated Royal Street lying between Block 1, Carpenter and Davies Addition and Block 2, Argo and Lilly Addition and between the vacated 30 feet wide strip lying north of and adjacent to said blocks, excluding portions of said Block 1, Carpenter and Davies Addition and Block 2, Argo and Lilly Addition and the vacated Royal Street lying southwesterly of a line 127 feet northeast of and parallel to the centerline of the Sunset Highway (Public State Highway Number 2), containing 1.72 acres.

THENCE easterly 377 feet more or less along the north line of said Parcel 25271.1204 (coincident with the south line of said Section 22) to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25271.0205) bounded and described as follows:

> Lots 17 through 24, Block 2, Argo and Lilly Addition and the south ½ of the vacated alley lying north of and adjacent to said lots, and the west ½ of the vacated street lying east of and adjacent to Lot 24, together with Lots 9 through 11 and Lots 14 through 16, Block 2, of said addition, and the vacated alley lying between said lots, and the vacated 30 feet wide strip lying north of and adjacent to said Lots 9 through 11, containing 2.22 acres.

THENCE easterly 148 feet more or less along the north line of said Parcel 25271.0205 (coincident with the south line of said Section 22) to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25271.0201) bounded and described as follows:

> Lots 1 through 8, Block 2, Argo and Lilly Addition and the north ½ of the vacated alley adjacent to said lots, and the south ½ of the vacated street adjacent to said lots and the east ½ of the vacated street adjacent to said Lot 1, containing 1.53 acres.

THENCE easterly 425 feet more or less along the north line of said Parcel 25271.0201 (coincident with the south line of said Section 22) to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25271.0104) bounded and described as follows:

> Lots 11 through 12, Block 1, Argo and Lilly Addition and the south ½ of the vacated street adjacent to said lots, and the east ½ of the vacated street lying adjacent to Lot 12, and the north ½ of the vacated alley adjacent to said lots, containing 0.46 acres.

THENCE easterly 129 feet more or less along the north line of said Parcel 25271.0104 (coincident with the south line of said Section 22) to the northeast corner of said parcel, coincident with the northwest corner of a parcel (County Parcel number 25271.0107) bounded and described as follows:

> Lots 1 through 6, Lots 9 through 10, Lots 13 through 24, Block 1, Argo and Lilly Addition and the vacated south ½ of Byron Street lying north of said lots, and the vacated north ½ of Burns Street lying south of said lots, and the vacated alley lying between said lots, excluding the north ½ vacated alley lying south of Lots 7, 8, 11 and 12 and the vacated east ½ of Central Avenue lying west of Lot 13, Block 1, containing 3.68 acres.

THENCE easterly 496 feet more or less along the north line and the north line extended of said Parcel 25271.0107 (coincident with the south line of said Section 22) to the northeast corner of said parcel, coincident with a point on the west right-of-way line of Assembly Road;

THENCE easterly 30 feet more or less along the north line extended of said Parcel 25271.0107 coincident with the south line of said Section 22 to the center of Assembly Road right-of-way (coincident with the west limit of the City of Spokane, and coincident with the northeast corner of Section 27, Township 25 North, Range 42 East, W.M.) and the TRUE POINT OF BEGINNING.

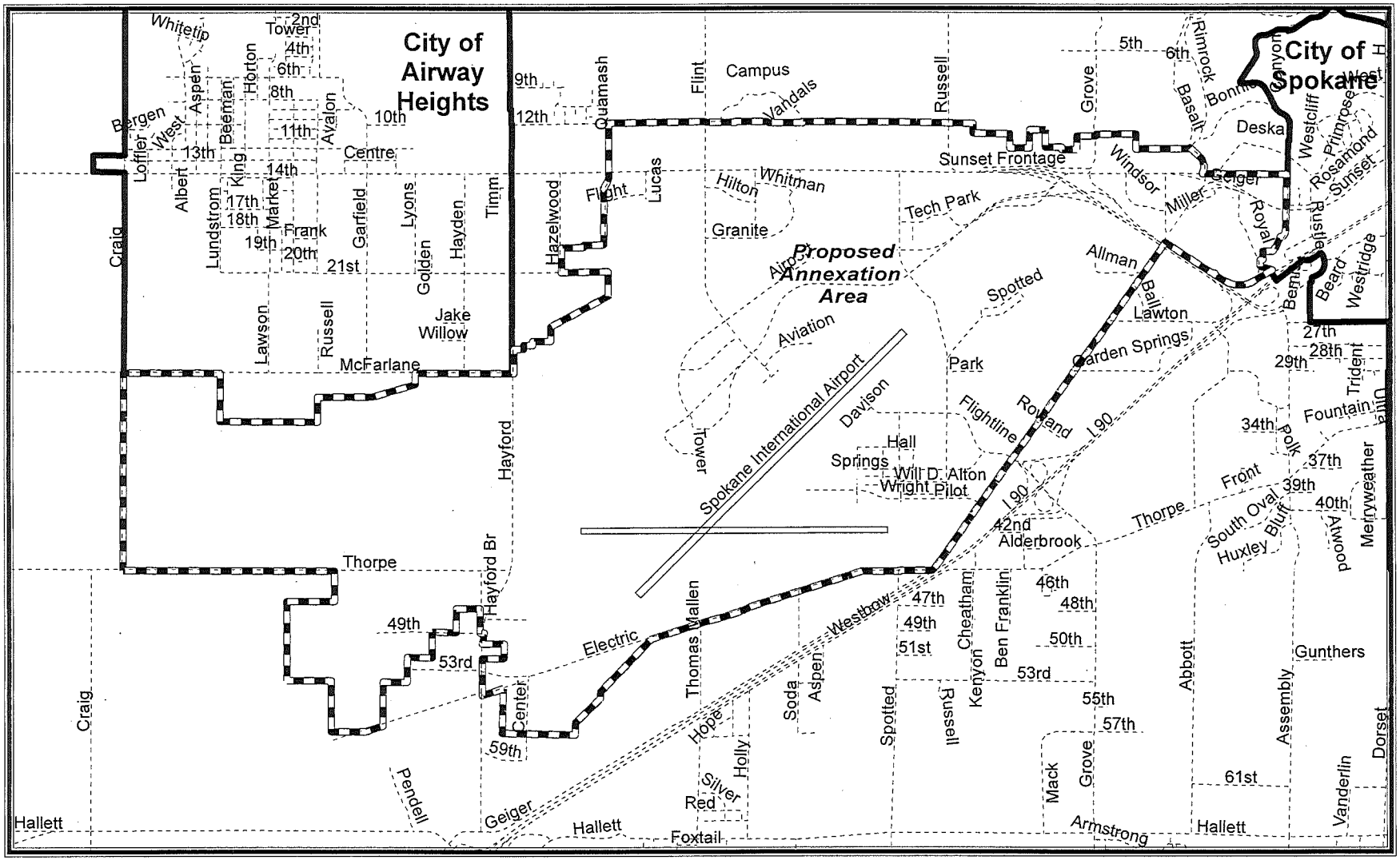
All properties situate in Spokane County, Washington.

I hereby acknowledge that the above property description is based on the full and true legal description for the West Plains annexation area, and I do certify that such description generally characterizes the boundary of said area.

Eldon Brown, P.E

Exhibit "C"

Map of Annexation



BRB 637-11
Washington State Boundary Review Board
For Spokane County

Vicinity Map
Proposed Annexation of 6,079.44 Acres
to the City of Spokane