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ST. STEPHEN'S AUBURN
SAN JUAN COUNTY, VA
Deputy
DEPUTY

ORIGINAL

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EASEMENTS AND APPURTENANT RIGHTS TO RESORT FACILITIES

Grantor, ROSARIO RESORT DEVELOPMENT COMPANY, a Washington partnership, hereby grants and conveys to Rosario Resort Development Company, a Washington partnership, its successors and assigns, for the benefit of the real property legally described on Exhibit A attached hereto, nonexclusive, perpetual easements, privileges and rights as set forth hereinafter in the real and personal property as described on Exhibit B attached hereto and collectively referred to as the "Resort Property":

1. Recreation Privileges. Any person lawfully occupying any condominium or other unit now or hereafter located on the property described on Exhibit A, whether by virtue of ownership, license, tenancy or otherwise, shall have and enjoy all rights now or hereafter designated as "recreation rights" or to which one or more persons occupying a portion of the Resort Property are or may hereafter be entitled, and the right to use any facilities which are or may hereafter be located on the Resort Property and made available to one or more persons occupying a portion of the Resort Property, including but not limited to the facilities located in the grassy area between the Boatel, past the Surfsider and between the seawall and the chain link fence, and any jogging trail now or hereafter located on the Resort Property, provided that recreation or user fees therefor not exceeding those standard rates charged to occupants of the Resort Property are paid. Such person may enter onto any portion of the Resort Property for the purpose of exercising the rights described in this paragraph.

2. Resort Rights. Notwithstanding the provisions of above paragraph 1, any person lawfully occupying any condominium or other unit now or hereafter located on the property described on Exhibit A, which is then managed by a resort operator, any affiliate of a resort operator, or a resort operator's delegate, or otherwise included in any pool of rental units administered by the resort owner, any affiliate of the resort owner, or the resort owner's delegate, whether by virtue of ownership, license, tenancy or otherwise, shall have and enjoy the full right to use all facilities which are or may hereafter be located on the Resort Property and made available to one or more persons occupying a portion of the Resort Property.

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LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL 2 - ROSARIO AUCTION

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That portion of Government Lot 6, Section 31, Township 37 North, Range 1 West of the Willamette Meridain, described as follows:

Beginning at the Southeast corner of "Sucia" of the Satellite Condominiums at Rosario as recorded in Volume 1 of Condominiums at Rosario as recorded in Volume 1 of Condominiums, pages 1 and 2, records of San Juan County, Washington; thence along the Easterly boundary of said condominiums North 20°00'00" East 200.0 feet to the most Westerly corner of "Skipjack" of the Satellite Condominiums at Rosario as recorded in Volume 1 of Condominiums, page 13 and 13a, records of San Juan County, Washington; thence along the Southwesterly boundary of said condominiums South 36°24'27" East 283.50 feet; thence South 62°09'55" East 266.0 feet to the most Southerly corner of "Skipjack Phase II" as recorded in same volume and page as "Skipjack"; thence along the Easterly boundary of said "Skipjack Phase II" North 31°52'50" East 336.52 feet to the Northeast corner of said "Skipjack Phase II"; thence leaving said boundary South 51°02'22" East 248.28 feet to a point on the Westerly boudary of the Plat of Rosario Palisades as recorded in Volume 3 of Plats, page 37, records of San Juan County, Washington; thence along said plat boundary South 24°57'50" West 79.67 feet; thence South 17°21'50" West 384.35 feet; thence South 0°33'29" West 144.36 feet (South 144.36 feet per said plat) to the Southwest corner of Lot 25 of said plat; thence leaving said plat boundary and along the North boundary of that certain parcel of land as described by instrument recorded under Auditor's File No. 76370, records of San Juan County, Washington, South 68°19'07" West 320.25 feet (South 67°43'20" West per description); thence leaving said North boundary North 1°09'33" West 403.05 feet; thence South 83°14'59" West 20.1 feet to a 1" iron pipe marking the Northeast corner of that certain parcel of land as described by instrument recorded under Auditor's File No. 75878, records of San Juan County, Washington; thence along the North boundary of said parcel South 83°14'59" West 159.8 feet to a 1" iron pipe marking the Northwest corner of said parcel; thence leaving said boundary South 83°14'59" West 47.22 feet, more or less, to a point on the line of ordinary high tide; thence Northwesterly along said line of ordinary high tide to a point from which the

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(Legal Description - continued)

true point of beginning bears North; thence leaving said line of high tide North 177.06 feet, more or less, to said true point of beginning.

Situate in San Juan County, Washington.

TOGETHER WITH that portion of the Tidelands of the Second Class situate in front of, adjacent to or abutting upon 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.

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