

EXHIBIT "A"

PARCEL I

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A Tract of Land Located in Government Lot 1 of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwesterly corner of Lot 30 of Block 1 of WOODARD MARINA ESTATES, according to the official Plat thereof on file and of record at Page 114 and 115 of Book A of Plats, Records of Skamania County, Washington; thence Westerly 80 feet along a curve to the left the radius of which is 250 feet and the radius point of which bears South 02°58'50" West from the Northwesterly corner of the said Lot 30; thence North 08° West 40 feet, more or less, to a point on the Southerly line of Riverside Drive as shown on the aforesaid Plat, said point being the initial point of the tract hereby described; thence South 08° East 320 feet, more or less, to the meander line of the Columbia River; thence Easterly following the meander line of the Columbia River to the Southwesterly corner of the said Lot 30; thence North 02°58'50" East following the Westerly line of the said Lot 30 a distance of 180 feet, more or less, to a point South 00°58'50" West 103.73 feet from the Northwesterly corner of the said Lot 30; thence North 08° West 174.86 feet to intersection with the Southerly line of River'side Drive aforesaid; thence following the Southerly line of Riverside Drive aforesaid in a Northwesterly direction to the initial point.

PARCEL II

That portion of Lot 30 of Block 1 of WOODARD MARINA ESTATES, according to the official Plat therein on file and of record at Pages 114 and 115 of Book A of Plats, Records of Skamania County, Washington, more particularly described as follows:

Beginning at the Northwesterly corner of the said Lot 30; thence South 02°58'50" West 103.73 feet to the initial point of the tract hereby described; thence South 16°10' West 155 feet, more or less, to the Southerly line of said Lot 30; thence in a Southwesterly direction following the Southerly line of the said Lot 30 to the Southwesterly corner of the said Lot 30; thence North 02°58'50" West 180 feet, more or less, following the Westerly line of said Lot 30 to the initial point.

continued

SUBJECT TO:

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1. The rights of the Public in that portion lying below the ordinary high water mark of the Columbia River.
2. Right of Way Easement for Electric Transmission and Distributing Lines, including the terms and provisions thereof, in favor of Northwestern Electric Company, recorded July 31, 1912 in Book O, Page 23, Skamania County Deed Records.
3. Rights of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded April 3, 1963, in Book 51, Page 586, in Auditor's File No. 61239, Skamania County Deed Records.
4. Restrictive Covenants and Conditions, including the terms and provisions thereof, recorded August 17, 1964 in Book 53, Page 164, Auditor's File No. 63973, Skamania County Deed Records, also by instrument recorded May 11, 1967 in Book J, Page 163, Auditor's File No. 48593, Skamania County Miscellaneous Records, and by instrument recorded May 1, 1970 in Book J, Page 270, Auditor's File No. 72096, Skamania County Miscellaneous Records.
5. Conditions and Restrictions as shown on the Plat recorded in Book A, Page 114 and 115, Skamania County Plat Records.
6. Amendment to By law including the terms and provisions thereof recorded September 3, 1993 in Book 137, Page 818.
7. Assessments of the Home Owners Association, If any.
8. Pending Probate of KATHIE L. FRITZ, deceased, filed November 7, 1991, Case No. 91-4-00019-0. Co-petitioners are TERRY K. FRITZ and RICK O. FRITZ, and are able to sell property.