

Land Description

Lots 5 and 6, Block 1, Nichols First Addition to Friday Harbor, Vol. 1 of Plats, Page 4, Records of San Juan County, WA EXCEPT portions conveyed to the Town of Friday Harbor under Auditor's File No. 2002 0313038, said records.

Auditor's Certificate

Filed for record this 13th day of April 2006, at 1:06 PM Book 7 of Condominiums at page 89 at the request of Star Surveying and Engineering, Inc.
 2006 0313038
 San Juan County Auditor
 File Number

Surveyor's Certificate

I hereby certify that this Survey Map and Plans for Churchill Court Condominium are based upon actual Survey of the property herein described. That the bearings and distances are correctly shown. That all the information required by RCW 64.34.232 is supplied herein. That all horizontal and vertical boundaries of the units are substantially completed.

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act and WAC 332.130.050, at the request of Lee Anderson in Nov. 2005 - March 2006.

Thomas C. Sturm
 Certificate Number LS 15038
 4/1/06



GRAPHIC SCALE

(IN FEET)
 1 inch = 20 ft.

Notes

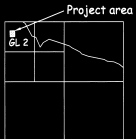
- The Basis of Bearing for this survey is the line between two monuments located on the centerline of Front Street, as shown on Record of Survey, recorded at Bk. I of Surveys, page 59, Records of San Juan Co., WA, and bears N47°00'00" W.
- The elevation datum shown herein is based on a level loop to the brass disc benchmark "No. C - 237" located at the San Juan County Courthouse el.: 91.73'. Observations were taken on March 5th, 2002.
- Access to crawl space.

STATE OF WASHINGTON S.S.
 COUNTY OF SAN JUAN

On this 13th day of April 2006, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Richard W. Kneipp, to me known to be the President of Islanders Bank, Inc., the institution that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said institution, for the uses and purposes therein mentioned, and an oath stated that he was authorized to execute the said instrument.



Notary public, in and for the State of Washington
 Residing at Friday Harbor, WA
 My commission expires 4-14-07



INDEX Section 13

Legend

- ⊙ found monument as noted
- ⊙ sewer manhole
- ⊠ stormwater catch basin
- ⊞ electrical meter box
- structural column between covered parking stalls
- ⊕ ornamental tree
- ▭ concrete walk surface
- () data per Bk. 5, Pg. 89 of Survey, records of San Juan County, WA
- F.F.E. finished floor elevation
- L.C.E. Limited Common Element
- C.E. Common Element

DEDICATION

I, the undersigned owner of the interest in the real property described herein, hereby declare this Survey map and plat and dedicate the same for a Condominium solely to meet the requirements of the Washington Condominium Act, RCW 64.32, ET SEQ, and not for any public purposes.

I further certify that all structural components and mechanical systems of all buildings containing or comprising any units hereby created are substantially completed.

This Survey map and these plans and any portion thereof are restricted by law and the Declaration for Churchill Court Condominiums, a commercial condominium.

The recorded declaration is under Auditor's File Number 2005 0313038, Records of San Juan County, Washington.
 L-Squared LLC, A Washington Limited Liability Co.
 By: LeRennie E. Anderson
 Islanders Bank
 By: Richard Kneipp, President

Churchill Beacon LLC, A Washington Limited Liability Co.
 By: Arthur L. Timmons
 Churchill Point LLC, A Washington Limited Liability Co.
 By: James F. Weibert & Magalen C. Weibert

ACKNOWLEDGMENTS

STATE OF WASHINGTON S.S.
 COUNTY OF SAN JUAN

On this 11th day of April 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LeRennie E. Anderson, to me known to be the Managing Member of L-Squared, LLC, the limited liability company that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned and an oath stated that he was authorized to execute the said instrument.



Notary Public in and for the State of Washington
 Residing at Friday Harbor, WA
 My commission expires 11/9/08

STATE OF WASHINGTON S.S.
 COUNTY OF SAN JUAN

On this 11th day of April 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Arthur L. Timmons, to me known to be the Managing Member of Churchill Beacon, LLC, the limited liability company that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned and an oath stated that he was authorized to execute the said instrument.



Notary Public in and for the State of Washington
 Residing at Friday Harbor, WA
 My commission expires 11/9/08

STATE OF WASHINGTON S.S.
 COUNTY OF SAN JUAN

On this 11th day of April 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James F. Weibert and Magalen C. Weibert, to me known to be the Managing Members of Churchill Point, LLC, the limited liability company that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned and an oath stated that he was authorized to execute the said instrument.



Notary Public in and for the State of Washington
 Residing at Friday Harbor, WA
 My commission expires 11/9/08

A COMMERCIAL CONDOMINIUM

Churchill Court

A portion of Government Lot 2, Sec. 13, Township 35 North, Range 3 West, W.M. San Juan Island, San Juan County, WA.

STAR SURVEYING & ENGINEERING, INC.
 P.O. BOX 2997 (360)378-5072
 FRIDAY HARBOR WASHINGTON 98250

CIVIL ENGINEERING LAND SURVEYING PLANNING

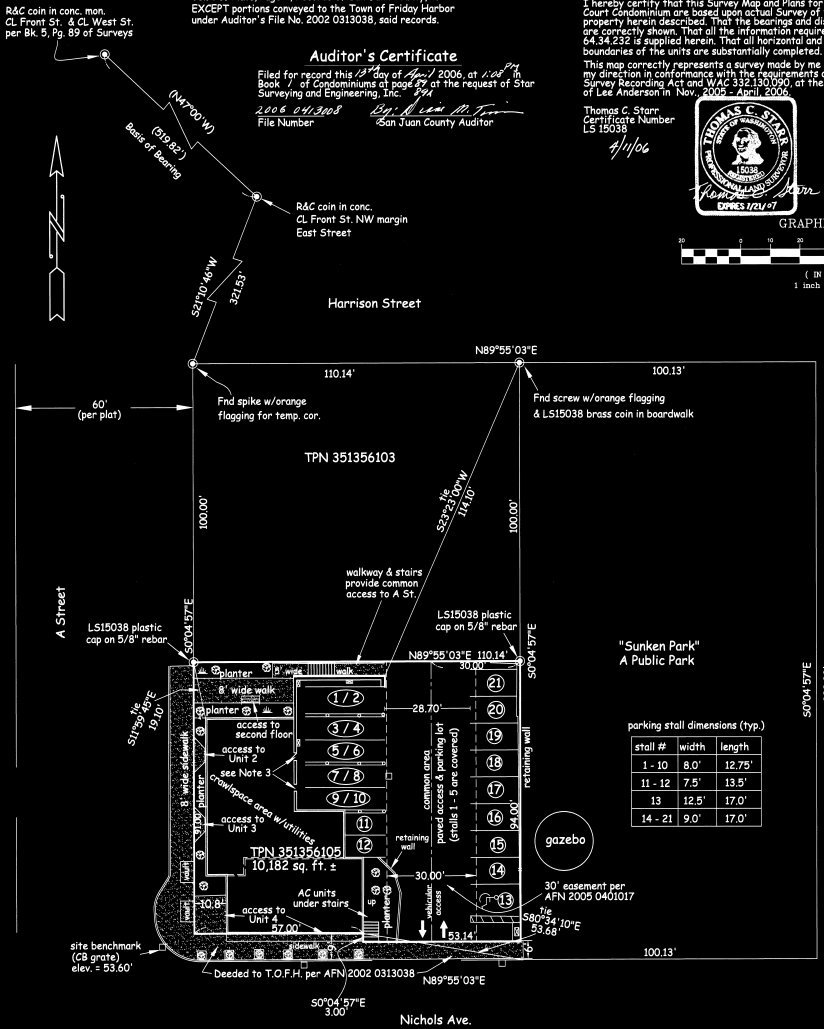
CAD BY: DJW DATE: 4/10/06 JOB NO: 1122

CHEK BY: TCS SCALE: 1"=20'

F.I.D. NO. 38-39-45-64 ACAD VER 14.0

SHEET 1 OF 2

SURVEYED BY FIELD TRAVERSE WITH A TOPCON GTS-211D 9' SYSTEM and Zeiss Ni-40 level

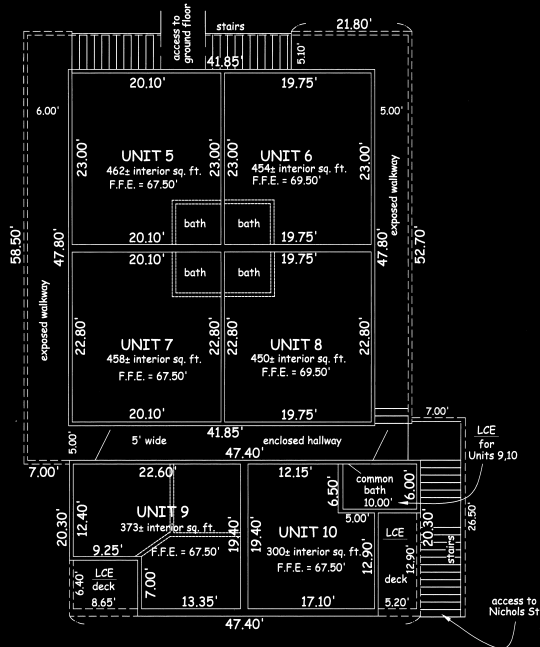


parking stall dimensions (typ.)

stall #	width	length
1 - 10	8.0'	12.75'
11 - 12	7.5'	13.5'
13	12.5'	17.0'
14 - 21	9.0'	17.0'

2nd FLOOR PLAN

ceiling height from finished floor for all second floor units = 8.92'



UNIT BOUNDARIES

The Unit boundaries are the top surface of the floors, the interior surfaces of the walls, the surface of the ceiling, and the inside surface of any exposed structural members.

COMMON ELEMENTS - (CE)

The common elements consist of those specified in the Washington Condominium Act, as well as the following:

The pipes, wires, conduits, and other fixtures and equipment for utilities, including cable television system on the outside of the unit boundaries, if any.

The pathways, fences, driving area and landscaped yards.

The walkways, hallways, and stairs.

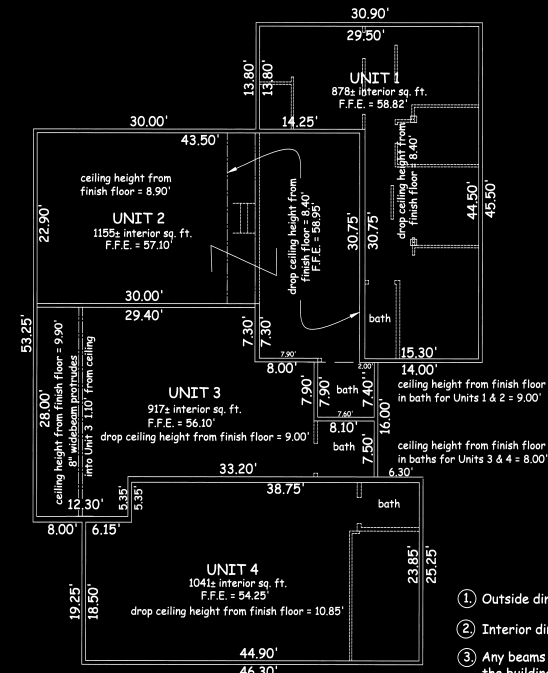
The parking area.

All portions of the building and land outside the Unit boundaries, including utility services, roof, and structural elements are common elements, except those areas described herein as the Limited Common Elements.

LIMITED COMMON ELEMENTS - (LCE)

Decks on second floor as shown.
 Bathroom for Units 9 & 10.

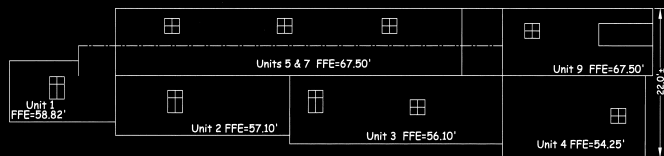
1st FLOOR PLAN



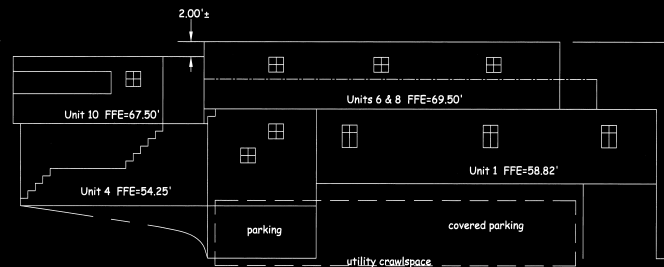
4/13/06

Notes

- ① Outside dimensions shown are to face of siding.
- ② Interior dimensions shown are to the inside surface of the walls.
- ③ Any beams protruding below the ceiling are considered part of the building structure.
- ④ Vertical benchmark is the lowest point on the grate lid of a catch basin which lies approx. 22' West of the southwest building corner (elev. 53.60 ft.).



West Elevation View



East Elevation View

Treasurer's Certificate

All taxes and assessments of the current year, 2006, including advance taxes per RCW 58.08.040, for current year tax not yet levied or certified and any delinquent taxes or assessments which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office. If any penalty fees are due under the provisions of the Open Space or DFL Law (84.33 and 84.34 RCW) this does not guarantee that they have been paid.

Debra Buranaki
 San Juan County Treasurer Date 4/13/06

A COMMERCIAL CONDOMINIUM

Churchill Court

A portion of Government Lot 2, Sec. 13, Township 35 North, Range 3 West, W.M., San Juan Island, San Juan County, WA

STAR SURVEYING & ENGINEERING, INC.
 P.O. BOX 2997 (360)378-5072
 FRIDAY HARBOR WASHINGTON 98250

CIVIL ENGINEERING LAND SURVEYING PLANNING

CAD BY: DJW DATE: 4/13/06 JOB NO: 1122

CHE BY: TCS SCALE: 1"=8'

PLD BY: 38, 39, 42, 64 ACAD VER: 14.0

SURVEYED BY FIELD TRAVERSE WITH A TOPCON GTS-2110 9' SYSTEM and Zeiss NI-40 level