

17. SUBDIVISION RESTRICTION: At closing, Buyer shall execute a Declaration of Covenant, in the form attached hereto as Exhibit F, under which Lot L shall become subject to a covenant restricting any further subdivision of Lot L. Such Declaration shall provide for its automatic termination at such time as that certain road designated as "Road P" in that certain Amended Declaration of Road Easement, recorded under Kitsap Auditor's File No. 3249173, should be dedicated as a public road, or at such time as more than four (4) legally separate single family residential lots (other than Lots K, L and M) may be lawfully accessed via Road P, pursuant to any form of private easement or right of way.

19. LOT L TRAIL EASEMENT: Seller intends to record a trail easement in favor of the Bainbridge Island Park & Recreation District on Lot L prior to the close of this transaction. Seller shall provide the final version of the proposed trail easement to the Buyer at least ten (10) days prior to closing.