

200603140131
Skagit County Auditor
3/14/2006 Page 1 of 4 2:52PM

RECIPE AND CERTIFICATE OF COMPLETION

THE DECLARATION FOR CONDOMINIUM, CURRENTLY RECORDED HERewith, IS RECORDED UNDER RECORDING NO. 200603140131 RECORDS OF SKAGIT COUNTY, WASHINGTON, DESIRING TO CREATE A CONDOMINIUM PURSUANT TO CH. 63.34 RCW, THE UNDERSIGNED DECLARANTS HEREBY EXECUTE THIS SURVEY MAP AND BUILDING PLANS FOR ISLAND MEDICAL CENTER CONDOMINIUM, AND MAKE THE WITHIN CERTIFICATION OF COMPLETION.

1. THE NAME OF THE CONDOMINIUM IS THE ISLAND MEDICAL CENTER CONDOMINIUM.
2. THE LAND IN THE CONDOMINIUM IS DESCRIBED AS BEING SITUATE IN SKAGIT COUNTY, WASHINGTON, AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER OF SAID SECTION 24; THENCE SOUTH 0°59'30" EAST, ALONG THE EAST LINE OF SAID SECTION 24, 1223.17 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 24; THENCE SOUTH 89°58'48" WEST, ALONG THE SOUTH LINE OF 24TH STREET, 396.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°01'35" EAST, 284.46 FEET; THENCE SOUTH 89°58'25" WEST, 358.50 FEET TO THE EAST LINE OF "M" AVENUE; THENCE NORTH 0°01'35" WEST, ALONG THE EAST LINE OF "M" AVENUE, 284.50 FEET TO THE SOUTH LINE OF 24TH STREET; THENCE NORTH 89°58'48" EAST ALONG THE SOUTH LINE OF 24TH STREET, 358.50 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT RECIPROCAL EASEMENT AGREEMENT RECORDED March 14, 2006 UNDER AUDITOR'S FILE NO. 200603140126 RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN SKAGIT COUNTY, WASHINGTON.

3. AS A CERTIFICATE OF COMPLETION, DECLARANTS CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING ANY UNITS OPERATED BY THE REFERENCED DECLARATION ARE SUBSTANTIALLY COMPLETED, EXCEPT FOR UNIT 102 WHICH IS CREATED BY THE DECLARATION AS AN AIR-SPACE UNIT.

DATED: 3-13 2006

SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 2
VINCENT C. OLIVER, SUPERINTENDENT AND CHIEF EXECUTIVE OFFICER
CHALLENGE DEVELOPMENTS II, LLC
JERALD ZAVALNEY, MEMBER
MICHAEL E. RUTHERFORD, MEMBER

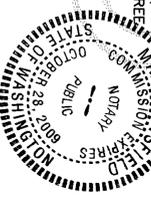
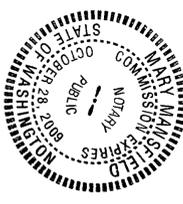
ACKNOWLEDGMENTS

STATE OF WASHINGTON) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VINCENT C. OLIVER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS SUPERINTENDENT AND CHIEF EXECUTIVE OFFICER OF SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 2, A WASHINGTON MUNICIPAL CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 3-13 2006

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT 10-28-09
MY COMMISSION EXPIRES 10-28-09

STATE OF WASHINGTON) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JERALD ZAVALNEY AND MICHAEL E. RUTHERFORD ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS MEMBERS OF CHALLENGE DEVELOPMENTS II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 3-13 2006

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT 10-28-09
MY COMMISSION EXPIRES 10-28-09



EASEMENT LAND DESCRIPTIONS

CONNECTING HALLWAYS:
THOSE PORTIONS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

- COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 0°59'30" EAST ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 1223.17 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF 24TH STREET; THENCE SOUTH 89°58'48" WEST ALONG SAID SOUTH LINE OF 24TH STREET, A DISTANCE OF 396.27 FEET; THENCE SOUTH 0°01'35" EAST 207.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°01'35" EAST 32.0 FEET; THENCE NORTH 89°58'25" EAST 5.4 FEET; THENCE NORTH 0°01'35" WEST 5.4 FEET; THENCE SOUTH 89°58'25" WEST 5.4 FEET TO THE TRUE POINT OF BEGINNING.
- ALSO, COMMENCING AT AFORESAID EAST QUARTER CORNER OF SECTION 24; THENCE SOUTH 0°59'30" EAST ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 1223.17 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF 24TH STREET; THENCE SOUTH 89°58'48" WEST ALONG SAID SOUTH LINE OF 24TH STREET, A DISTANCE OF 396.27 FEET; THENCE SOUTH 0°01'35" EAST 284.46 FEET; THENCE SOUTH 89°58'25" WEST 18.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°58'25" WEST 48.8 FEET; THENCE SOUTH 0°01'35" EAST 5.9 FEET; THENCE NORTH 89°58'25" EAST 48.8 FEET; THENCE NORTH 0°01'35" WEST 5.9 FEET TO THE TRUE POINT OF BEGINNING.
- SITUATE IN SKAGIT COUNTY, WASHINGTON.
- COURTYARD**
THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 0°59'30" EAST ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 1223.17 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF 24TH STREET; THENCE SOUTH 89°58'48" WEST ALONG SAID SOUTH LINE OF 24TH STREET, A DISTANCE OF 396.27 FEET; THENCE SOUTH 0°01'35" EAST 239.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°01'35" EAST 24.96 FEET; THENCE SOUTH 89°58'25" WEST 18.75 FEET; THENCE NORTH 0°01'35" WEST 13.7 FEET; THENCE NORTH 89°58'25" EAST 12.15 FEET; THENCE NORTH 0°01'35" WEST 11.25 FEET; THENCE NORTH 89°58'25" EAST 6.6 FEET TO THE TRUE POINT OF BEGINNING.
- SITUATE IN SKAGIT COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE & ACKNOWLEDGMENT

I, ROBERT D. GRAY, A LICENSED SURVEYOR, HEREBY CERTIFY THAT THE PLANS HEREIN WERE MADE BY ME AND ALL INFORMATION REQUIRED BY RCW 64.34.235 IS SUPPLIED, THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF UNITS L1 AND 101 ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE WITHIN PLANS AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF UNIT 102 ARE CORRECTLY SHOWN, AS CREATED BY THE REFERENCED DECLARATION, AND THAT THE WITHIN SURVEY MAP REPRESENTS A SURVEY MADE ON 200603140126 BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE DECLARANT NAMED HEREIN.
DATED March 8 2006

Robert D. Gray
ROBERT D. GRAY, PLS
CERTIFICATE NO. 11941



STATE OF WASHINGTON) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT D. GRAY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: March 8 2006

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT 10-28-09
MY COMMISSION EXPIRES 10-28-09



RECORDING CERTIFICATE

FILED FOR THE RECORD AT THE REQUEST OF SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 2 AND CHALLENGE DEVELOPMENTS II, LLC, THIS 14 DAY OF March 2006 AT 2:52 O'CLOCK P.M. AND RECORDED UNDER RECORDING NO. 200603140131 IN VOLUME 2552 OF CONDOMINIUMS, PAGES 1 TO 1, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

BY N. Brummett by Andrew T. Nissenboorn
DEPUTY

GENERAL NOTES

1. BEARING SYSTEM IS BASED UPON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE, RECORD OF SURVEYS FILED IN BOOK 3 OF SURVEYS AT PAGE 47, AND IN BOOK 11 OF SURVEYS AT PAGES 131-138 UNDER AUDITOR'S FILE NUMBERS 8008190004 & 9107230002, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. EQUIPMENT USED: LEICA T805L TOTAL STATION WITH RETRO-PRISMS CALIBRATED AGAINST NGS BASE LINE "BAYVIEW", FEBRUARY, 2005.
3. VERTICAL DATUM IS NGVD 1929 ADJUSTMENT MEAN SEA LEVEL=0.00.
4. THE LAND IN THIS CONDOMINIUM IS SUBJECT TO THE EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, AS DESCRIBED IN THAT INSTRUMENT RECORDED MAY 15, 1995, UNDER AUDITOR'S FILE NO. 514549, RECORDS OF SKAGIT COUNTY, WASHINGTON.
5. THE LAND IN THE CONDOMINIUM IS SUBJECT TO A LEASE HOLD AS SET FORTH IN THAT CERTAIN AMENDED AND RESTATED GROUND LEASE RECORDED MARCH 14, 2006 UNDER AUDITOR'S FILE NO. 200603140126 RECORDS OF SKAGIT COUNTY, WASHINGTON.
6. THE EASEMENTS FOR THE CONNECTING HALLWAYS AND COURTYARD ARE CONTAINED IN THAT RECIPROCAL EASEMENT AGREEMENT RECORDED March 14 2006 UNDER AUDITOR'S FILE NO. 200603140126 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SURVEY MAP AND PLANS FOR ISLAND MEDICAL CENTER CONDOMINIUM BY SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 2 & CHALLENGE DEVELOPMENTS II, LLC SEC 24, T 35 N, R 1 E, W.M.

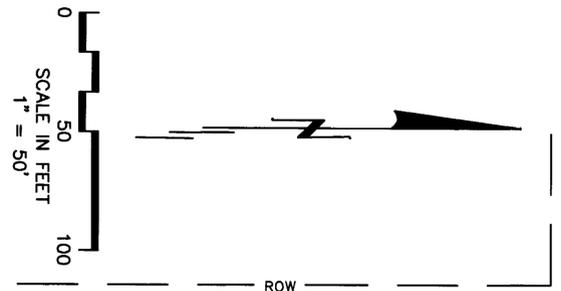
PREPARED BY: CRC DATE: 4/7/2005 SCALE: N/A PROJECT NO: 3505
DRAWN BY: RC/JTF DATE: 3/8/2006

Falkema And Kingma, Inc. CONSULTING ENGINEERING & LAND SURVEYING
PAO 35 8TH AVE., SUITE 102 OAK HARBOR, WA 98277 (509) 225-5973

SHEET 1 OF 4

NOTE: THE CENTERLINE OF "M" STREET WAS ESTABLISHED BY HOLDING THE POSITIONS OF THE MONUMENTS AT 22ND STREET AND 28TH STREET AND THE MEASURED DISTANCES TO THE RAILROAD SPIKE AT 28TH ST. AND THE PK AT 24TH ST.

24TH STREET
794.43'

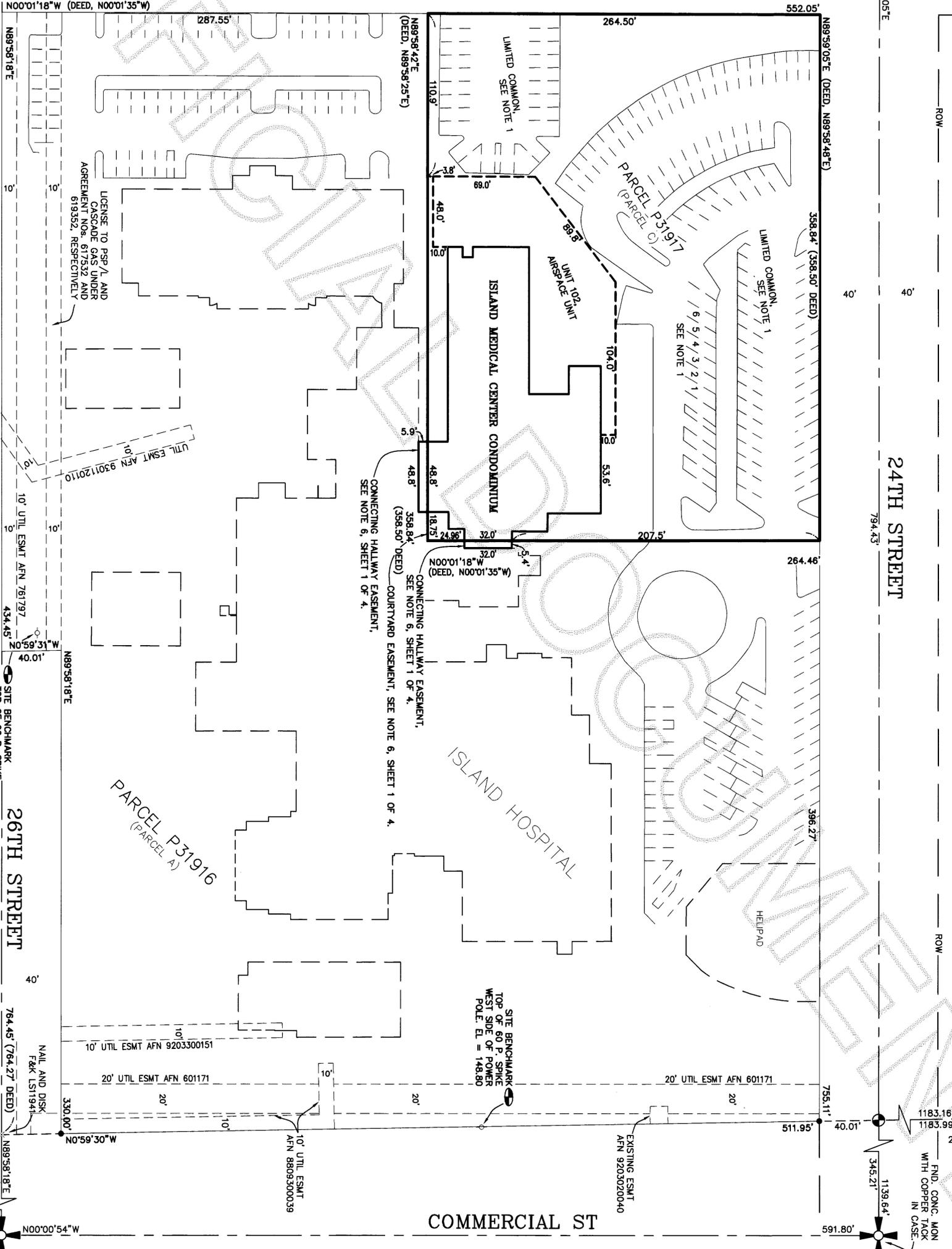


"M" AVENUE

SITE BENCHMARK
TOP OF 60 P. SPIKE WEST SIDE OF POWER POLE
EL. = 174.28

FND. CTR. TAPPED R/R SPIKE REPLACED WITH ALUM. SURFACE MON. SURVEY AFN #9111040088 RECS OF SKAGIT CO.

FND. 3 1/2" x 3 1/2" CONC. MON. WITH CENTER TAPPED BRASS DOME CAP IN CASE.



NOTES

1. THERE ARE A TOTAL OF 116 PARKING STALLS ON THE LAND IN THE CONDOMINIUM THE STALLS NUMBERED 1-6, INCLUSIVE, ARE LIMITED COMMON ELEMENTS FOR UNIT 101; THE REMAINING 110 STALLS ARE LIMITED COMMON ELEMENTS FOR UNITS 101 AND 102; ALL AS SET FORTH IN SECTIONS 4.2.3 AND 4.2.4 OF THE DECLARATION.
2. UNIT 102 IS AN AIRSPACE UNIT AS FURTHER DEFINED IN SECTION 5.4 OF THE DECLARATION.
3. ALL AREAS OUTSIDE THE PARKING LIMITED COMMON ELEMENTS AND UNITS ARE COMMON AREAS.



3/8/06

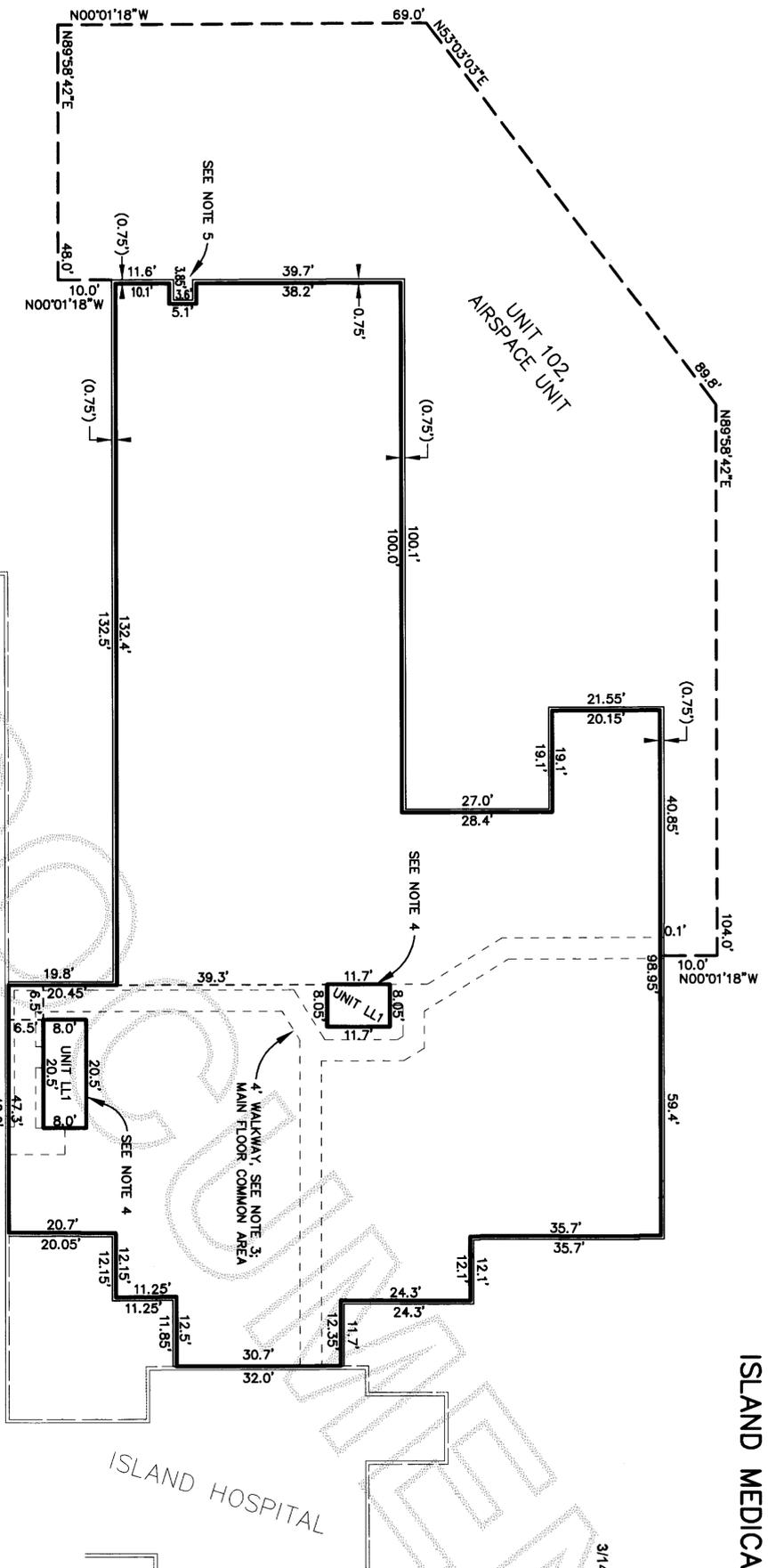
SURVEY MAP AND PLANS FOR ISLAND MEDICAL CENTER CONDOMINIUM BY SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 2 & CHALLENGE DEVELOPMENTS II, LLC ANACORTES, WASHINGTON

Prepared by: CRC
Date: 4/7/2005
Scale: 1" = 50'
Project No: 3505

Drawn by: RC/JTF
Date: 3/8/2006
Falkema And Kingma, Inc.
CONSULTING ENGINEERING & LAND SURVEYING
640 SE 8TH AVE., SUITE 102 OAK HARBOR, WA 98277 (360)875-9933

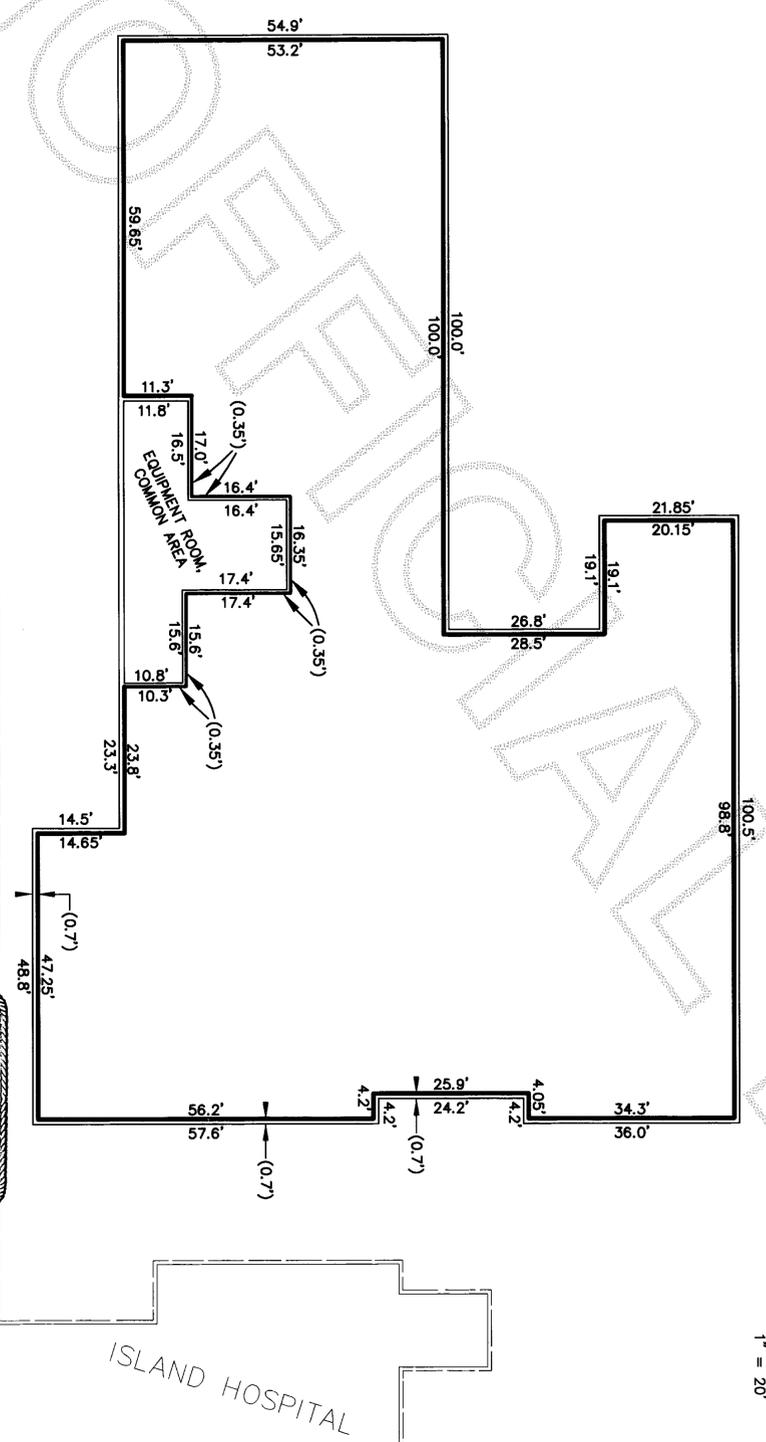
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UNIT 102 (AIRSPACE) AND UNIT 101 (UPPER LEVEL)

SCALE IN FEET
1" = 20'



UNIT LL1 (LOWER LEVEL)

SCALE IN FEET
1" = 20'

3/8/06



ISLAND HOSPITAL

ISLAND HOSPITAL

NOTES

1. ALL EXTERIOR WALLS OF UPPER LEVEL ARE 0.65' THICK, EXCEPT AS NOTED IN PARENTHESES ().
2. ALL EXTERIOR WALLS OF LOWER LEVEL ARE 0.85' THICK, EXCEPT AS NOTED IN PARENTHESES ().
3. UNIT 101 WALKWAY EASEMENT (4' WIDTH) TO UNIT LL1; THE LOCATION AND WIDTH SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED TO MEET EXISTING CONDITIONS. ALL AS SET FORTH IN THAT CERTAIN UNIT 101 WALKWAY EASEMENT AGREEMENT RECORDED MARCH 2006, UNDER AUDITOR'S FILE NO. _____ RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. EXISTING VERTICAL WALLS AROUND STAIRWELLS AND ELEVATOR SERVE AS VERTICAL BOUNDARIES OF UNIT LL1.
5. THIS ALCOVE AND FIRE EXIT FROM UNIT 101 SHALL BE RECONFIGURED AS PART OF THE CONSTRUCTION OF UNIT 102 AND WILL BE UPDATED ON THE SUBSEQUENT AMENDMENT TO THE SURVEY MAP AND PLANS UPON THE COMPLETION OF UNIT 102.

UNIT AREAS

- UNIT LL1: 13,580 SQ FT
- UNIT 101: 15,750 SQ FT (DOES NOT INCLUDE STAIRWELLS/ELEVATOR WHICH ARE PART OF UNIT LL1)
- UNIT 102: 9,650 SQ FT

SURVEY MAP AND PLANS FOR ISLAND MEDICAL CENTER CONDOMINIUM BY SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 2 & CHALLENGE DEVELOPMENTS II, LLC ANACORTES, WASHINGTON

DATE: 4/7/2005
DRAWN BY: CRC
SUBMITTED BY: RC/JTF

DATE: 3/8/2006

Fakkema And Kingma, Inc.
CONSULTING ENGINEERING & LAND SURVEYING
840 SE 8TH AVE, SUITE 102 OAK HARBOR, WA 98277 (360)975-5973

SCALE: 1" = 20'
SHEET: 3 OF 4
PROJECT NO: 3505

