

140396

BOOK 206 PAGE 836

FILED FOR RECORD
SKAMANIA CO. WASH.
BY SKAMANIA CO. TITLE

FEB 22 3 32 PM '01

Olson
AUDITOR
GARY H. OLSON

After recording return to:

Name Elana R. Butler
Address Proskauer Rose LLP
1585 Broadway
City/State New York, NY 10036-8299

REAL ESTATE EXCISE TAX

21371

FEB 22 2001

PAID *553919.62*
Olson
SKAMANIA COUNTY TREASURER

SEE 23551

STATUTORY WARRANTY DEED

Grantor: YCP SKAMANIA L.P., a Delaware limited partnership

Grantee: SKAMANIA OPCO, LLC, a Delaware limited liability company

Abbreviated
Legal Description:

Gary H. Martin, Skamania County Assessor
Date *2/22/01* Parcel # *27-2-611, 612, 614 easement only*

Pin Sec 2, T 2 N, R 7 E
(complete legal description on Exhibit A) *page 5*

Tax Parcel Nos.:
02-07-02-0-0611-00
02-07-02-0-0612-00
92-010340

THE GRANTOR, YCP SKAMANIA L.P., a Delaware limited partnership, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Grantee, SKAMANIA OPCO LLC, a Delaware limited liability company, the real estate legally described in Exhibit A attached hereto and by this reference incorporated herein, situated in the County of Skamania, State of Washington, subject to those encumbrances set forth on Exhibit B attached hereto and by this reference incorporated herein.

Reg. 10000
Recorded 10
10/10/01
10/10/01
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10/10/01

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DATED this 20 day of February, 2001.

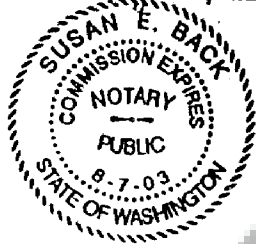
YCP SKAMANIA L.P., a Delaware limited
partnership /By YCP Skamania G.P. Inc.,
A Delaware Corporation

By: *Craig Muller*
Its: *Vice President*

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that CRAIG MUELLER is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he is authorized to execute the instrument and acknowledged it as the Vice President of YCP Skamania L.P., a Delaware limited partnership, and that said instrument was the free and voluntary act and deed of such party for the uses and purposes mentioned in this instrument.

DATED: February 20, 2001



Print Name: SUSAN E. BACK
 NOTARY PUBLIC for the State of
Washington, residing at
2111 Westlake Ave. No., Seattle, WA

My appointment expires:
August 7, 2003

EXHIBIT A

Parcel 1:

The real property legally described as "Parcel 1" attached hereto and made a part hereof;
and

Parcel 2:

A permanent, irrevocable easement, running with the land for the benefit of Parcel 1 described above, to use the surface and portion of the subsurface to a depth of five (5) feet of the real property described as "Parcel 2" attached hereto and made a part hereof, as is required solely for the continued and future operation of a golf course, and uses incidental to the operation of the Skamania Lodge.

Parcel 1

Being a tract of land out of portions of Government Lots 2 and 3, in the D. Baughman donation land claim and F. Iman donation land claim, in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington and being more particularly described as follows:

Beginning at a 1/2 inch iron rod on the West line of the Baughman D.L.C., said rod being South 00°50'59" West 1,935.30 feet from a brass cap marking the Northwest corner of the Baughman D.L.C.; thence leaving said West line North 57°31'40" West 1,839.91 feet to a 1/2 inch iron pipe; thence South 59°00'19" West 396.02 feet to a 5/8 inch iron rod; thence North 78°38'44" West 97.60 feet to a 5/8 inch iron rod; thence North 35°28'44" West 122.60 feet to a 5/8 inch iron rod; thence North 59°43'41" West 216.00 feet to a 5/8 inch iron rod; thence North 65°46'40" West 919.35 feet to a 5/8 inch iron rod on the Southeasterly line of the BPA right of way; thence along said right of way North 40°21'00" East 2,004.39 feet to a 5/8 inch iron rod; thence leaving said right of way South 21°52'06" East 221.63 feet to a 3/4 inch iron pipe; thence South 89°53'16" East 104.76 feet to a 3/4 inch iron pipe; thence North 45°07'04" East 121.54 feet to a 5/8 inch iron rod; thence North 01°32'31" East 0.58 feet to a point; thence South 22°51'56" East 133.67 feet to a 5/8 inch iron rod; thence South 34°22'53" East 377.84 feet to a 5/8 inch iron rod; thence South 65°26'35" East 236.37 feet to a 5/8 inch iron rod; thence South 13°10'46" West 117.78 feet to a 5/8 inch iron rod; thence South 71°56'35" East 207.62 feet to a 5/8 inch iron rod; thence North 13°10'46" East 194.93 feet to a 5/8 inch iron rod; thence South 72°56'35" East 72.19 feet to a 5/8 inch iron rod; thence South 53°51'59" East 476.72 feet to a 5/8 inch iron rod; thence South 75°24'01" East 132.00 feet to a 5/8 inch iron rod; thence South 89°09'01" East 74.00 feet to a 5/8 inch iron rod; thence South 00°50'59" West 132.00 feet to a 5/8 inch iron rod; thence South 89°09'03" East 180.29 feet to a 5/8 inch iron rod on the Southwesterly right of way of Foster Creek Road (40.00 foot right of way); thence along said right of way 260.65 feet along the arc of a 224.60 foot radius curve to the left, having a central angle of 66°29'28", the chord of which bears South 44°35'53" East, a distance of 246.26 feet to a 5/8 inch iron rod; thence South 77°50'37" East 114.61 feet to a 5/8 inch iron rod; thence 159.01 feet along the arc of a 420.80 foot radius curve to the right, having a central angle of 21°39'00", the chord of which bears South 67°01'07" East, a distance of 158.06 feet to a 5/8 inch iron rod; thence South 56°11'37" East 273.36 feet to a 5/8 inch iron rod; thence leaving said right of way South 46°53'56" West 373.47 feet to a Skamania County brass cap; thence South 62°28'04" East 785.01 feet to a 5/8 inch iron rod on said right of way of Foster Creek Road; thence along said right of way 73.68 feet along the arc of a 402.00 foot radius curve to the left, having a central angle of 10°30'04", the chord of which bears South 31°18'02" East, a distance of 73.57 feet to a 5/8 inch iron rod; thence South 79°54'00" West 261.00 feet; thence North 52°53'13" West 100.00 feet; thence South 60°32'24" West 90.00 feet; thence South 19°17'10" East 195.00 feet; thence South 21°51'54" East 137.00 feet; thence South 54°56'03" East 116.00 feet; thence North 83°40'11" East 272.30 feet to a point on the Westerly right of way line of Rock Creek Drive (variable width right of way); thence along said right of way South 08°32'58" West 96.52 feet to a point that bears South 17°15'33" West 0.56 feet from a concrete right of way monument; thence 413.67 feet along the arc of a 1,587.10 foot radius curve to the right, having a central angle of 14°56'02", the chord of which bears South 16°00'59" West, a distance of 412.50 feet to a 5/8 inch iron rod; thence North 66°31'00" West 20.00 feet to a 5/8 inch iron rod; thence 191.45 feet along the arc of a 1,567.10 foot radius curve to the right, having a central angle of 06°59'59", a chord of which bears South 26°58'59" West, a distance of 191.33 feet to a 5/8 inch iron rod; thence South 59°31'02" East 20.00 feet to a 5/8 inch iron rod; thence 62.63 feet along the arc of a 1,587.10 foot radius curve to the right, having a central angle of 02°15'40", the chord of which bears South 31°36'48" West, a distance of 62.63 feet to a 5/8 inch iron rod; thence North 56°03'57" West 8.39 feet to a point that bears North 50°38'42" West 0.70 feet from a concrete right of way monument;

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Exhibit "A"

thence South 33°56'03" West 208.73 feet to a point that bears South 65°29'49" East 0.58 feet from a concrete right of way monument; thence North 56°03'57" West 60.00 feet to a point that bears North 35°49'26" West 0.57 feet from a concrete right of way monument; thence South 33°56'03" West 133.77 feet to a point that bears South 78°22'11" West 1.00 feet from a concrete right of way monument; thence South 56°03'57" East 5.47 feet to a 5/8 inch iron rod, said rod also marking the intersection of Second Street extension right of way and the Westerly right of way of Malicot Road (60.00 foot right of way); thence along said Malicot right of way South 56°27'19" West 46.44 feet to a 5/8 inch iron rod; thence 201.61 feet along the arc of a 256.70 foot radius curve to the right, having a central angle of 45°00'00", the chord of which bears South 78°57'19" West, 196.47 feet to a 5/8 inch iron rod; thence North 78°32'41" West 13.00 feet to a 5/8 inch iron rod; thence 186.92 feet along the arc of a 125.70 foot radius curve to the left, having a central angle of 85°12'00", the chord of which bears South 58°51'19" West, a distance of 170.17 feet to a 5/8 inch iron rod marking the point of compound curvature; thence 172.50 feet along the arc of a 173.40 foot radius curve to the left, having a central angle of 57°00'00", the chord of which bears South 12°14'41" East, a distance of 165.48 feet to a 5/8 inch iron rod marking the point of reverse curvature; thence 79.96 feet along the arc of a 65.70 foot radius curve to the right, having a central angle of 69°44'00", the chord of which bears South 05°52'41" East, a distance of 75.12 feet to a 5/8 inch iron rod; thence South 28°59'19" West 98.60 feet to a 5/8 inch iron rod; thence 65.70 feet along the arc of a 65.70 foot radius curve to the right, having a central angle of 57°18'00", the chord of which bears South 57°38'19" West, a distance of 63.00 feet to a 5/8 inch iron rod marking a point of reverse curvature; thence 254.56 feet along the arc of a 507.60 foot radius curve to the left, having a central angle of 28°44'00", the chord of which bears South 71°55'19" West a distance of 251.90 feet to a 5/8 inch iron rod marking a point of reverse curvature; thence 44.84 feet along the arc of a 160.80 foot radius curve to the right, having a central angle of 15°58'38", the chord of which bears South 65°32'38" West, a distance of 44.69 feet to a 1/2 inch iron rod on the West line of said Baughman D.L.C.; thence leaving said Malicot Road right of way along said West line of the Baughman D.L.C. North 00°50'59" East 1,237.41 feet to the Point of Beginning.

TOGETHER WITH the following described property:

A tract of land located in the D. Baughman donation land claim situated in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, and being more particularly described as follows:

Commencing at a brass cap marking the Northwest corner of said D. Baughman D.L.C.; thence South 00°50'59" West, 3369.29 feet along the West line of said Baughman donation land claim to the point of beginning and said point being on the Northerly right of way line of State Highway No. 8; thence along said Northerly right of way the following courses and distances:

North 49°20'38" East, 225.03 to the beginning of a 2785.00 foot radius curve to the left having a central angle of 05°28'09"; thence along said curve to the left (the long chord of which bears North 46°36'33" East, 265.74 feet) 265.84 feet; thence South 46°07'31" East, 30.00 feet to the beginning of a 2815.00 foot radius curve to the left having a central angle of 05°23'51"; thence along said curve to the left (the long chord of which bears North 41°10'33" East, 265.09 feet) 265.19 feet; thence North 38°28'38" East 337.63 feet; thence leaving said Northerly R.O.W. North 56°03'57" West 46.84 feet to the Northerly right of way of vacated Malicot road; thence along said Northerly right of way the following courses and distances:

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Exhibit "A"

Along said Malicot right of way South 56°27'19" West 46.44 feet to a 5/8 inch iron rod and the beginning of a 256.70 foot radius curve to the right having a central angle of 45°00'00"; thence along said curve to the right (the long chord of which bears South 78°57'19" West, 196.47 feet) 201.61 feet to a 5/8 inch iron rod; thence North 78°32'41" West 13.00 feet to a 5/8 inch iron rod at the beginning of a 125.70 foot radius curve to the left, having a central angle of 85°12'00"; thence along said curve to the left (the long chord of which bears South 58°51'19" West, 170.17 feet) 186.92 feet to a 5/8 inch iron rod marking the point of compound curvature of a 173.40 foot radius curve to the left having a central angle of 57°00'00"; thence along said curve to the left (the long chord of which bears South 12°14'41" East, 165.48 feet) 172.50 feet to a 5/8 inch iron rod marking the point of a reverse curvature of a 65.70 foot radius curve to the right, having a central angle of 69°44'00"; thence along said curve to the right (the long chord of which bears South 05°52'41" East, 75.12 feet) 79.96 feet to a 5/8 inch iron rod; thence South 28°59'19" West 98.60 feet to a 5/8 inch iron rod at the beginning of a 65.70 foot radius curve to the right, having a central angle of 57°18'00"; thence along said curve to the right (the long chord of which bears South 57°38'19" West, 63.00 feet) 65.70 feet to a 5/8 inch iron rod at the beginning of a 507.60 foot radius of reverse curvature to the left having a central angle of 14°21'23"; thence along said curve to the left (the long chord of which bears South 79°06'37" East 126.86 feet) 127.19 feet to a point thence leaving said Northerly right of way South 18°04'04" East 60.00 feet to a point on the Southerly right of way of said Malicot road said point being the beginning of a 447.60 foot radius curve to the left having a central angle of 14°22'37"; thence along said Southerly right of way (the long chord of which bears South 64°44'37" West, 112.02 feet) 112.31 feet to a point at the beginning of a 220.80 foot radius of a reverse curvature to the right having a central angle of 20°46'29"; thence along said curve to the right (the long chord of which bears South 67°56'34" West, 79.62 feet) 80.05 feet to a point on the Westerly line of said Baughman D.L.C.; thence South 00°50'59" West, 134.54 feet to the Point of Beginning. Also described as Parcel III in Deed recorded in Book 158, Page 738.

EXCEPTING THEREFROM a tract of land located in the D. Baughman donation land claim situated in Section 2, Township 2 North Range 7 East of the Willamette Meridian, Skamania County, Washington, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod on the West line of the Baughman D.L.C., said rod being South 00°50'59" West 1,935.30 feet from a brass cap marking the Northwest corner of the Baughman D.L.C.; thence North 70°07'20" East 232.20 feet; thence North 31°57'00" West 34.60 feet to the beginning of a 238.00 foot radius non-tangent curve to the left and the True Point of Beginning; thence along said non-tangent curve to the left 45.91 feet through a central angle of 11°03'04" (chord bears North 60°52'12" East 45.83 feet) to point of reverse curvature; thence along a 215.65 foot radius curve to the right 144.82 feet through a central angle of 38°28'36" (chord bears North 74°34'58" East 142.12 feet) to a point; thence South 86°10'44" East 90.69 feet to the beginning of a 238.00 foot radius curve to the left; thence along said curve to the left 143.26 feet through a central angle of 34°29'13" (chord bears North 76°34'39" East 141.00 feet); thence North 18°00'59" West 198.30 feet; thence North 40°31'12" West 296.43 feet; thence North 26°12'57" West 135.00 feet; thence South 73°39'53" West 126.26 feet; thence South 27°26'26" West 93.57 feet; thence South 62°33'34" East 20.86 feet; thence South 27°26'26" West 37.03 feet; thence South 00°02'58" West 93.69 feet; thence South 72°28'58" West 32.45 feet; thence South 17°31'02" East 168.85 feet; thence North 72°28'58" East 10.64 feet; thence South 17°31'02" East 71.64 feet; thence North 72°28'58" East 27.30 feet; thence South 17°31'02" East 84.14 feet; thence South 72°28'58" West 47.82 feet; thence South 17°31'02" East 46.24 feet; thence South 31°57'00" East 0.83 feet to the Point of Beginning.

Parcel 2

Being a tract of land in the D. Baughman donation land claim, in Section 2, Township 2 North, Range 7 East of the Willamette Meridian in the county of Skamania and State of Washington and being more particularly described as follows:

Commencing at a 5/8 inch iron rod at the southeast corner of that tract of land described in deed Book 103, Page 887, Skamania County deed records, said iron rod also being on the Southerly right of way line of Foster Creek Road; thence along said right of way 73.68 feet along the arc of a 402.00 foot radius curve to the left, having a central angle of $10^{\circ} 30' 04''$, the chord of which bears South $31^{\circ} 18' 02''$ East, a distance of 73.57 feet to a 5/8 inch iron rod and the Point of Beginning; thence South $79^{\circ} 54' 00''$ West 261.00 feet; thence North $52^{\circ} 53' 13''$ West 100.00 feet; thence South $60^{\circ} 32' 24''$ West 90.00 feet; thence South $19^{\circ} 17' 10''$ East 195.00 feet; thence South $21^{\circ} 51' 54''$ East 137.00 feet; thence South $54^{\circ} 56' 03''$ East 116.00 feet; thence North $83^{\circ} 40' 11''$ East 272.30 feet to a point on the westerly right of way line of Rock Creek Road; thence along said right of way North $08^{\circ} 32' 58''$ East 274.00 feet to a 5/8 inch rod at the intersection of said westerly right of way and the southerly right of way of Foster Creek Road; thence along said Southerly right of way 134.33 feet along the arc of a 402.00 foot radius curve to the right, having a central angle of $19^{\circ} 08' 46''$, the chord of which bears North $46^{\circ} 07' 27''$ West, a distance of 133.71 feet to a 5/8 inch iron rod; thence North $36^{\circ} 33' 04''$ West 17.29 feet to the Point of Beginning.

EXHIBIT B
Permitted Exceptions

1. Easement for Access Road, including the terms and provisions thereof, recorded November 12, 1941 in Book 28, Page 492, Skamania County Deed Records.
2. Road Re-location Agreement between Skamania County and Ivan W. Howell, including the terms and provisions thereof, recorded May 26, 1992 in Book 128, page 789, Skamania County Deed Records.
3. Road Re-location Agreement between Skamania County and Gloria DeGroote, including the terms and provisions thereof, recorded May 26, 1992 in Book 128, page 806, Skamania County Deed Records.
4. Road Re-location Agreement between Skamania County and Robert J. Talent et ux., including the terms and provisions thereof, recorded May 26, 1992 in Book 128, Page 816, Skamania County Deed Records.
5. Settlement Agreement, including the terms and provisions thereof, recorded May 26, 1992 in Book 128, Page 783, Skamania County Deed Records.
6. Easement for Ingress and Egress, including the terms and provisions thereof, recorded May 26, 1992 in Book 128, Page 836, Skamania County Deed Records.
7. Covenants of Public Access, including the terms and provisions thereof, recorded May 1, 1996 in Book 156, Page 987.
8. License between Skamania County, Salishan Lodge and the United States of America, including the terms and provisions thereof, recorded May 1, 1996 in Book 156, Page 983.
9. Easement for Utilities, Pedestrian and Bicycle Path, including the terms and provisions thereof, by ordinance No. 871, recorded Dec. 20, 1991 in Book 126, Page 584. Also Recorded July 26, 1996 in Book 158, Page 625.
10. Memorandum of Founders rights, including the terms and provisions thereof recorded August 1, 1996, in Book 158, Page 750.

11. Easement for Ingress and Egress, including the terms and provisions thereof, recorded March 29, 1997 in Book 163, Page 780, Skamania County Deed Records.
12. Easement in favor of City of Stevenson including the terms and provisions thereof, as disclosed by the Vacation thereof of the Vacated Portion of Malicot, recorded December 20, 1991 in Book 126, Page 584.
13. Pending Suit between Karla J. Talent as Plaintiff v. YCP Skamania L.P., et al., filed February 17, 1998, Case No. 98-2-00022 0. Also recorded February 25, 1998 in Auditors' File No. 130626.
14. Easement for access road reserved by Skamania County in that certain Statutory Warranty Deed from Skamania County to YCP Skamania, L.P., recorded February 22, 2001 in Book 206, page 820, Skamania County Deed Records.