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By Vamick at 11:01 AM, June 5, 2025

Encompass ENGINEERING & SURVEYING

EXHIBIT 3 – LEGAL DESCRIPTION

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE - POLICY NO. 72156-48474184:

LOTS 7 AND 8, STEINER'S GARDEN TRACTS NO. 3, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 20, RECORDS OF SAID COUNTY;

TOGETHER WITH THAT PORTION OF VACATED RIGHT-OF-WAY TO THE EAST, WHICH WOULD ACCRUE THERETO BY OPERATION OF LAW.

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT - FILE NO. 471567AM:

TRACT 1:

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 27, 1989, IN BOOK 16 OF SURVEYS, PAGES 6 AND 7, UNDER AUDITOR'S FILE NO. 518886, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT 2:

AN EASEMENT FOR ROAD DESIGNATED AS "EASEMENT Q-3" AS DELINEATED ON ROGALSKI SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2000 IN BOOK F OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 200005170015 AND ON E. GUZZIE SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-01, AS RECORDED JUNE 22, 2000 IN BOOK F OF SHORT PLATS, PAGES 100 AND 101, UNDER AUDITOR'S FILE NO. 200006220047, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LEGAL DESCRIPTION PER CITY OF CLE ELUM WASHINGTON ORDINANCE NO. 1651 – RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NUMBER: 202310060040:

THE FOLLOWING DESCRIBED PORTIONS OF THE CITY RIGHT-OF-WAY ARE HEREBY VACATED:

EAST OF PARCEL 623134 AND WEST OF PARCEL 063034