

Chicago Title Company, Island Division  
P.O. Box 790  
Friday Harbor, WA 98250  
(360) 378-2126

## REVISED COMMITMENT FOR TITLE INSURANCE

Prepared for: Republic Title of Texas, Inc.

### SCHEDULE A

Order No: IJ52203

Your Reference No.:

1. **Effective Date:** October 21, 2008 at 8:00 A.M.

2. **Policy or Policies to be issued:**

A. ALTA OWNER'S POLICY 10-17-92:

Standard Coverage

Amount:	<b>\$5,886,000.00</b>
Premium:	\$7,560.00
Tax:	<u>\$582.12</u>
Total:	<u>\$8,142.12</u>

Proposed Insured:

**JERREL C. BARTO, presumptively subject to the community interest of his spouse or domestic partner, if married or a member of a registered domestic partnership**

B. ALTA LOAN POLICY 10-17-92:

Extended Coverage

Amount:	
Premium:	
Tax:	
Total:	

Proposed Insured:

Grand Total: \$8,142.12

**NOTE:** In The event this transaction fails to close and/or request for title insurance is cancelled, a fee will be charged in compliance with the State of Washington Insurance Code and the filed rate schedule of this Company.

3. **The estate or interest in the land which is covered by this Commitment is:**

FEE SIMPLE ESTATE as to Parcels A, B, C, D, E, F, G and H; EASEMENT as to Parcels I and J

4. **Title to the estate or interest in the land is at the effective date hereof vested in:**

**OLY ROSE LLC, a Delaware limited liability company**

5. **The land referred to in this commitment is described as follows:**

SEE EXHIBIT 'A' WHICH IS ATTACHED HERETO.

Order No.: IJ52203

**SCHEDULE B**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

**GENERAL EXCEPTIONS:**

- A. Rights of claims disclosed only by possession, or claimed possession, of the premises.
- B. Encroachments and question of locations, boundary and area disclosed only by inspection of the premises or by survey.
- C. Easements, prescriptive rights, rights-of-way, streets, roads, alleys or highways not disclosed by the public records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the public records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the public records.
- F. Any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal.
- G. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- H. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- I. Water rights, claims or title to water.
- J. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

- END OF GENERAL EXCEPTIONS -

*continued . . . . .*

Order No.: IJ52203

**SCHEDULE B****SPECIAL EXCEPTIONS:****1. THRU 90. SEE SCHEDULE B-001 WHICH IS HERETO ATTACHED.**

91. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$150,000.00;  
 Dated: May 16, 2002  
 Recorded: May 16, 2002  
 Auditor's No.: 2002 0516004, records of San Juan County, Washington  
 Grantor: Oly Rose, L.L.C., a Delaware Limited Liability Company  
 Trustee: San Juan Title Company  
 Beneficiary: Sabine Financial Services, Inc.  
 Affects: Portion of Parcel A
92. Deed of Trust, including the terms and conditions thereof, securing an indebtedness of \$260,000.00;  
 Dated: June 10, 2002  
 Recorded: June 13, 2002  
 Auditor's No.: 2002 0613005, records of San Juan County, Washington  
 Grantor: Oly Rose LLC, a Delaware Limited Liability Corporation, DBA Rosario Resort  
 Trustee: San Juan Title Company  
 Beneficiary: Sabine Financial Services, LT, a Delaware corporation  
 Affects: Parcel C
93. Terms and conditions of the Limited Liability Company under which title is vested.
94. The Lien of Real Estate Excise Tax upon any sale of said premises, in the amount of 1.53% of the sales price, if unpaid, and;  
 The Lien of San Juan County Land Bank Real Estate Tax upon any purchase of said premises, in the amount of 1% of the purchase price, if unpaid.
95. General taxes for the second half of 2008, which become delinquent November 1, if unpaid;  
 Amount due: \$23,438.94  
 Total Amount: \$46,877.89 billed for 2008  
 Tax Parcel No.: 160621001 (Parcel A)  
 Assessed Value: \$8,452,010.00

**All County Treasury Offices in Washington State require the Assessed Value be on the Real Estate Excise Tax Affidavits.**

Order No.: IJ52203

General taxes for the second half of 2008, which become delinquent November 1, if unpaid;

Amount due: \$834.19  
Total Amount: \$1,668.38 billed for 2008  
Tax Parcel No.: 173143009 (Parcel B)  
Assessed Value: \$296,230.00

**All County Treasury Offices in Washington State require the Assessed Value be on the Real Estate Excise Tax Affidavits.**

General taxes for the second half of 2008, which become delinquent November 1, if unpaid;

Amount due: \$4,442.33  
Total Amount: \$8,884.67 billed for 2008  
Tax Parcel No.: 173043001 (Parcel C)  
Assessed Value: \$1,595,900.00

**All County Treasury Offices in Washington State require the Assessed Value be on the Real Estate Excise Tax Affidavits.**

General taxes for 2008 have been paid.

Amount: \$27.72  
Tax Parcel No.: 173152037 (Parcel D)  
Assessed Value: \$5,000.00

**All County Treasury Offices in Washington State require the Assessed Value be on the Real Estate Excise Tax Affidavits.**

General taxes for 2008 have been paid.

Amount: \$11.10  
Tax Parcel No.: 173152038 (Parcel E)  
Assessed Value: \$2,000.00

**All County Treasury Offices in Washington State require the Assessed Value be on the Real Estate Excise Tax Affidavits.**

General taxes for the second half of 2008, which become delinquent November 1, if unpaid;

Amount due: \$1,276.15  
Total Amount: \$2,552.30 billed for 2008  
Tax Parcel No.: 173142001 (Parcel F)  
Assessed Value: \$455,000.00

**All County Treasury Offices in Washington State require the Assessed Value be on the Real Estate Excise Tax Affidavits.**

General taxes for the second half of 2008, which become delinquent November 1, if unpaid;

Amount due: \$2,092.39  
Total Amount: \$4,174.78 billed for 2008  
Tax Parcel No.: 173134005 (Parcel G)  
Assessed Value: \$750,000.00

**All County Treasury Offices in Washington State require the Assessed Value be on the Real Estate Excise Tax Affidavits.**

Order No.:

IJ52203

General taxes for the second half of 2008, which become delinquent November 1, if unpaid;

Amount due:	\$456.66
Total Amount:	\$913.32 billed for 2008
Tax Parcel No.:	173133002 (Parcel H)
Assessed Value:	\$160,000.00

**All County Treasury Offices in Washington State require the Assessed Value be on the Real Estate Excise Tax Affidavits.**

- END OF SPECIAL EXCEPTIONS -

**Order No.:**

IJ52203

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

**NOTE(S):**

1. According to the San Juan County Assessors Rolls the property address is:

1402 Rosario Road  
1608 Rosario Road  
1624 Rosario Road  
230 Serendipity Lane  
395 Ocean Mist Way  
3231 Olga Road  
Eastsound WA 98245

2. If an abbreviated legal description is required, it can read as follows:

Ptn Gov. Lot 3, 6-36-1  
Ptns Gov. Lots 5, 6, SE-SW, N1/2-SE and NW-NE, 31-37-1  
Ptn S1/2-SE, 30-37-1  
Satellite Hall, Satellite Condominium  
Skipjack Phase 2, Satellite Condominium "Skipjack" at Rosario

- END OF SCHEDULE B -

LLR.

Order No.:

IJ52203

**SCHEDULE C**

The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest or mortgage to be insured must be properly executed, delivered, and duly filed for record.
2. A copy of the current Agreement of the following Company, and any amendment(s) thereto, must be properly filed of record and submitted to this company. We make no commitment until we have reviewed the Agreement, and amendment(s) thereto, if any. Any conveyance or encumbrance of Company property must be executed by all of the members, unless otherwise provided for in said Agreement or amendment(s).

Company: Oly Rose, LLC , a Delaware State limited liability company

It is our understanding that the proposed deed must be authorized by unanimous affirmative vote of all holders of the Units held by Members in compliance with the Formation and Operating Agreement of Oly Rose, LLC, a Delaware limited liability corporation. We require evidence of a favorable vote by a majority of the Limited Partnership of Oly Rose, L.P., a Texas Limited Partnership (sole member) and subsequent Limited Partners and Members of Oly Rose, L.P. approving the proposed transaction before a final Policy of Title Insurance will be issued.

3. Evidence that Vestee is a legal entity (as defined by statute), capable of holding title to the property described herein, must be submitted to this Company for review prior to closing. We will accept a Certificate of Good Standing from the Secretary of State for the State of Delaware.
4. The interest of Jerrel C. Barto, purchaser, is presumptively subject to the community interest of his spouse or domestic partner, if married or a member of a registered domestic partnership at time of acquiring title.

**Note:** The above may be answered by recital on the forthcoming document.

5. We are informed that there are several mobile/manufactured homes on the property. The policy will except the mobile/manufactured home from the legal description and will cover the ground only unless a Title Elimination is recorded with the San Juan County Auditor's Office.

Affects: Parcel C

- END OF SCHEDULE C -

Order No.: IJ52203

**SCHEDULE B-001**

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
**Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: February 3, 1912  
Auditor's No.: 12709, Volume 12 of Deeds, page 615, records of San Juan County, Washington  
Affects: Tidelands abutting Parcel A
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
**Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: August 3, 1914  
Auditor's No.: Volume 13 of Deeds, page 363, records of San Juan County, Washington  
Affects: Tidelands abutting Parcel G
3. Any question that may arise as to location of lateral boundaries of tidelands described herein.
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
6. Any question of location, boundary or area related to Cascade Bay, including, but not limited to, any past or future changes in it.
7. Right, title and interest of the dock, wharf, ramps, launching facilities and floats situated in front of, adjacent to and abutting upon said property lying seaward beyond the lateral boundaries of the tidelands, is specifically excepted from the coverage of the forthcoming Title Insurance Policy.

**Order No.:** IJ52203

8. Any question as to the location of the perimeter boundaries of the Recreation Area shown on the face of the plat of Rosario Estates, according to the plat thereof, recorded in Volume 2 of Plats, page 3, records of San Juan County, Washington.
9. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 28, 1959  
Auditor's No(s).: 50918, records of San Juan County, Washington  
In favor of: Wayne Bonner and Mildred Bonner, his wife  
For: Ingress and egress  
Affects: Parcel A
10. Agreement, including the terms and conditions thereof; entered into;  
By: Falcon Corporation, a Texas Corporation  
And Between: Wayne Bonner and Mildred Bonnie, his wife  
Recorded: July 28, 1959  
Auditor's No. 50918, records of San Juan County, Washington  
Providing: Water and dock privileges  
Affects: Parcel A
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;  
Recorded: July 28, 1959  
Auditor's No(s).: 50928, records of San Juan County, Washington  
Executed By: Falcon Corporation, a Texas corporation
12. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;  
Recorded: January 11, 1960  
Auditor's No(s).: 51613, records of San Juan County, Washington  
Executed By: Falcon Corporation, a Texas corporation

**Order No.:** IJ52203

13. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: August 10, 1964  
Auditor's No(s).: 59572, records of San Juan County, Washington  
Affects: Parcels D and E
  
14. Restrictions contained on the face of the plat of Rosario Estates No. 3, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;  
Affects: Parcels D and E
  
15. Matters relating to plat map filed in Book 3 of Plats, page 15 and 15A, records of San Juan County, Washington;  
- Pipeline easement along Northerly portion of Parcel A
  
16. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 12, 1971  
Auditor's No(s).: 75468, records of San Juan County, Washington  
In favor of: Orcas Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcels D and E
  
17. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 12, 1971  
Auditor's No(s).: 75468, records of San Juan County, Washington  
In favor of: Orcas Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcels D and E
  
18. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 17, 1972  
Auditor's No(s).: 79456, records of San Juan County, Washington  
In favor of: Orcas Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Portions of said premises

Order No.: IJ52203

19. Right to the waters hereinafter stated, contained under State Certificate Issued:  
 Auditor's No.: 80565  
 Waters of: Mountain Lake-Cascade Creek Drainage Basin  
 To: Gilbert Geiser and Gleda Geiser
20. Right to the waters hereinafter stated, contained under State Certificate Issued:  
 Auditor's No.: 80607  
 Waters of: Mountain Lake - Cascade Creek Drainage Basin  
 To: Gilbert Geiser and Gleda Geiser
21. Agreement, including the terms and conditions thereof; entered into;  
 By: Gilbert H. Geiser and Gleda B. Geiser, his wife  
 And Between: Vusario Limited Partnership, a Washington limited partnership  
 Recorded: December 4, 1973 and March 1, 1976  
 Auditor's No. 83555 and 91230, records of San Juan County, Washington  
 Providing: Water and easement
22. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: December 4, 1973 and March 1, 1976  
 Auditor's No(s).: 83555 and 91230, records of San Juan County, Washington  
 In favor of: Vusario Limited Partnership, a Washington limited partnership  
 For: Access to water supply  
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record
23. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: May 1, 1974  
 Auditor's No(s).: 84707, records of San Juan County, Washington  
 In favor of: Orcas Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: Parcel C
24. Matters relating to Record of Survey filed in Book 1 of Surveys, page 78, records of San Juan County, Washington, as it relates to Parcel C:  
 - Notice of location of easement road
25. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: July 17, 1974  
 Auditor's No(s).: 85958, records of San Juan County, Washington  
 In favor of: Vusario Limited Partnership, a Washington limited partnership  
 For: Ingress, egress and utilities  
 Affects: Parcel C

Order No.: IJ52203

26. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 2, 1975  
Auditor's No(s): 89551, records of San Juan County, Washington  
In favor of: Gilbert H. Geiser and Gleda B. Geiser, his wife  
For: Ingress, egress and utilities  
Affects: Parcel C
27. Agreement, including the terms and conditions thereof; entered into;  
By: Orcas Power and Light Company  
And Between: Gilbert H. Geiser and Gleda B. Geiser, husband and wife  
Recorded: July 2, 1975  
Auditor's No. 88992, records of San Juan County, Washington  
Providing: Construction, installation, replacement and repair of  
Electrical facilities  
Affects: Said premises, the exact location and extent of said  
easement is undisclosed of record
28. Easement delineated on the face of Satellite Condominiums "Patos" at Rosario;  
For: Roadways  
Affects: Parcels B and G
29. Easement delineated on the face of Plat of Vusario;  
For: Roadways  
Affects: Parcel C
30. Agreement, including the terms and conditions thereof; entered into;  
By: Rosario Resort Hotel  
And Between: State Parks and Recreation Commission operator of Moran  
State Park on Orcas Island  
Recorded: December 8, 1977  
Auditor's No. 99292, records of San Juan County, Washington  
Providing: Sewer services  
Affects: Parcel C and other property
31. Agreement, including the terms and conditions thereof; entered into;  
By: Gilbert H. Geiser and Gleda B. Geiser, his wife  
And Between: James G. Dahl  
Recorded: January 24, 1978  
Auditor's No. 99961, records of San Juan County, Washington  
Providing: Water service

Order No.: IJ52203

32. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: July 28, 1959  
Auditor's No(s).: 50921, records of San Juan County, Washington  
Executed By: Falcon Corporation, a Texas corporation  
Affects: Vacated portions of Rosario Estates within Parcel A
33. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: February 17, 1967  
Auditor's No(s).: 65462, records of San Juan County, Washington  
Executed By: Gleda B. Geiser and Gilbert H. Geiser  
Affects: Parcels D and E
34. Agreement, including the terms and conditions thereof; entered into;  
By: Edwin L. Sutton, as his separate estate  
And Between: Rosario Inc.  
Recorded: March 9, 1978  
Auditor's No. 100524, records of San Juan County, Washington  
Providing: Rosario Sewer System
35. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 4, 1978  
Auditor's No(s).: 101415, records of San Juan County, Washington  
In favor of: Orcas Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcels B, F and G, the exact location and extent of said easement is undisclosed of record
36. Right to the waters hereinafter stated, contained under State Certificate Issued:  
Auditor's No.: 103914  
Waters of: Cascade Lake Drainage Basin  
To: Gilbert H. Geiser and Gleda B. Geiser
37. Right to the waters hereinafter stated, contained under State Certificate Issued:  
Auditor's No.: 104098  
Waters of: Cascade Lake Drainage Basin  
To: Gilbert H. Geiser and Gleda B. Geiser

**Order No.:** IJ52203

38. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 7, 1978  
Auditor's No(s).: 104298, records of San Juan County, Washington  
In favor of: Rosario Inc.  
For: Ingress, egress and utilities  
Affects: Satellite Condominium areas
39. Easement delineated on the face of Satellite Condominiums "Skipjack" at Rosario;  
For: Access  
Affects: Portions of Phase 1 and Phase 2
40. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 13, 1979  
Auditor's No(s).: 106642, records of San Juan County, Washington  
In favor of: Orcas Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcel B
41. Agreement, including the terms and conditions thereof; entered into;  
By: Rosario, Inc.  
And Between: Owners of Lot 9, Plat of Rosario Estates  
Recorded: July 5, 1979  
Auditor's No. 108032, records of San Juan County, Washington  
Providing: Sewer option  
Affects: Parcel A
42. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 7, 1980  
Auditor's No(s).: 114035, records of San Juan County, Washington  
In favor of: Rosario Resort Development Company, a partnership  
For: Roadway and utility purposes  
Affects: Parcel D
43. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 15, 1981  
Auditor's No(s).: 115552, records of San Juan County, Washington  
In favor of: Orcas Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcels A and G

**Order No.:** IJ52203

44. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 16, 1981  
Auditor's No(s).: 119476, records of San Juan County, Washington  
In favor of: Orcas Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcel F
45. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: June 25, 1982  
Auditor's No(s).: 122142, records of San Juan County, Washington  
In favor of: Rosario Resort Development Company, a general partnership  
For: Waterline and utility purposes  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
46. Matters relating to Record of Survey filed in Book 5 of Surveys, page 35, records of San Juan County, Washington:  
- Location of sewer line across Parcel G  
- Location of stream across Parcel G  
- Location of roadway and utility easement across Skipjack Phase 2
47. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 29, 1984  
Auditor's No(s).: 131039, records of San Juan County, Washington  
For: Ingress, egress and utilities  
Affects: Parcel D and all roads and driveways in the Plat of Rosario Estates
48. Agreement, including the terms and conditions thereof; entered into;  
Recorded: August 22, 1984  
Auditor's No. 131967 and 131968, records of San Juan County, Washington  
Providing: Future enhancement and development of Rosario Resort Area
49. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 7, 1984  
Auditor's No(s).: 132081, records of San Juan County, Washington  
In favor of: Skipjack Phase 2  
For: Ingress, egress and utilities  
Affects: Portions of said premises

Order No.: IJ52203

50. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: September 7, 1984  
 Auditor's No(s).: 132083, records of San Juan County, Washington  
 In favor of: Owners of Utility Tract  
 For: Pumping, treating, storing and discharging sewage and/or effluent, including maintenance and enhancement of the existing system  
 Affects: Roadways, driveways through plats and condominiums
51. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: September 7, 1984  
 Auditor's No(s).: 132085, records of San Juan County, Washington  
 In favor of: Rosario Resort Development Company, a Washington Partnership  
 For: Recreation privileges and resort rights  
 Affects: Parcel A for the benefit of Rosario Harbor Condominiums
52. Easement delineated on the face of Rosario Harbor Condominium;  
 For: Roadways  
 Affects: Parcels F and G
53. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
 Recorded: February 24, 1988  
 Auditor's No(s).: 88150060, records of San Juan County, Washington  
 Executed By: San Juan County  
 Affects: Parcel C
54. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
 Recorded: May 13, 1988  
 Auditor's No(s).: 88151134, records of San Juan County, Washington  
 Executed By: Rosario Hotel, Inc., a Washington Corporation and/or Gilbert Geiser  
 Affects: Parcel C
55. Certificate of change amending point of diversion, purpose of use and place of use of surface waters, including the terms and conditions contained thereof, recorded February 3, 1989, under Auditor's File No. 89155695, records of San Juan County, Washington.

**Order No.:** IJ52203

56. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: April 5, 1989  
Auditor's No(s).: 89156743, records of San Juan County, Washington  
For: Pedestrian walkways, roadways and utility purposes  
Affects: Portions of said premises
57. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: August 31, 1990  
Auditor's No(s).: 90168489, records of San Juan County, Washington  
Executed By: Washington State Parks and Recreation Commission
58. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: September 24, 1990  
Auditor's No(s).: 90169044, records of San Juan County, Washington  
Affects: Parcel A
59. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: September 24, 1990  
Auditor's No(s).: 90169045, records of San Juan County, Washington  
Affects: Parcel A
60. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 22, 1991  
Auditor's No(s).: 91171275, records of San Juan County, Washington  
For: Installation and maintenance of a septic tank, tightline; and drainfield  
Affects: Parcel G and other property

Order No.: IJ52203

61. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
 Recorded: August 5, 1996  
 Auditor's No(s).: 96080542, records of San Juan County, Washington  
 Executed By: Brookdale Ltd. Partnership  
 Affects: Parcel G
62. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 9, 1996  
 Auditor's No(s).: 96100902, records of San Juan County, Washington  
 In favor of: Tom W. Horowitz and G. Loretta Horowitz, husband and wife  
 For: Access and maintenance of encroaching rock wall, driveway and fenceline  
 Affects: Parcels D and E
63. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 17, 1996  
 Auditor's No(s).: 96101723, records of San Juan County, Washington  
 In favor of: Rosario Utilities, L.L.C.  
 For: Installation, operation, maintenance and repair of buried water pipe and appurtenant facilities as well as access thereto  
 Affects: Parcel G
64. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: November 15, 1996  
 Auditor's No(s).: 96111515, records of San Juan County, Washington  
 In favor of: Orcas Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: Parcel G
65. Matters relating to Record of Survey filed in Book 14 of Surveys, page 97, records of San Juan County, Washington.  
 - Location of round house and concrete walk across a portion of Parcel A
66. An Assignment of Lease, or memorandum thereof, including the terms and conditions thereof;  
 Dated: August 1, 1977  
 Recorded: August 6, 1997  
 Auditor's No.: 97080619, records of San Juan County, Washington  
 Lessor: Rosario Resort Limited Partnership  
 Lessee: Rosario Resort Limited Partnership  
 Affects: Southerly portion of Parcel A

Order No.: IJ52203

- The Lessee's interest was assigned by instrument;  
 Dated: October 29, 1998  
 Recorded: October 29, 1998  
 Auditor's No.: 1998 1029022, records of San Juan County, Washington  
 Assignee: Oly Rose, LLC, a Delaware Limited Liability company
67. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
 Recorded: December 4, 1997  
 Auditor's No(s): 1997 0120426, records of San Juan County, Washington  
 Executed By: San Juan County Board of Adjustment  
 Affects: Parcels A, B, F and G
68. Matters relating to Record of Survey filed in Book 15 of Surveys, page 72, 72A, 72B and 72C, records of San Juan County, Washington.
- Waterline and culverts across Northwesterly portion of Parcel C
  - Drainage way across the Westerly portion of Parcel C
  - Overhead and underground power easements across the Southerly portion of Parcel C
  - Sewage Lift Station across the Southerly portion of Parcel C
  - Roadway and utility easement across the Northwesterly portion of Parcel C
  - Stand pipe and vertical pipes along the Northwesterly portion of Parcel C
  - Existing traveled way, maintenance road, trail and trail signs in the Southerly portion of Parcel C
  - Location of various buildings, trailers, power boxes and translosures as well as propane tanks all located in the Employee housing area of Parcel C
69. Matters relating to Record of Survey filed in Book 15 of Surveys, page 93, records of San Juan County, Washington.
- Location of paved driveways and utility poles across Parcels D and E
  - Location of fence line across Parcels D and E
  - Location of metal gate on Parcel D
70. Matters relating to Record of Survey filed in Book 15 of Surveys, page 101, 101A, 101B and 101C, records of San Juan County, Washington.
- Location of resort facilities and roadways across Parcel A
  - Water and sewer line location across Parcel A
  - Utility facilities and easements across Parcel A
71. Matters relating to Record of Survey filed in Book 15 of Surveys, page 102, 102A and 102B, records of San Juan County, Washington.
- Discrepancy in roadway location across Parcel B
  - Location of roadway across Parcel G

**Order No.:** IJ52203

72. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 20, 2004  
Auditor's No(s).: 2004 0820033, records of San Juan County, Washington  
In favor of: Owners within the plats of Rosario Estates, Rosario Estates No. 2, Rosario Estates No. 3, Rosario Palisades, Rosario Shores, and Palisades South  
For: Recreational purposes  
Affects: Parcel A
73. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: November 27, 2002  
Auditor's No(s).: 2002 1127016, records of San Juan County, Washington  
Executed By: Oly Rose LLC  
Affects: Parcel C
74. Matters relating to Record of Survey filed in Book 18 of Surveys, page 40, records of San Juan County, Washington.  
- Location of roadway across the Northwesterly portion of Parcel C
75. Notice of Water Rights, including the terms and conditions contained thereof, recorded November 14, 2006, under Auditor's File No. 2006 1114003, records of San Juan County, Washington.
76. Notice of Water Rights, including the terms and conditions contained thereof, recorded November 1, 2007, under Auditor's File No. 2007 1101020, records of San Juan County, Washington.
77. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: November 1, 2007  
Auditor's No(s).: 2007 1101020, records of San Juan County, Washington  
Executed By: Orcas Water Holdings, LLC, a Delaware limited liability company  
Affects: Parcels A, B, C, D, E, F, G and H

**Order No.:** IJ52203

78. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: November 1, 2007  
Auditor's No(s): 2007 1101021, records of San Juan County, Washington
79. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 1, 2007  
Auditor's No(s): 207 1101021, records of San Juan County, Washington  
For: Operation, maintenance and repair of utility facilities  
Affects: Portions of said premises
80. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: November 1, 2007  
Auditor's No(s): 2007 1101022, records of San Juan County, Washington  
Affects: Said premises
81. Agreement, including the terms and conditions thereof; entered into;  
By: Rosario Utilities, LLC, a Washington limited liability company  
And Between: Oly Rose, LLC, a Delaware limited liability company  
Recorded: November 1, 2007  
Auditor's No. 2007 1101025, records of San Juan County, Washington  
Providing: Sewer service
82. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: November 2, 2007  
Auditor's No(s): 2007 1102015, records of San Juan County, Washington  
Affects: Parcel A
83. Matters relating to Record of Survey filed in Book 21 of Surveys, page 87, records of San Juan County, Washington.  
Affects: Parcel A

Order No.: IJ52203

84. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: January 9, 2008  
Auditor's No(s): 2008 0109010, records of San Juan County, Washington  
Executed By: Oly Rose, LLC, A Delaware limited liability company  
Affects: Parcel A and other property
85. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: November 14, 2007  
Auditor's No(s): 2007 1114013, records of San Juan County, Washington
86. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: January 9, 2008  
Auditor's No(s): 2008 0109011, records of San Juan County, Washington
87. Terms, covenants, conditions, easements, and restrictions **And** liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: November 13, 1978  
Auditor's No.: 104402, records of San Juan County, Washington
88. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for Satellite Condominiums SKIPJACK at Rosario condominium and any amendments thereto.

**Order No.:** IJ52203

89. Terms, covenants, conditions, easements, and restrictions **And** liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: August 8, 1975  
Auditor's No.: 74480 and rerecorded under 89344, records of San Juan County, Washington
- And** in Amendments thereto  
Recorded: September 5, 1975  
Auditor's No.: 89612, records of San Juan County, Washington
- And** in Amendments thereto  
Recorded: September 7, 1984  
Auditor's No.: 132097, records of San Juan County, Washington
- And** in Amendments thereto  
Recorded: October 28, 1988  
Auditor's No.: 88154081, records of San Juan County, Washington
90. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for Satellite Condominiums at Rosario and any amendments thereto.

- END OF SCHEDULE B-001 -

Order No.: IJ52203

**EXHIBIT "A"**Parcel A

That portion of Government Lot 3, Section 6, Township 36 North, Range 1 West, W.M., and that portion of Government Lots 4 and 5 Section 31, Township 37 North, Range 1 West, W.M., described as follow:

Beginning at the Southeast corner of Lot 18 as shown in the Plat of Rosario Estates recorded at Volume 2 of Flats at page 3, records of said county; THENCE along the Easterly boundary of said Lot 18 and continuing along the Easterly boundaries of Lots 19, 20E and 21E to the Southeast corner of Lot 22E; THENCE along the Easterly boundary of Lot 22E, North 6°10' West, 38.7 feet; THENCE Northwesterly 45 feet, more or less, to the most Southerly corner of Lot 10 of said plat; THENCE continuing Northeasterly along the Southeasterly boundaries of Lots 1 through 10 to the Southeast corner of said Lot 1; THENCE along the Northeasterly boundary of said Lot 1, 75.1 feet, more or less to a point on a line parallel with and 75.0 feet Northerly of the North margin of a 40-foot wide easement road as shown on the face of "Sucia" as described at Volume 1 of Condominiums at page 1, said records; THENCE leaving said boundary and along said parallel line North 82°30' East, 130.38 feet; THENCE North 87°57'40" East, 90.38 feet; THENCE perpendicular to said North margin, South 2°02'20" East 115.0 feet to the Southerly margin of said 40-foot wide easement; THENCE along said Southerly margin, North 87°57'40" East, 258.78 feet to the Northwest corner of that parcel of land described at Auditor's File No. 51101; THENCE along the Westerly boundary of said parcel described at Auditor's File No. 51101 Southeasterly to a point on the line of ordinary high tide; THENCE Southwesterly along said line of ordinary high tide to a point on the Northerly boundary of Lot 18B of said Plat of Rosario Estates, that bears South 66°09' East from said TRUE POINT OF BEGINNING; THENCE leaving said line of ordinary high tide and along said Northerly lot boundary, North 66°09' West to said POINT OF BEGINNING.

TOGETHER WITH Second Class Tidelands as conveyed by the State of Washington by Tideland Deed, recorded January 20, 1906, in Volume 10 of Deeds, at page 130, records of San Juan County, Washington, situate in front of, adjacent to, abutting thereon.

TOGETHER WITH Second Class Tidelands as conveyed by the State of Washington by Deed, recorded February 3, 1912, in Volume 12 of Deeds, at page 615, under Auditor's File No. 12709, records of San Juan County, Washington, situate in front of, adjacent to, abutting thereon.

ALSO Vacated Lots 18A, 18B, 18C, 18D, 18E, 20E and 21E as vacated pursuant to San Juan County Board of Commissioners Resolution No. 90-1986, May 20, 1986 of ROSARIO ESTATES, according to the Plat thereof, recorded in Volume 2 of Plats, at page 3, in the office of Auditor of San Juan County, Washington, being a portion of Government Lot 3, Section 6, Township 36 North, Range 1 West, W.M. and Government Lot 4, Section 31, Township 37 North, Range 1 West, W.M., San Juan County, Washington.

**Order No.:** IJ52203

EXCEPTING THEREFROM those portions of Vacated Lots 20E and 21E as vacated pursuant to San Juan County Board of Commissioners Resolution No. 90-1986, May 20, 1986 of ROSARIO ESTATES, according to the Plat thereof, recorded in Volume 2 of Plats, at page 3, in the office of Auditor of San Juan County, Washington, lying Westerly of the following described line:

Beginning at the Southeast corner of said Lot 20E as marked by an iron pipe set by Rehm & Condon, Inc. from which the Southwest corner of said Lot as marked by an iron pipe set by Rehm & Condon, Inc., bears South 74°21'58" West, a distance of 109.00; THENCE North 39°38'03" West a distance of 35.92 feet; THENCE North 6°43'40" East a distance of 170.04 feet; THENCE North 11°11'36" West a distance of 15.94 feet to a point on the North line of said Lot 21E and the terminus of this line description from which the Northwest corner of said Lot 21E as marked by an iron pipe set by Rehm & Condon, Inc. bears South 74°39'36" West a distance of 121.67 feet.

Parcel B

Satellite Hall parcel, SATELLITE CONDOMINIUMS AT ROSARIO, according to amended Declaration thereof recorded October 28, 1988, under Auditor's File Number 88154081 and Survey Map and Plans thereof recorded in Volume 1 of Condominiums, pages 1 and 2, records of San Juan County, Washington. Also appearing of record as:

That portion of Government Lot 6, Section 31, Township 37 North, Range 1 West of W.M., more particularly described as follows:

Commencing at the most Easterly corner of Lot 30 of the Plat of Rosario No. 3, recorded in Volume 4 of Plats at page 15, records of San Juan County, Washington; THENCE North 69°16'20" East, 59.30 feet; THENCE South 3°15'44" West, 119.52 feet; THENCE South 51°59'15" East, 133.17 feet to an iron pipe and the TRUE POINT OF BEGINNING; THENCE from said True Point of Beginning, East 207.56 feet to a point marked by an iron pipe; THENCE South 46°29'29" West, 125.00 feet to a point marked by an iron pipe; THENCE West 180.13 feet to a point marked by an iron pipe; THENCE North 36°18' East, 106.79 feet to the TRUE POINT OF BEGINNING.

Parcel C

A portion of the Southeast Quarter of Section 30 and the Northeast Quarter of Section 31, Township 37 North, Range 1 West, Wilamette Meridian, San Juan County, Washington, more particularly described as follows:

Beginning at the South Quarter Corner of Section 30; THENCE South 01°09'58" West, a distance of 89.58 feet to the intersection of the centerline of the Orcas-Olga Road (County Road No. 4) and the centerline of the 60 foot access easement of "Vusario Lane", being also the POINT OF BEGINNING; THENCE along said easement, North 32°18'30" East, a distance of 175.00 feet to a point of curve to the right having a radius

Order No.: IJ52203

of 297.85 feet and a central angle of  $15^{\circ}17'52''$ ; THENCE Northeasterly along the arc a distance of 79.52 feet; THENCE North  $47^{\circ}36'22''$  East, a distance of 100.89 feet to a point of curve to the right having a radius of 137.09 feet and a central angle of  $47^{\circ}16'33''$ ; THENCE Easterly along the arc a distance of 113.11 feet; THENCE South  $85^{\circ}07'05''$  East, a distance of 49.94 feet to a point of curve to the left having a radius of 257.37 feet and a central angle of  $21^{\circ}59'17''$ ; THENCE Easterly along the arc a distance of 98.77 feet; THENCE North  $72^{\circ}53'38''$  East, a distance of 91.32 feet to a point of curve to the left having a radius of 281.18 feet and a central angle of  $26^{\circ}01'59''$ ; THENCE Northeasterly along the arc a distance of 127.76 feet; THENCE North  $46^{\circ}51'39''$  East, a distance of 128.70 feet to a point of curve to the right having a radius of 82.01 feet and a central angle of  $52^{\circ}00'00''$ ; THENCE Easterly along the arc a distance of 74.43 feet; Thence South  $81^{\circ}08'21''$  East, a distance of 93.28 feet to a point of curve to the right having a radius of 284.64 feet and a central angle of  $26^{\circ}18'00''$ ; THENCE Easterly along the arc a distance of 130.66 feet to a point of reverse curve to the left having a radius of 402.48 feet and a central angle of  $18^{\circ}45'50''$ ; THENCE Southeasterly along the arc, a distance of 131.81 feet; THENCE South  $73^{\circ}36'11''$  East, a distance of 33.46 feet to a point of curve to the right having a radius of 409.89 feet and a central angle of  $18^{\circ}01'19''$ ; THENCE Southeasterly along the arc a distance of 128.93 feet to a point of reverse curve to the left having a radius of 39.00 feet and a central angle of  $22^{\circ}55'42''$ ; THENCE Southeasterly along the arc a distance of 15.61 feet; THENCE leaving said easement, South  $78^{\circ}30'34''$  East, a distance of 305.57 feet; THENCE North  $46^{\circ}57'18''$  East, a distance of 735.09 feet; THENCE South  $88^{\circ}42'03''$  East, a distance of 491.29 feet to a point on the East line of Section 30; THENCE along said East line, South  $01^{\circ}17'57''$  West, a distance of 724.09 feet to the Southeast corner of Section 30; THENCE along the South line of Section 30, North  $88^{\circ}46'20''$  West, a distance of 1,316.41 feet; THENCE South  $02^{\circ}31'56''$  West, a distance of 714.40 feet to the centerline of the aforesaid Orcas-Olga Road; THENCE along said centerline South  $75^{\circ}48'06''$  West, a distance of 32.91 feet to a point of curve to the right having a radius of 349.67 feet and a central angle of  $37^{\circ}16'59''$ ; THENCE Westerly along the arc a distance 227.54 feet; THENCE North  $66^{\circ}54'55''$  West, a distance of 290.23 feet; THENCE North  $69^{\circ}40'25''$  West, a distance of 281.18 feet to a point of curve to the right having a radius of 699.34 feet and a central angle of  $22^{\circ}10'30''$ ; THENCE Northwesterly along the arc a distance of 270.67 feet; THENCE North  $47^{\circ}29'55''$  West, a distance of 172.41 feet to a point of curve to the right having a radius of 699.34 feet and a central angle of  $11^{\circ}36'00''$ ; THENCE Northwesterly along the arc a distance of 141.59 feet; THENCE North  $35^{\circ}53'55''$  West, a distance of 85.70 feet to the POINT OF BEGINNING.

Parcel D

Tract "A", ROSARIO NO. 3, according to the plat thereof, recorded in Volume 3 of Plats, at pages 15 and 15A, records of San Juan County, Washington.

**Order No.:** IJ52203

Parcel E

That portion of Lot 24, ROSARIO NO. 3, according to the Plat thereof, recorded in Volume 3 of Plats, at pages 15 and 15A, records of San Juan County, Washington, described as follows:

Beginning at a concrete monument marking the Northwest corner of said Lot 24; THENCE North  $76^{\circ}57'30''$  East, 154.43 feet to a point on the East boundary of said Lot 24; THENCE along said East boundary, North  $18^{\circ}00'$  West, 40.15 feet to the Northeast corner of said Lot; THENCE along the North boundary of said Lot, South  $76^{\circ}48'20''$  West, 105.41 feet to a point on the boundary common to said Lot 24 and Tract A of said plat and which point is on the curve to the right having a radius of 40 feet; THENCE Southwesterly along said curve through a central angle of  $98^{\circ}07'40''$  for a distance of 68.5 feet to the POINT OF BEGINNING.

Parcel F

That portion of Government Lot 6 and Government Lot 7, and portions of the Northwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter all in Section 31, Township 37 North, Range I West, W.M., described as follows:

Beginning at the most Easterly corner of that portion of Satellite Condominiums designated as "Patos" and recorded at Volume 1 of Condominiums, Page 5, records of said County, said corner is marked by a one inch iron pipe; THENCE along the boundary of that portion of Satellite Condominiums designated "Skipjack" and recorded at Volume 1 of Condominiums, Page 13, said records, North  $39^{\circ}47'59''$  East, 73.47 feet; THENCE continuing along said boundary, North  $1^{\circ}59'22''$  West, 146.71 feet; THENCE South  $44^{\circ}41'37''$  East, 342.78 feet; South  $26^{\circ}52'11''$  East, 233.97 feet to the most Easterly corner of said "Skipjack", Phase 2; THENCE leaving said boundary South  $51^{\circ}02'22''$  East, 248.28 feet to a point on the Westerly boundary of the plat of Rosario Palisades as recorded at Volume 3 of Plats, Page 37, said records; THENCE along said Westerly boundary, North  $24^{\circ}57'50''$  East, 310.56 feet; THENCE continuing along said Westerly boundary, North  $37^{\circ}25'40''$  East, 107.21 feet; THENCE North  $56^{\circ}45'$  East, 77.4 feet; THENCE North  $37^{\circ}26'10''$  East, 116.06 feet to the Southwesterly margin of Palisades Drive as shown on said Plat of Rosario Palisades; THENCE along said Southwesterly margin of Palisades Drive to the most Northerly corner of Lot 36 as shown in the Plat of Rosario No. 3, recorded at Volume 3 of Plats, Page 15, said records; THENCE along the Southeasterly boundary of said Plat of Rosario No. 3 to the most Southerly corner of Lot 31 of said Plat of Rosario No. 3; THENCE leaving said Southeasterly boundary and along the Northerly boundary of the "Access Area" as shown on said "Patos" condominium, North  $69^{\circ}16'20''$  East, 59.3 feet; THENCE continuing along said Northerly boundary, North  $86^{\circ}08'$  East, 158.25 feet; THENCE South  $71^{\circ}28'$  East, 100.5 feet; THENCE South  $61^{\circ}36'20''$  East, 175.42 feet to the POINT OF BEGINNING.

**Order No.:** IJ52203

ALSO that parcel of land designated as Phase 2, SATELLITE CONDOMINIUMS, SKIPJACK, AT ROSARIO, according to the Declaration thereof recorded November 13, 1978, under Auditor's File Number 104402, and Survey Map and Plans thereof recorded in Volume 1 of Condominiums, at page 13 and 13A, records of San Juan County, Washington.

Parcel G

That portion of Government Lot 5 and Government Lot 6, Section 31, Township 37 North, Range I West, W.M., described as follows:

Beginning at the Southeast corner of "Sucia" as described at Volume 1 of Condominiums, page 1, records of said County, and which point is marked by a one inch iron pipe; THENCE along the South and West boundaries of "Sucia" to the most Southerly corner of that parcel of land designated as "Matia" in said Volume 1 of Condominiums; THENCE along the Westerly margin of "Matia" to a one inch iron pipe marking the Southeast corner of Lot 29 of Rosario No. 3 as recorded at Volume 3 of Plats, Page 15, said records; THENCE along the Southerly boundaries of Lots 25 through 29, all of said plat of Rosario No. 3, to the Northeast corner of Lot 24, said plat; THENCE along the Easterly boundaries of said Lot 24 and along the Easterly boundary of Lot 1 of Rosario Estates as recorded in Volume 1 of Plats, Page 3, said records, to a point 75.0 feet Northerly of the Southeast corner of said Lot 1; THENCE parallel with and 75.0 feet North of the North margin of a 40-foot wide easement road as shown on the face of said condominium designated "Sucia", North 82°30' East, 130.38 feet; THENCE North 87°57'40" East, 90.38 feet; THENCE perpendicular to said North margin, South 2°02'20" East, 115.0 feet to the Southerly margin of said 40-foot wide easement; THENCE along said Southerly margin North 87°57'40" East, 258.78 feet; THENCE South 82°33' East, 51.3 feet; THENCE South 55°22' East, 78.8 feet to the Northeast corner of that parcel of land described at Auditor's File No. 51101 said records; THENCE along the Northeasterly boundary of said parcel described at Auditor's File No. 51101, to a point on the line of ordinary high tide; THENCE Southeasterly along said line of ordinary high tide to a point which bears South of the Point of Beginning; THENCE leaving said line of ordinary high tide North to the POINT OF BEGINNING.

TOGETHER WITH Second Class Tidelands as conveyed by the State of Washington, by Tideland Deed recorded August 3, 1914, in Volume 13, of Deeds, at page 363, under Auditor's File No. 14170, records of San Juan County, Washington situate in front of, adjacent to, or abutting thereon.

Parcel H

Those portions of Vacated Lots 20E and 21E as Vacated pursuant to San Juan County Board of Commissioners Resolution No. 90-1986, May 20, 1986 of ROSARIO ESTATES, according to the plat thereof, recorded in Volume 2 of Plats, at page 3,

Order No.: IJ52203

records of San Juan County, Washington, being a portion of Government Lot 3, Section 6, Township 36 North, Range 1 West, W.M. and Government Lot 4, Section 31, Township 37 North, Range 1 West, W.M., lying Westerly of the following described line:

Beginning at the Southeast corner of said Lot 20E as marked by an iron pipe set by Rehm & Condom Inc. from which the Southwest corner of said Lot as marked by an iron pipe set by Rehm & Condon, Inc., bears South 74°21'58" West, a distance of 109.00; THENCE North 39°38'03" West a distance of 35.92 feet; THENCE North 6°43'40" East a distance of 170.04 feet; THENCE North 11°11'36" West a distance of 15.94 feet to a point on the North line of said Lot 21E and the terminus of this line description from which the Northwest corner of said Lot 21E as marked by an iron pipe set by Rehm & Condon, Inc. bears South 74°39'36" West a distance of 121.67 feet.

Parcel I

Easements for roadway and utility purposes as described within and conveyed by Mutual Easement, recorded April 5, 1989, Auditor's File No. 89156743, records of San Juan County, Washington;

EXCEPT those portions lying within Parcels A, B, D, E, F and G.

(For the benefit of Parcels A, B, F and G)

Parcel J

Easements for private roadway purposes as a means of ingress, egress and utilities as described and conveyed by Easement Agreement, recorded September 7, 1984, Auditor's File No. 132081, records of San Juan County, Washington;

EXCEPT those portions lying within Parcels A, B, D, F and G.

(For the benefit of Parcels F and G)

All situate in San Juan County, Washington.

- END OF EXHIBIT "A" -

