

EXHIBIT A

**LEASE DESCRIPTION FOR
PORT OF PORT TOWNSEND
PORT TOWNSEND SHIPWRIGHTS, INC. LEASE AREA A**

February 2, 2023

THAT PORTION OF THE FIRST SUPPLEMENTAL PLAT OF EISENBEIS ADDITION TO THE CITY OF PORT TOWNSEND PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF JEFFERSON COUNTY, WASHINGTON, IN THE CITY OF PORT TOWNSEND , AND SAID JEFFERSON COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE CENTERLINE INTERSECTION OF WASHINGTON AND KEARNEY STREETS AS SHOWN ON THE MAP OF L. B. HASTINGS SECOND ADDITION TO PORT TOWNSEND, RECORDED IN VOLUME 1 OF PLATS, PAGE 29, RECORDS OF JEFFERSON COUNTY, WASHINGTON; THENCE SOUTH 59° 27' 47" WEST, A DISTANCE OF 1,172.00 FEET TO A CONCRETE MONUMENT MARKING THE CENTERLINE INTERSECTION OF WASHINGTON AND BENEDICT STREETS, PER SAID PLAT OF L. B. HASTINGS SECOND ADDITION; THENCE SOUTH 68° 45' 20" WEST, A DISTANCE OF 1,881.94 FEET; THENCE NORTH 02° 13' 55" WEST, A DISTANCE OF 79.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 02° 13' 55" WEST, A DISTANCE OF 7.05 FEET;
THENCE NORTH 89° 07' 11" WEST, A DISTANCE OF 65.49 FEET;
THENCE NORTH 00° 52' 49" EAST, A DISTANCE OF 7.35 FEET;
THENCE NORTH 89° 07' 11" WEST, A DISTANCE OF 40.06 FEET;
THENCE NORTH 00° 42' 11" EAST, A DISTANCE OF 2.34 FEET;
THENCE NORTH 89° 17' 49" WEST, A DISTANCE OF 44.48 FEET;
THENCE NORTH 02° 13' 56" EAST, A DISTANCE OF 180.73 FEET;
THENCE SOUTH 89° 06' 41" EAST, A DISTANCE OF 242.70 FEET;
THENCE NORTH 0° 53' 00" EAST, A DISTANCE OF 73.71 FEET;
THENCE SOUTH 88° 44' 29" EAST, A DISTANCE OF 94.35 FEET;
THENCE SOUTH 02° 14' 00" WEST, A DISTANCE OF 203.06 FEET;
THENCE SOUTH 53° 33' 19" WEST, A DISTANCE OF 94.37 FEET;
THENCE SOUTH 77° 59' 42" WEST, A DISTANCE OF 51.84 FEET;
THENCE NORTH 87° 46' 10" WEST, A DISTANCE OF 61.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 68,198 SQUARE FEET, MORE OR LESS.

**LEASE DESCRIPTION FOR
PORT OF PORT TOWNSEND
PORT TOWNSEND SHIPWRIGHTS, INC. LEASE AREA B
February 2, 2023**

THAT PORTION OF THE FIRST SUPPLEMENTAL PLAT OF EISENBEIS ADDITION TO THE CITY OF PORT TOWNSEND PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF JEFFERSON COUNTY, WASHINGTON, IN THE CITY OF PORT TOWNSEND, AND SAID JEFFERSON COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE CENTERLINE INTERSECTION OF WASHINGTON AND KEARNEY STREETS AS SHOWN ON THE MAP OF L. B. HASTINGS SECOND ADDITION TO PORT TOWNSEND, RECORDED IN VOLUME 1 OF PLATS, PAGE 29, RECORDS OF JEFFERSON COUNTY, WASHINGTON; THENCE SOUTH 59° 27' 47" WEST, A DISTANCE OF 1,172.00 FEET TO A CONCRETE MONUMENT MARKING THE CENTERLINE INTERSECTION OF WASHINGTON AND BENEDICT STREETS, PER SAID PLAT OF L. B. HASTINGS SECOND ADDITION; THENCE SOUTH 68° 45' 20" WEST, A DISTANCE OF 1,881.94 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 02° 13' 55" WEST, A DISTANCE OF 86.15 FEET;
THENCE NORTH 89° 07' 11" WEST, A DISTANCE OF 65.49 FEET;
THENCE NORTH 00° 52' 49" EAST, A DISTANCE OF 7.35 FEET;
THENCE NORTH 89° 07' 11" WEST, A DISTANCE OF 40.06 FEET;
THENCE NORTH 00° 42' 11" EAST, A DISTANCE OF 2.34 FEET;
THENCE NORTH 89° 17' 49" WEST, A DISTANCE OF 63.34 FEET;
THENCE SOUTH 00° 42' 11" WEST, A DISTANCE OF 96.14 FEET;
THENCE SOUTH 89° 17' 49" EAST, A DISTANCE OF 166.57 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 15,390 SQUARE FEET, MORE OR LESS.

**LEASE DESCRIPTION FOR
PORT OF PORT TOWNSEND
PORT TOWNSEND SHIPWRIGHTS, INC. LEASE AREA C**
February 2, 2023

AREA C1:

THAT PORTION OF THE FIRST SUPPLEMENTAL PLAT OF EISENBEIS ADDITION TO THE CITY OF PORT TOWNSEND PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF JEFFERSON COUNTY, WASHINGTON, IN THE CITY OF PORT TOWNSEND , AND SAID JEFFERSON COUNTY, DESCRIBED AS FOLLOWS:

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THENCE NORTH 89° 06' 41" WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 02° 13' 56" WEST, A DISTANCE OF 90.00 FEET;

THENCE SOUTH 89° 06' 41" EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 02° 13' 56" EAST, A DISTANCE OF 90.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3,599 SQUARE FEET, MORE OR LESS.

AREA C2:

THAT PORTION OF THE FIRST SUPPLEMENTAL PLAT OF EISENBEIS ADDITION TO THE CITY OF PORT TOWNSEND PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF JEFFERSON COUNTY, WASHINGTON, IN THE CITY OF PORT TOWNSEND , AND SAID JEFFERSON COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE CENTERLINE INTERSECTION OF WASHINGTON AND KEARNEY STREETS AS SHOWN ON THE MAP OF L. B. HASTINGS SECOND ADDITION TO PORT TOWNSEND, RECORDED IN VOLUME 1 OF PLATS, PAGE 29, RECORDS OF JEFFERSON COUNTY, WASHINGTON; THENCE SOUTH 59° 27' 47" WEST, A DISTANCE OF 1,172.00 FEET TO A CONCRETE MONUMENT MARKING THE CENTERLINE INTERSECTION OF WASHINGTON AND BENEDICT STREETS, PER SAID PLAT OF L. B. HASTINGS SECOND ADDITION; THENCE SOUTH 68° 45' 20" WEST, A DISTANCE OF 1,881.94 FEET; THENCE NORTH 89° 17' 49" WEST, A DISTANCE OF 166.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00° 42' 11" EAST, A DISTANCE OF 96.14 FEET;
THENCE NORTH 89° 17' 49" WEST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 00° 42' 11" WEST, A DISTANCE OF 96.14 FEET;
THENCE SOUTH 89° 17' 49" EAST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3,846 SQUARE FEET, MORE OR LESS.

AREA C3:

THAT PORTION OF THE FIRST SUPPLEMENTAL PLAT OF EISENBEIS ADDITION TO THE CITY OF PORT TOWNSEND PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF JEFFERSON COUNTY, WASHINGTON, IN THE CITY OF PORT TOWNSEND, AND SAID JEFFERSON COUNTY, DESCRIBED AS FOLLOWS:

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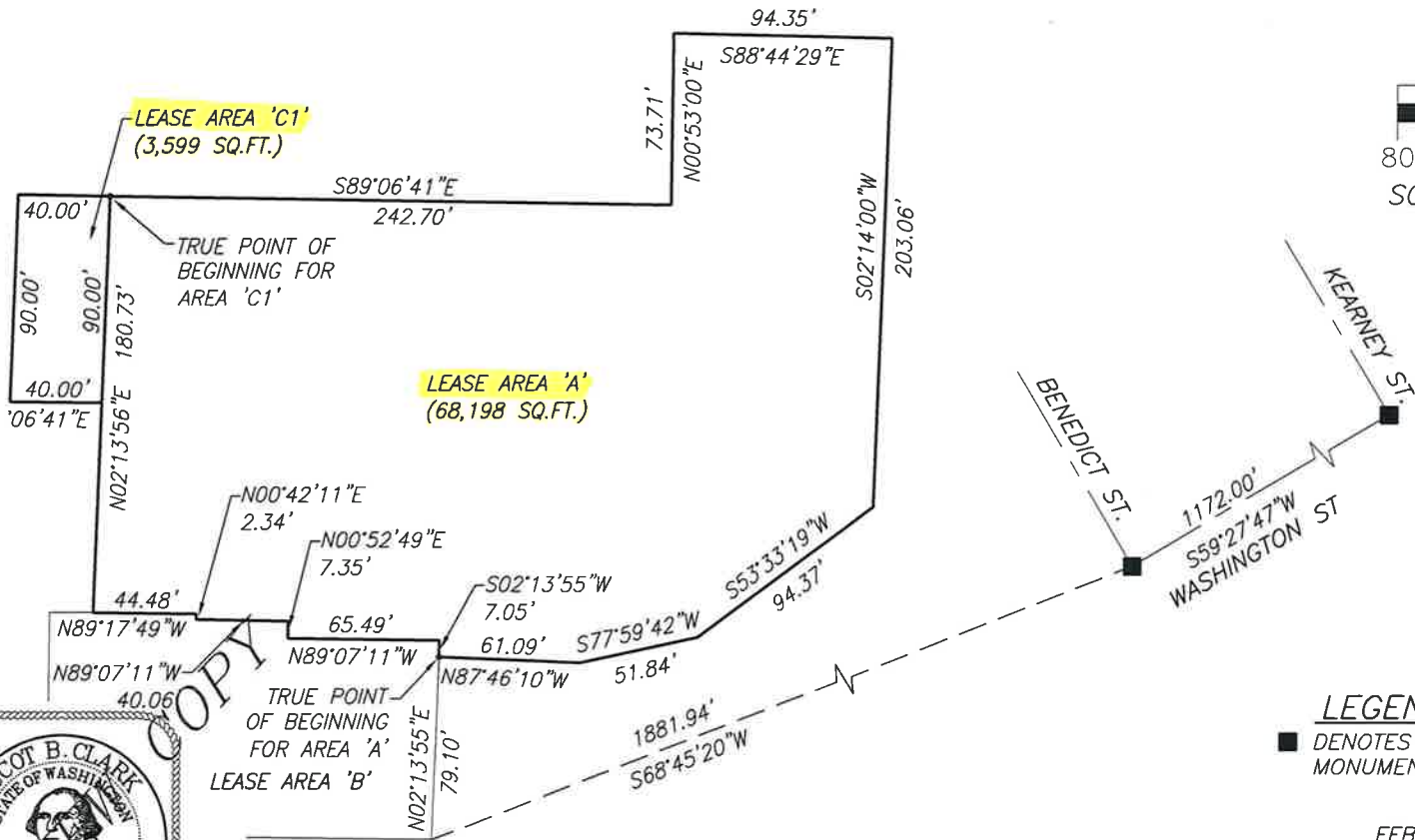
THENCE NORTH 89° 17' 49" WEST, A DISTANCE OF 148.57 FEET
THENCE SOUTH 00° 42' 11" WEST, A DISTANCE OF 90.00 FEET;
THENCE SOUTH 89° 17' 49" EAST, A DISTANCE OF 146.17 FEET;
THENCE NORTH 02° 13' 55" EAST, A DISTANCE OF 90.03 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 13,263 SQUARE FEET, MORE OR LESS.

TOTAL SQUARE FOOTAGE OF AREAS C1, C2 AND C3
CONTAINING 20,708 SQUARE FEET, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR: **PORT OF PORT TOWNSEND**

LEASE AREA 'A' AND 'C1'
 IN SECTION 10, TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M.
 JEFFERSON COUNTY, WASHINGTON



LEGEND:
 ■ DENOTES CENTERLINE MONUMENTS.



FEBRUARY 9, 2023

LAND SURVEYING		P.O. Box 2199
MAPPING		935 N 5th Ave
DEVELOPMENT CONSULTING		Sequim, WA 98382
CONSTRUCTION MANAGEMENT		(360) 681-2181
		FAX 683-5310
		(888) 681-2181

SER#: 013011-POPT2101_LEASE_011923(R23)-020223

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION FOR:

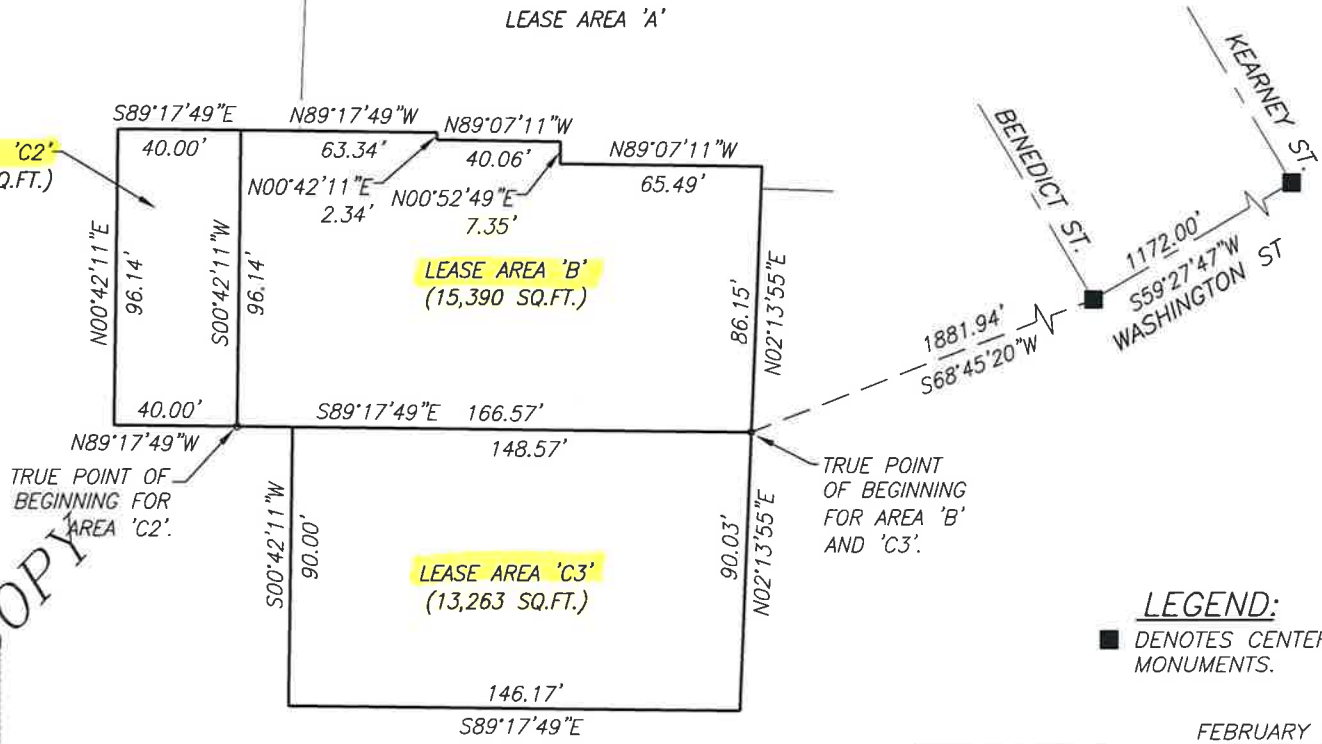
PORT OF PORT TOWNSEND

LEASE AREA 'B', 'C2' AND 'C3'

IN SECTION 10, TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M.
JEFFERSON COUNTY, WASHINGTON

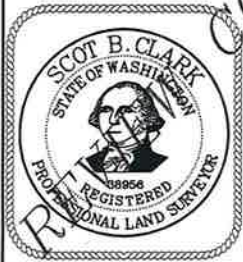


LEASE AREA 'C2'
(3,846 SQ.FT.)



LEGEND:

■ DENOTES CENTERLINE MONUMENTS.



SER#: 013011-POPT2101_LEASE_011923(R23)-020223

FEBRUARY 9, 2023

LAND SURVEYING		P.O. Box 2199
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		FAX 683-5310
		(888) 681-2161