

Exhibit A

Legal Description of Property

PARCEL A:

That part of Block 2 of Schneider's Subdivision, as recorded in Volume 6 of Plats, page 77, records of Thurston County, Washington, lying North of the North line of the South 200 feet of Block 369 of Olympia Tide Lands extended West;

EXCEPTING THEREFROM right of way of Burlington Northern Inc.

PARCEL B:

Blocks 366, 367 and 369 of Olympia Tide Lands, records of Thurston County, Washington;

EXCEPTING THEREFROM the South 200 feet;

EXCEPTING THEREFROM right of way of Burlington Northern Inc.

PARCEL C:

Blocks 370 to 380 inclusive of Olympia Tide Lands, records of Thurston County, Washington;

TOGETHER WITH vacated streets attaching thereto by operation of law;

EXCEPTING THEREFROM that part of Lot 5 in said Block 380, lying Westerly of a line described as beginning at a point on the North line of said Block 380, North 84°07'33" East 30.7 feet from its Northwest corner and running thence South 3°23' East 159.01 feet to a point on the South line of said block, North 89°31'12" West 10.65 feet from its Southwest corner on the government meander line of Budd Inlet North 10°40'37" West 951.64 feet from the government meander corner at the Southeast corner of Hurd Donation Claim No. 59, Township 18 North, Range 2 West, W.M.;

EXCEPTING THEREFROM right of way of Burlington Northern Inc.

PARCEL D:

That part of Hurd Donation Claim No. 59, Township 18 North, Range 2 West, W.M., described as follows:

Beginning at the government meander corner at the Southeast corner of said Hurd Claim;

Running thence North 10°40'37" West 750.42 feet along the government meander line of Budd Inlet to the Southeast corner of tract conveyed to Delson Lumber Co., Inc., by deed dated September 7, 1948 and recorded under File No. 440337;

Running thence South 87°40'36" West along the South line of said Delson Lumber Co. tract 130 feet more or less to the Easterly line of West Bay Drive;

Thence Southeasterly along said Easterly line of West Bay Drive to the South line of said Hurd Claim;

Thence East along said South line 105 feet more or less to the POINT OF BEGINNING;

EXCEPTING THEREFROM right of way of Burlington Northern Inc.

PARCEL E:

That part of Hurd Donation Claim No. 59, Township 18 North, Range 2 West, W.M., described as follows:

Beginning at the Southeast corner of tract conveyed to Delson Lumber Co., Inc., by deed dated September 7, 1948 and recorded under File No. 440337, being a point on the government meander line of Budd Inlet, North 10°40'37" West 750.42 feet from the government meander corner at the Southeast corner of said Hurd Claim;

Running thence South 87°40'36" West along the South line of said Delson Lumber Co. tract 101.65 feet to the Easterly line of right of way of Burlington Northern Inc.;

Thence North 9°51'13" West along said Easterly line of right of way 71.93 feet;

Thence North 74°05' East 99.96 feet to said meander line;

Thence South 10°40'37" East along said meander line 95.81 feet to the POINT OF BEGINNING;

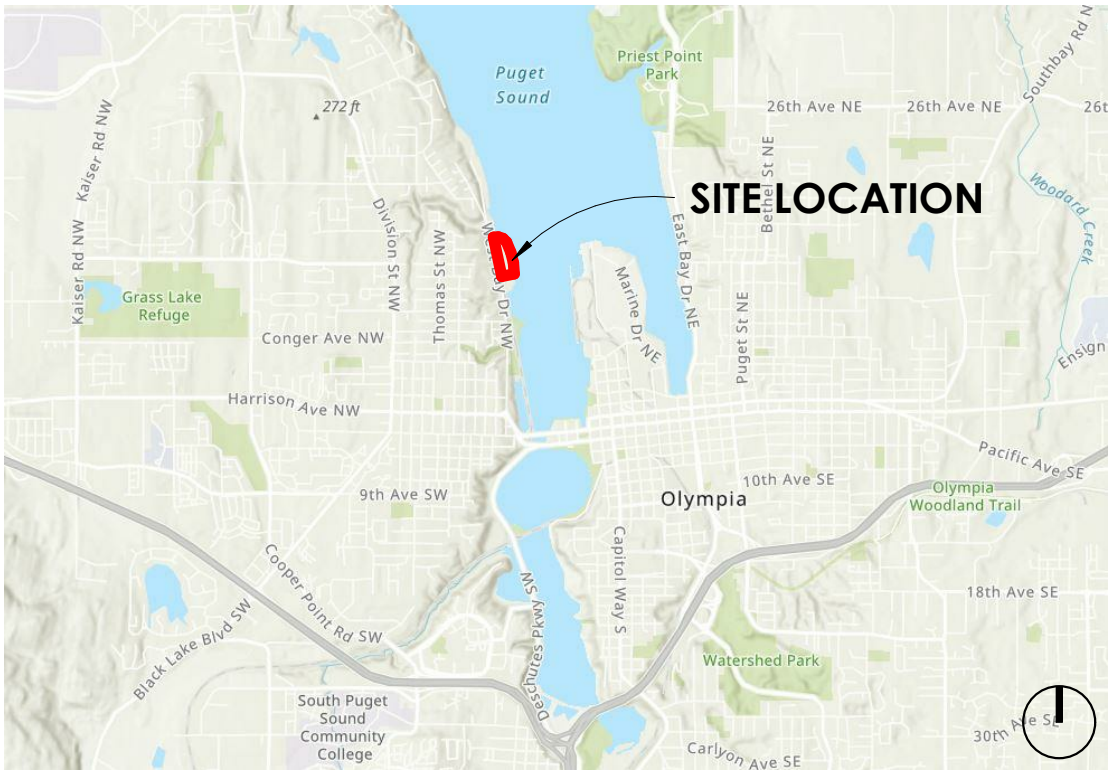
EXCEPTING THEREFROM right of way of Burlington Northern Inc.

In Thurston County, Washington.

Exhibit B

Concept Site Plan – West Bay Yards

VICINITY MAP - SITE LOCATION



SITE INFORMATION

ABBREVIATION LEGAL: SCHNEIDER LOT 1 BLK 2 LESS S 200F TGW PT HURD DLC
DAF: COM SE COR DLC W 95F N18-14W 2.215 CH; E 20F; N16-53W 140.5 F; W 47.5F; N10-45W 120F; W 130F; N10-45W 60F; E 120F; N10-

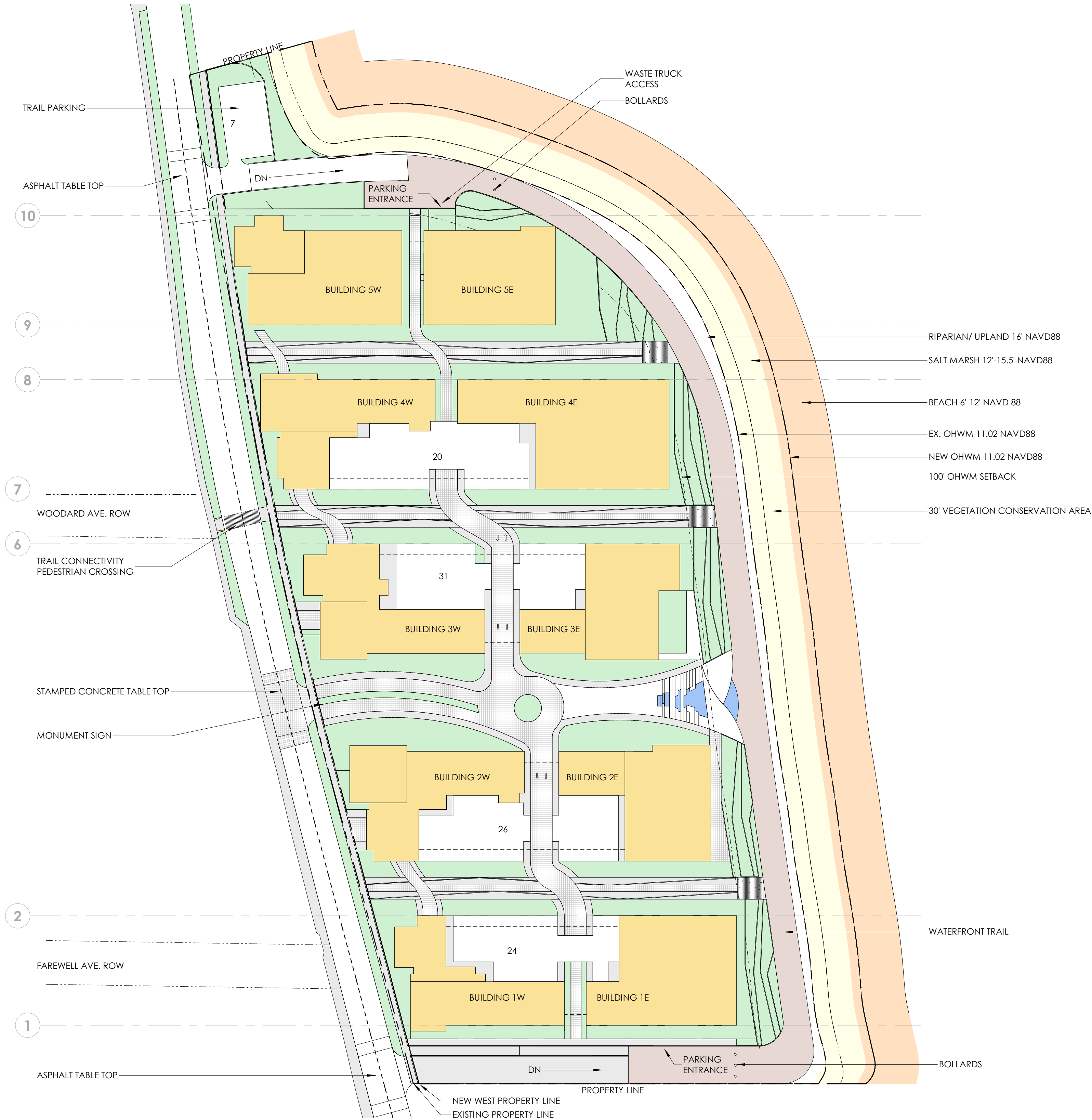
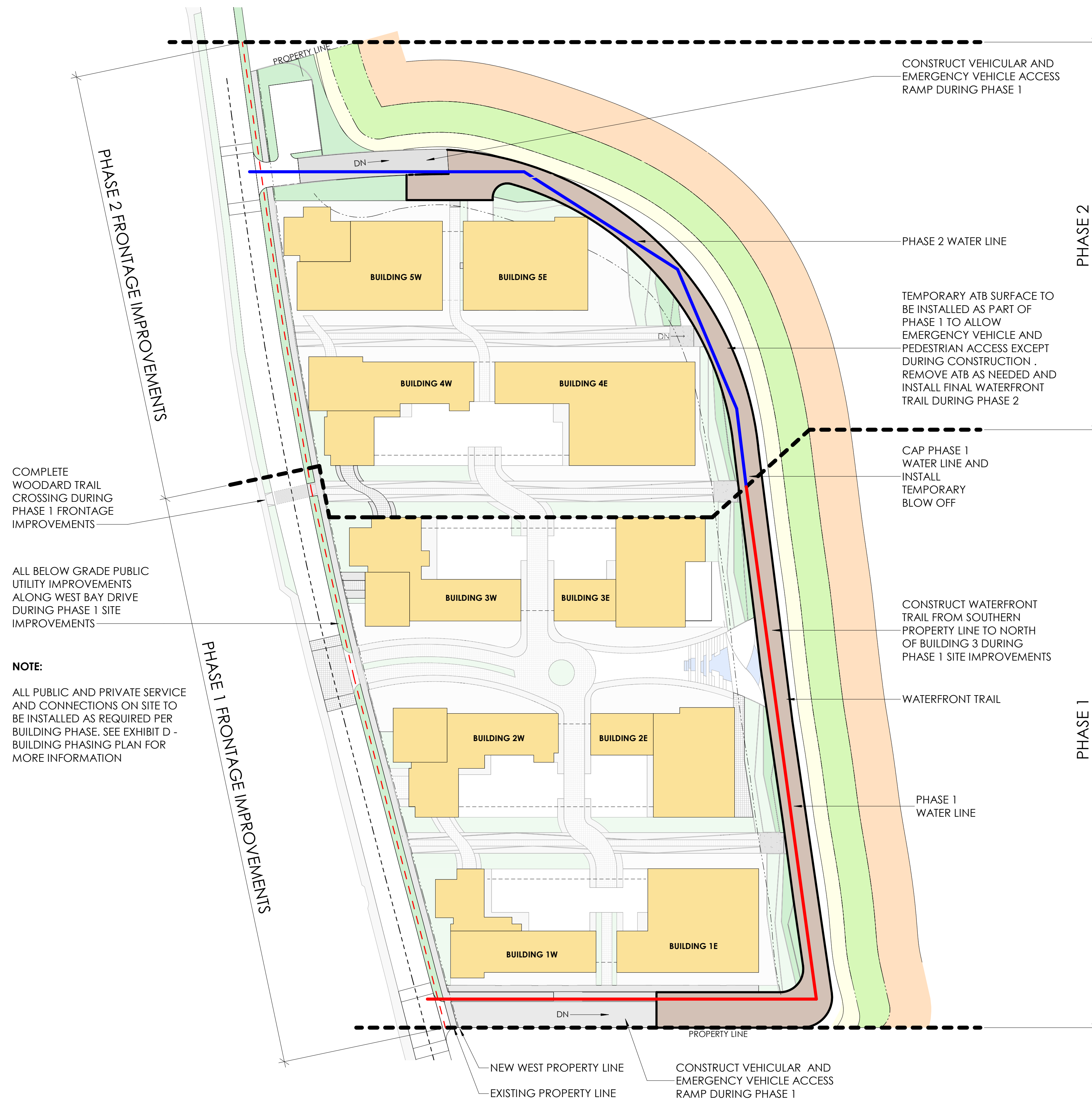


Exhibit C

Site Phasing Plan – West Bay Yards



PHASE 2 NARRATIVE

1. CONSTRUCTION OF REMAINING SHORELINE IMPROVEMENTS ALONG PROJECT BOUNDARY
2. CONSTRUCTION OF REMAINING FRONTAGE IMPROVEMENTS
3. CONSTRUCTION OF REQUIRED PUBLIC UTILITY INFRASTRUCTURE RELATED TO IMPROVEMENTS FOR BUILDINGS 4 (4W AND 4E) AND 5 (5W AND 5E).

SHORELINE PHASING

1. ENVIRONMENTAL PERMITS FOR SHORELINE RESTORATION WILL BE SUBMITTED FOR BOTH PHASE 1 AND PHASE 2 SIMULTANEOUSLY
2. NO CONSTRUCTION WILL OCCUR PRIOR TO APPROVAL OF ENVIRONMENTAL PERMITS FOR SHORELINE RESTORATION
3. SHORELINE RESTORATION WILL OCCUR IN TWO PHASES AS NOTED IN THE SITE PHASING DRAWING ON THIS SHEET
4. UPON APPROVAL OF ENVIRONMENTAL PERMITS FOR SHORELINE RESTORATION CONSTRUCTION OF SITE AND BUILDING IMPROVEMENTS FOR PHASE 1 WILL COMMENCE.
5. UPON COMPLETION OF PHASE 1 SHORELINE RESTORATION AND PHASE 1 SITE AND BUILDING IMPROVEMENTS PHASE 2 SHORELINE RESTORATION AND PHASE 2 SITE AND BUILDING IMPROVEMENTS WILL COMMENCE.

PHASE 1 NARRATIVE

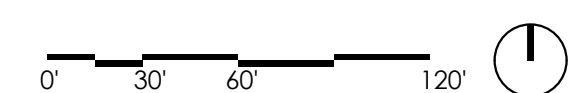
1. CONSTRUCTION OF FRONTAGE IMPROVEMENTS ALONG WEST BAY DRIVE SOUTHERN PROPERTY BOUNDARY TO THE NORTH OF THE WOODARD TRAIL PEDESTRIAN CROSSING.
2. CONSTRUCT BELOW GRADE UTILITY IMPROVEMENTS ALONG WEST BAY DRIVE ALONG THE ENTIRETY OF WESTERN PROPERTY BOUNDARY.
3. CONSTRUCTION OF SHORELINE ENHANCEMENTS FROM SOUTHERN PROPERTY LINE TO NORTHERN EXTENT OF PHASE 1
4. CONSTRUCTION OF WATERFRONT TRAIL ALONG SOUTH, EAST, AND NORTHERN PROPERTY
5. CONSTRUCTION OF WATER LINE TO THE NORTHERN EXTENT OF PHASE 1
6. CONSTRUCTION OF ASSOCIATED PUBLIC UTILITY INFRASTRUCTURE RELATED TO IMPROVEMENTS FOR BUILDINGS 2 (2W AND 2E) AND 3 (3W AND 3E) AND FUTURE CONSTRUCTION OF BUILDING 1 (1W AND 1E).



WEST BAY YARDS
LUXURY WATERFRONT LIVING
OLYMPIA

SITE PHASING PLAN

WEST BAY DRIVE | OLYMPIA, WA
SCHEMATIC DESIGN | 10/30/20



A103.1



Exhibit D

Building Phasing Plan – West Bay Yards



PHASE 2 NARRATIVE

1. CONSTRUCTION OF PLAZA LEVEL FROM NORTH OF BUILDING 3 (3W AND 3E)
2. CONSTRUCTION OF BUILDING 4 (4E AND 4W), BUILDING 5 (5E AND 5W)
3. CONSTRUCTION OF PARKING LEVEL BELOW BUILDING 4 (4E AND 4W) AND BUILDING 5 (5E AND 5W)
4. CONSTRUCTION OF ADJACENT SITE AND PLAZA LANDSCAPING, HARDSCAPING AND PEDESTRIAN AMENITIES

PHASE 1 NARRATIVE

1. CONSTRUCTION OF PLAZA LEVEL FROM SOUTH OF BUILDING 2 (2W AND 2E) TO THE NORTH OF BUILDING 3 (3W AND 3E)
2. CONSTRUCTION OF BUILDING 2 (2E AND 2W) AND BUILDING 3 (3E AND 3W)
3. CONSTRUCTION OF PARKING LEVEL BELOW BUILDING 2 (2W AND 2E) AND 3 (3W AND 3E)
4. CONSTRUCTION OF ADJACENT SITE AND PLAZA LANDSCAPING, HARDSCAPING AND PEDESTRIAN AMENITIES
5. CONSTRUCT SOLID WASTE FACILITIES ADJACENT TO NORTHERN VEHICULAR RAMP. INTERNAL SOLID WASTE MANAGEMENT BY OWNER.
6. EMERGENCY VEHICLE ACCESS CONSTRUCTED DURING PHASE 1 AND MAINTAINED THROUGHOUT CONSECUTIVE PHASES

PHASE 3 NARRATIVE

1. CONSTRUCTION OF PLAZA LEVEL FROM SOUTH OF BUILDING 2 (2W AND 2E) TO THE SOUTH PROPERTY LINE
2. CONSTRUCTION OF BUILDING 1 (1W AND 1E)
3. CONSTRUCTION OF PARKING LEVEL BELOW BUILDING 1 (1W AND 1E)
4. CONSTRUCTION OF ADJACENT SITE AND PLAZA LANDSCAPING, HARDSCAPING AND PEDESTRIAN AMENITIES



WEST BAY YARDS
LUXURY WATERFRONT LIVING
OLYMPIA

BUILDING PHASING PLAN

WEST BAY DRIVE | OLYMPIA, WA
SCHEMATIC DESIGN | 10/12/20

0' 30' 60' 120'

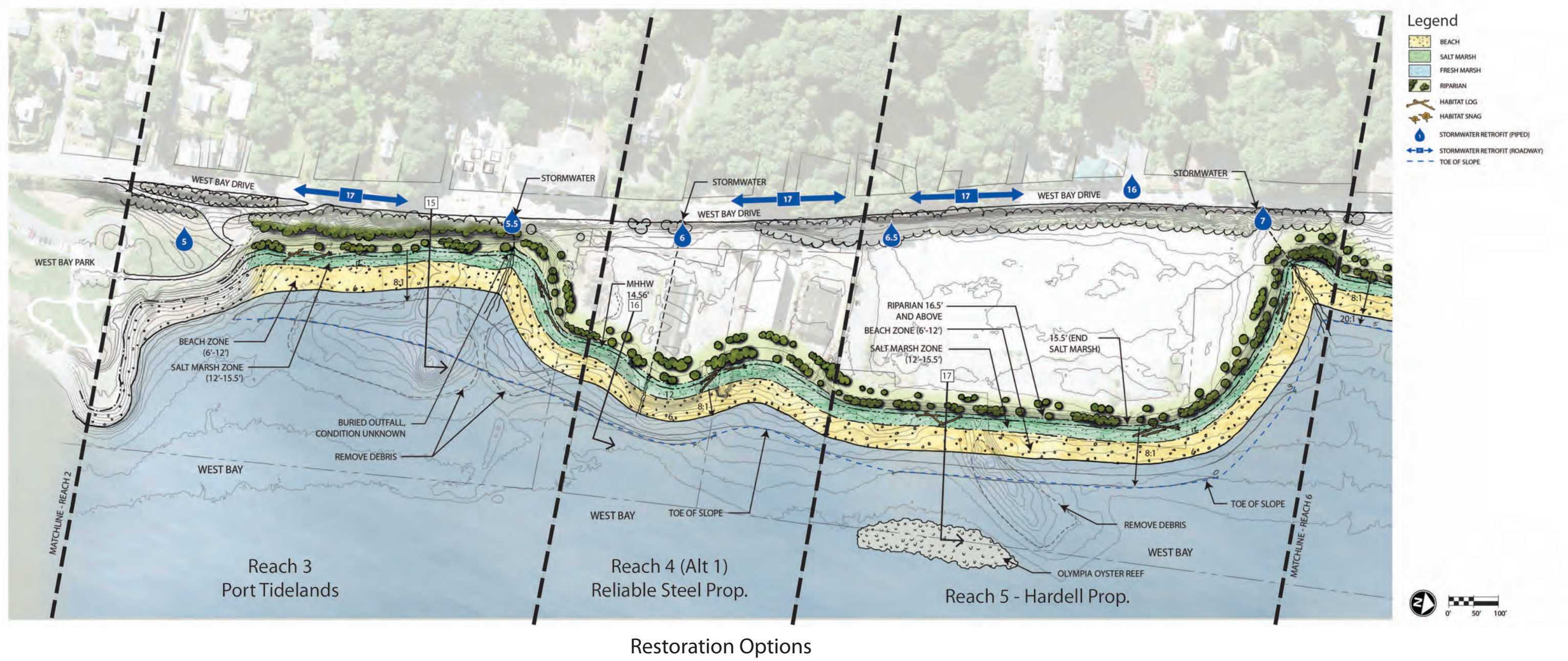
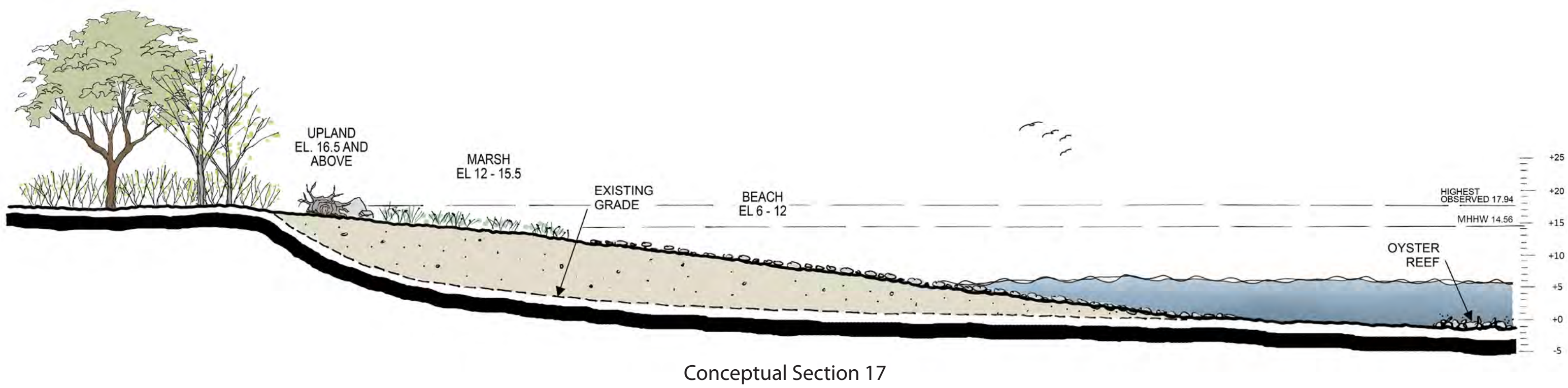


A103.2



Exhibit E

Shoreline Conceptual Restoration Plan – West Bay Yards



Reaches 3, 4, 5

City of Olympia, West Bay Environmental Restoration Assessment
Appendix A: Illustrative Graphic Plans and Sections

Exhibit F

Construction Sequence

PHASE 1 —————>

PHASE 2 —————>

PHASE 3

SITE IMPROVEMENTS

1. CONSTRUCTION OF FRONTAGE IMPROVEMENTS ALONG WEST BAY DRIVE SOUTHERN PROPERTY BOUNDARY TO THE NORTH OF THE WOODARD TRAIL PEDESTRIAN CROSSING.
2. CONSTRUCT BELOW GRADE UTILITY IMPROVEMENTS ALONG WEST BAY DRIVE ALONG THE ENTIRETY OF WESTERN PROPERTY BOUNDARY.
3. CONSTRUCTION OF SHORELINE ENHANCEMENTS FROM SOUTHERN PROPERTY LINE TO NORTHERN EXTENT OF PHASE 1
4. CONSTRUCTION OF WATERFRONT TRAIL ALONG SOUTH, EAST, AND NORTHERN PROPERTY
5. CONSTRUCTION OF WATER LINE TO THE NORTHERN EXTENT OF PHASE 1
6. CONSTRUCTION OF ASSOCIATED PUBLIC UTILITY INFRASTRUCTURE RELATED TO IMPROVEMENTS FOR BUILDINGS 2 (2W AND 2E) AND 3 (3W AND 3E) AND FUTURE CONSTRUCTION OF BUILDING 1 (1W AND 1E).

BUILDING IMPROVEMENTS

1. CONSTRUCTION OF PLAZA LEVEL FROM SOUTH OF BUILDING 2 (2W AND 2E) TO THE NORTH OF BUILDING 3 (3W AND 3E)
2. CONSTRUCTION OF BUILDING 2 (2E AND 2W) AND BUILDING 3 (3E AND 3W)
3. CONSTRUCTION OF PARKING LEVEL BELOW BUILDING 2 (2W AND 2E) AND 3 (3W AND 3E)
4. CONSTRUCTION OF ADJACENT SITE AND PLAZA LANDSCAPING, HARDSCAPING AND PEDESTRIAN AMENITIES
5. EMERGENCY VEHICLE ACCESS CONSTRUCTED DURING PHASE 1 AND MAINTAINED THROUGHOUT CONSECUTIVE PHASES.

SITE IMPROVEMENTS

1. CONSTRUCTION OF REMAINING SHORELINE IMPROVEMENTS ALONG PROJECT BOUNDARY
2. CONSTRUCTION OF REMAINING FRONTAGE IMPROVEMENTS
3. CONSTRUCTION OF REQUIRED PUBLIC UTILITY INFRASTRUCTURE RELATED TO IMPROVEMENTS FOR BUILDINGS 4 (4W AND 4E) AND 5 (5W AND 5E).

BUILDING IMPROVEMENTS

1. CONSTRUCTION OF PLAZA LEVEL FROM NORTH OF BUILDING 3 (3W AND 3E)
2. CONSTRUCTION OF BUILDING 4 (4E AND 4W), BUILDING 5 (5E AND 5W)
3. CONSTRUCTION OF PARKING LEVEL BELOW BUILDING 4 (4E AND 4W) AND BUILDING 5 (5E AND 5W)
4. CONSTRUCTION OF ADJACENT SITE AND PLAZA LANDSCAPING, HARDSCAPING AND PEDESTRIAN AMENITIES

SITE IMPROVEMENTS

1. COMPLETED IN PREVIOUS PHASES

BUILDING IMPROVEMENTS

1. CONSTRUCTION OF PLAZA LEVEL FROM SOUTH OF BUILDING 2 (2W AND 2E) TO THE SOUTH PROPERTY LINE
2. CONSTRUCTION OF BUILDING 1 (1W AND 1E)
3. CONSTRUCTION OF PARKING LEVEL BELOW BUILDING 1 (1W AND 1E)
4. CONSTRUCTION OF ADJACENT SITE AND PLAZA LANDSCAPING, HARDSCAPING AND PEDESTRIAN AMENITIES