

When recorded return to:

Terrapins Owner LLC  
c/o Pebblebrook Hotel Trust  
Two Bethesda Metro Center, #1530  
Bethesda, MD 20814

**Special Warranty Deed**  
(Not Statutory)

132194  
THE GRANTOR(S) Commonwealth Washington Holding, Inc., a Delaware corporation for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid, grants, bargains, sells, conveys, and confirms to Terrapins Owner LLC, a Delaware limited liability company, the following described real estate, situated in the County of SKAMANIA, State of Washington:

Abbreviated Legal: PTN SEC 2, T2N, R7E

AS.  
Tax Parcel Number(s): 02070200061200 and 02070241080000

See Exhibit A attached hereto and made a part hereof. Attached Exhibit "A" on page 3

SUBJECT TO all covenants, conditions, restrictions, rights, rights of way, easements and other matters of record, or that would be disclosed by inspection of the said real estate, as of the date hereof.

Dated: November 1, 2010

Commonwealth Washington Holding, Inc.

By: [Signature]

Name: Bleeker P. Seaman III

Title: President

**REAL ESTATE EXCISE TAX**

28831

NOV - 4 2010

PAID

#799,079.01  
[Signature]  
SKAMANIA COUNTY TREASURER

# ACKNOWLEDGMENT

State of California  
County of Los Angeles

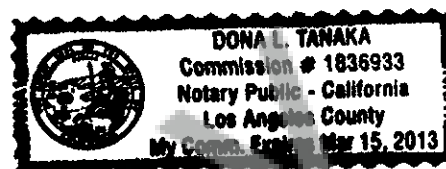
On November 1, 2010 before me, Dona L. Tanaka Notary Public  
(insert name and title of the officer)

personally appeared Becker P. Seaman III,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dona L. Tanaka (Seal)



## Exhibit A

## PARCEL I

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, Skamania County, Washington, and being more particularly described as follows:

BEGINNING at a half inch iron rod on the West line of the Baughman Donation Land Claim, said rod being South 00°50'59" West 1935.30 feet from a brass cap marking the Northwest corner of the Baughman Donation Land Claim; thence leaving said West line North 57°31'40" West 1839.91 feet to a half 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 Bonneville Power Administration right of way; thence along said right of way North 40°21'00" East 2004.39 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 1587.10 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 1567.10 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 1587.10 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; 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 half inch iron rod on the West line of said Baughman Donation Land Claim; thence leaving said Malicot Road right of way along said West line of the Baughman Donation Land Claim North 00°50'59" East, 1237.41 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 Donation Land Claim; 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 feet 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 right of way 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:

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) 80.06 feet to a point on the Westerly line of said Baughman Donation Land Claim; 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 half inch iron rod on the West line of the Baughman Donation Land Claim, said rod being South 00°50'59" West 1935.30 feet from a brass cap marking the Northwest corner of the Baughman Donation Land Claim; 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.

Tax Account No. 02 07 02 0 0 0612 00

## PARCEL II

A permanent irrevocable easement, running with the land for the benefit of Parcel I described above, to use the surface and portion of the subsurface to a depth of 5 feet of the real property described as Parcel II 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, described as follows:

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, Skamania County, 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 108, 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°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 and the Point of Beginning; 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 Road; thence along said right of way North 08°32'58" East 274.00 feet to a 5/8 inch iron 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°08'46", the chord of which bears North 46°07'27" West, a distance of 133.71 feet to a 5/8 inch iron rod; thence North 36°33'04" West 17.29 feet to the Point of Beginning.  
Tax Account No. 02 07 02 0 0 0614 00

#### PARCEL III also known as the Meadow

TOGETHER WITH an easement (characterized as a license) for use for the benefit of visitors to or guest of the lodge as granted by that agreement recorded in Book 206, page 859, over the following described property:

A tract of land located in the D. Baughman Donation Land Claim and the F. Iman Donation Land Claim, situated in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, and being a portion of a tract of land conveyed to Skamania County, Washington, by deed recorded in Book 27, page 39, of the Skamania County Deed Records, and being more particularly described as follows:

COMMENCING from a half inch iron rod as depicted on that certain Record of Survey recorded in Volume 3, pages 53 and 54, Survey Records, Skamania County, Washington, marking the Northeast corner of Columbia Gorge Park, recorded in Book B, page 55, Plat Records, Skamania County, Washington, said corner also being located in the line common to the D. Baughman and the F. Iman Donation Land Claims, being South 00°50'59" West 1935.30 feet from a brass cap marking the Northwest corner of said D. Baughman Donation Land Claim; thence North 70°07'20" East 232.20 feet to a point; thence North 31°57'00" West 34.60 feet to the True Point of Beginning; thence North 31°57'00" West 0.83 feet to a point; thence North 17°31'02" West 46.24 feet to a point; thence North 72°28'58" East 47.82 feet to a point; thence North 17°31'02" West 84.14 feet to a point; thence South 72°58'28" West 27.30 feet to a point; thence North 17°31'02" West 71.64 feet to a point; thence South 72°58'28" West 10.64 feet to a point; thence North 17°31'02" West 168.85 feet to a point; thence North 72°28'58" East 32.45 feet to a point; thence North 00°02'58" East 93.69 feet to a point; thence North 27°26'26" East 37.03 feet to a point; thence North 62°33'34" West 20.86 feet to a point; thence North 27°26'26" East 93.57 feet to a point; thence North 73°39'53" East 126.26 feet to a point; thence South 26°12'57" East 135.00 feet to a point; thence South 40°31'12" East 296.43 feet to a point; thence South 18°00'59" East 198.30 feet to the beginning of a 238.00 foot radius non-tangent curve to the right; thence along said non-tangent curve to the right 143.26 feet through a central angle of 34°29'13" (chord bears South 76°34'39" West 141.10 feet); thence North 86°10'44" West 90.69 feet to the beginning of a 215.65 foot radius curve to the left; thence along said curve to the left 144.82 feet through a central angle of 38°28'36" (chord bears South 74°34'58" West 142.12 feet) to a point of reverse curvature; thence along a 238.00 foot radius curve to the right 45.91 feet through a central angle of 11°03'04" (chord bears South 60°52'12" West 45.83 feet) to the True Point of Beginning.  
Tax Account No. 02 07 02 0 0 3500 00

#### PARCEL IV

A tract of land located in the Baughman Donation Land Claim, in Section 2, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at an iron pipe marking the intersection of the East line of the said Section 2 with the division line between the Northeasterly and Southwesterly halves of the said Baughman Donation Land Claim; thence along said division line North 64°10' West a distance of 301.32 feet to the initial point of the tract hereby described; thence North 21°08' West 308.67 feet; thence South 47°21' West 226.46 feet to intersection with the said divisions line; thence South 64°10' East along the said division line 300 feet to the initial point.

Tax Account No. 02 07 02 4 1 0800 00

Skamania County Assessor  
Date 11/3/10 Parcel 2-7-2-4-1-800  
GS