

Exhibit A

The land referred to in this commitment is situated in the State of Washington, County of Stevens and is described as follows:

Parcel A: The Westerly 238.50 feet of Lot 1, Block 1 of Blackston PUD according to the Plat thereof recorded in Book F of Plats, Pages 30 through 32, records of Stevens County, Washington.

WHICH SHALL BE COMBINED WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

Parcel B: That portion of the Northeast quarter of the Northwest Section 25, Township 27 North, Range 41 East, W.M., in Stevens County, Washington, described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter; thence South 89°24'23" East along the North line of said Section 467.52 feet; thence South 22°33'11" West 154.88 feet; thence South 67°06'49" East 445.00 feet; thence South 22°53'11", West 465.00 feet to a point lying on the Northwesterly margin of State Route Highway 291; thence along said Northerly margin North 67°06'50" West 445.00 feet, more or less, to the Southeast corner of Lot 1 of Short Plat No. SP 104-93 recorded January 24, 1994 under Auditor's File No. 9400925; thence North 22°53'33" East 170.00 feet; thence North 67°06'25" West 312.82 feet; thence North 00°49'48" West along the West line of Northeast quarter of the Northwest quarter 297.75 feet to the Point of Beginning.