EXHIBIT "A"

A tract of land situated, lying and being in the Government Lot 4 of Section 26 and in Government Lot 2 of Section 27, Township 27 North, Range 21 West, P.M.M., Flathead County, Montana, and more particularly described as follows:

Beginning at the northwest corner of Deed Exhibit, Book 523, Page 624, records of Flathead County, Montana; thence South 45°22'27" East a distance of 428.48 feet to the approximate G.L.O. meander line being the low water mark of Flathead Lake; thence along said meander line the following two (2) courses:

South 42°13'13" West a distance of 111.97 feet; South 02°03'57" East a distance of 102.40 feet; thence leaving said meander line North 61°37'30" West a distance of 344.34 feet to the easterly R/W of U.S. Highway No. 93; thence along said R/W and along a spiral chord North 04°37'09" West a distance of 49.16 feet to a point; thence South 86°58'15" West a distance of 20.00 feet to a point; thence along a spiral chord North 00°22'32" East a distance of 37.55 feet to a point and the P.C. of a 646.20 foot radius curve, concave southeasterly (radial bearing North 89°24'53" East); thence northwesterly and northeasterly along said curve through a central angle of 02°37'48" an arc length of 29.66 feet to a point; thence North 29°10'18" East a distance of 112.12 feet to a point and the P.C. of a 606.20 foot radius curve, concave southeasterly (radial bearing South 76°15'31" East); thence northeasterly along said curve through a central angle of 10°59'01" an arc length of 116.21 feet to the point of beginning.

Shown as Tract 1 of Certificate of Survey No. 15329.
TOGETHER WITH AND SUBJECT TO:

1. Easement for storage logs and lumber along the shoreline of Flathead Lake granted in instrument recorded November 2, 1900, in Book 29, Page 516, records of Flathead County, Montana.

2. Easement granted to Rocky Mountain Power Company by instrument recorded January 8, 1938, under Recorder's Fee #94, in Book 231, Page 111, records of Flathead County, Montana.

3. Easement granted to Pacific Power & Light Company, recorded February 3, 1960, under Recorder's Fee #661, in Book 429, Page 955, records of Flathead County, Montana.

4. Dock along a portion of the northerly and southerly boundaries as shown on Certificate of Survey No. 15329, records of Flathead County, Montana.

5. Terms and provisions contained in Hazardous Substances Certificate and Indemnity Agreement recorded April 7, 2006, as Document No. 200609712310, records of Flathead County, Montana.

6. Certificate of inclusion of additional territory to the Lakeside County Water & Sewer District filed April 28, 2006, as Document No. 200611812250, records of Flathead County, Montana.

Document Number: 2 00023866
Page: 26

BY: SANDS SURVEYING, INC.
2 VILLAGE LOOP
KALISPELL, MT. 59901
PH: (406) 755-6481

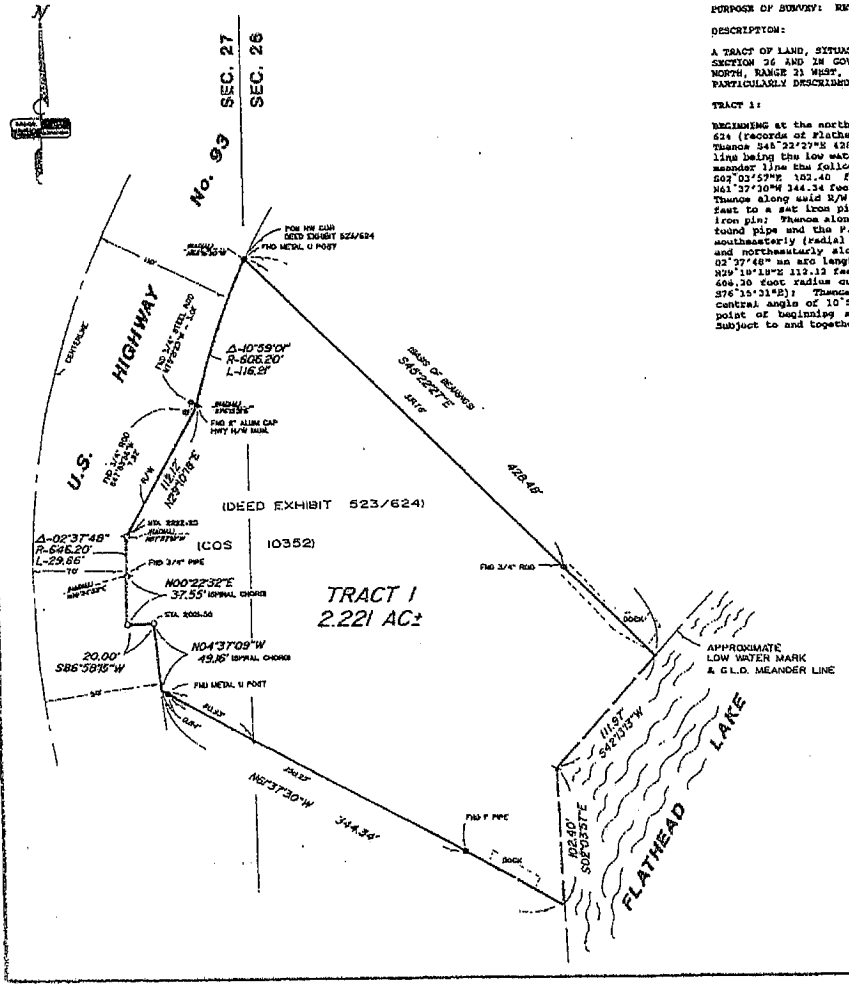
JOB NO: 218501
DATE: SEPTEMBER 27, 2002
FOR: BRIAN CLOUTIER
OWNER: INN AT SOMERS BAY LTD

GOV'T LOT 4 SEC. 26
& GOV'T LOT 2

CERTIFICATE OF SURVEY

SEC. 27, T. 27N., R. 21 W., P.M., M., FLATHEAD CO.

SCALE 1" = 50'



PURPOSE OF SURVEY: RETRACEMENT

DESCRIPTION:

A TRACT OF LAND, SITUATED, LYING, AND BEING IN GOVERNMENT LOT 4 OF SECTION 26 AND IN GOVERNMENT LOT 2 OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 21 WEST, P.M.,M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

TRACT 1:

BEGINNING at the northwest corner of Deed Exhibit, Book 523, Page 624 (records of Flathead County, Montana), which is a found post: Thence S45°22'27"E 428.48 feet to the approximate G.L.O. meander line being the low water mark of Flathead Lake; Thence along said meander line the follow two (2) courses: S42°13'13"W 111.97 feet; S02°03'57"E 102.40 feet; Thence leaving said meander line N61°37'30"W 344.34 feet to the easterly R/W of U.S. Highway No. 93; Thence along said R/W and along a spiral chord N04°37'09"W 49.16 feet to a set iron pin; Thence S86°58'15"W 20.00 feet to a set iron pin; Thence along a spiral chord N00°22'32"E 37.55 feet to a found pipe and the P.C. of a 646.20 foot radius curve, concave southeasterly (radial bearing N85°24'53"E); Thence northeasterly and northeasterly along said curve through a central angle of 02°37'48" an arc length of 29.66 feet to a set iron pin; Thence N29°10'18"E 112.12 feet to a found aluminum cap and the P.C. of a 606.20 foot radius curve, concave southeasterly (radial bearing S76°15'31"E); Thence northeasterly along said curve through a central angle of 10°58'01" an arc length of 116.21 feet to the point of beginning and containing 2.221 ACRES, more or less; Subject to and together with all appurtenant easements of record.

LEGEND

1. SEC. COR. (AS NOTED)
2. 1/4 CORNER (AS NOTED)
3. CENTER SECTION (AS NOTED)
4. 1/16 CORNER (AS NOTED)
5. FOUND (AS NOTED)
6. SET 1/2" X 24" REBAR WITH 1 1/4" PLASTIC CAP, STAMPED: SANDS, T87S

CERTIFICATE OF SURVEYOR

THOMAS E. SANDS
REGISTRATION NO. 7870

APPROVED: 10/16 2002

CHAIRMAN LAND SURVEYOR REG. No. 5735

STATE OF MONTANA
COUNTY OF FLATHEAD

FILED ON THE 21 DAY OF Oct 2002 A.D.
AT 1:46 O'CLOCK P M

Susan W. Haverfield
CLERK & RECORDER
BY Chas Terry
DEPUTY

2002294/3060
INSTRUMENT REC. No.

SHEET 1 OF 1 SHEETS

CERTIFICATE OF SURVEY No. 15329

CERTIFICATE OF REGISTERED PROFESSIONAL ARCHITECT

The undersigned is the registered architect for The Terraces at Somers Bay, a condominium constructed on the property legally described as: A tract of land located in Gov't Lot 4 in Section 26, Township 27 North, Range 21 West and in the SE1/4 and NE1/4 of Section 27, Township 27 North, Range 21 West P.M.M., Flathead County, Montana. That attached to the Declaration are the basic unit floor plans for Units ~~1-17~~ 5-21 KTL showing with particularity the area of said units, the level of floor number for the units. I hereby certify that the attached plans for The Terraces at Somers Bay are an accurate copy of the plans filed with and approved by the City and County officers having jurisdiction to issue building permits. The attached plans fully and accurately depict the layout, location, unit designation and dimensions of Units ~~1-17~~ 5-21 KTL as built. The construction of the building was completed on July 1, 2007.

DATED this 7 day of August, 2007.

Kim Larson

Kim Larson, Registered Professional Architect
Montana Licensed Architect No. 1390

STATE OF MONTANA)
: ss.
County of Flathead)

This instrument was acknowledged before me on August 7, 2007, by KIM LARSON.

LICENSED ARCHITECT
KIM THOMAS LARSON
NO. 1390
KALISPELL, MT
STATE OF MONTANA

Laura M. Bodily

Print Name Laura M. Bodily

Notary Public for the State of Montana

Residing at Columbia Falls, MT

My commission expires 6/18, ~~200~~ 2010

LAURA M. BODILY
NOTARIAL
SEAL
State of Montana

CERTIFICATION BY DEPARTMENT OF REVENUE

The Terraces at Somers Bay declaration has been reviewed by Tami Kingery being an agent of the Department of Revenue for Flathead County, Montana, as described in 70-23-304 MCA. The attached declaration is approved as to the facts that the name is proper under 70-23-303 MCA and that the taxes due and payable on the property have been paid.

Dated this 8th day of August 2007

Signature Tami Kingery

Plat Room
Flathead County, Montana
800 S. Main St.
Kalispell, MT 59901
(406) 758-5510

This Form is for Condominiums Only

FOR : 5:00 O'CLOCK SOMEWHERE DATE : 8/7/07

DESCP : TERRACES AT SOMERS BAY CONDO 26 & 27- 27-21 PURPOSE : CONDO

YEARS	ASSESSOR #
2003 thru 2006	0924660

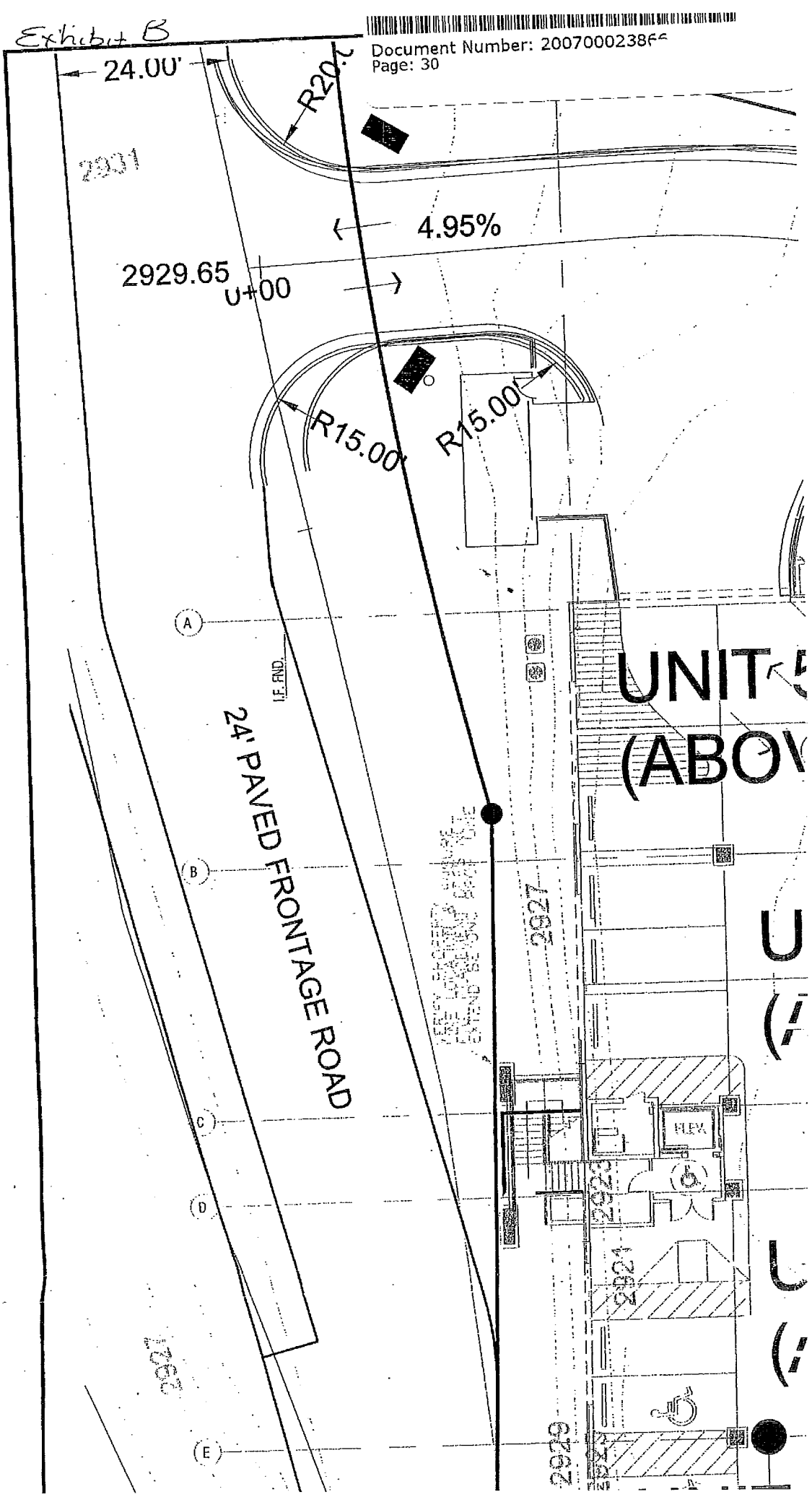
I hereby certify that there are no outstanding taxes on the property assigned the assessor numbers listed above, for the years indicated for each assessor number.

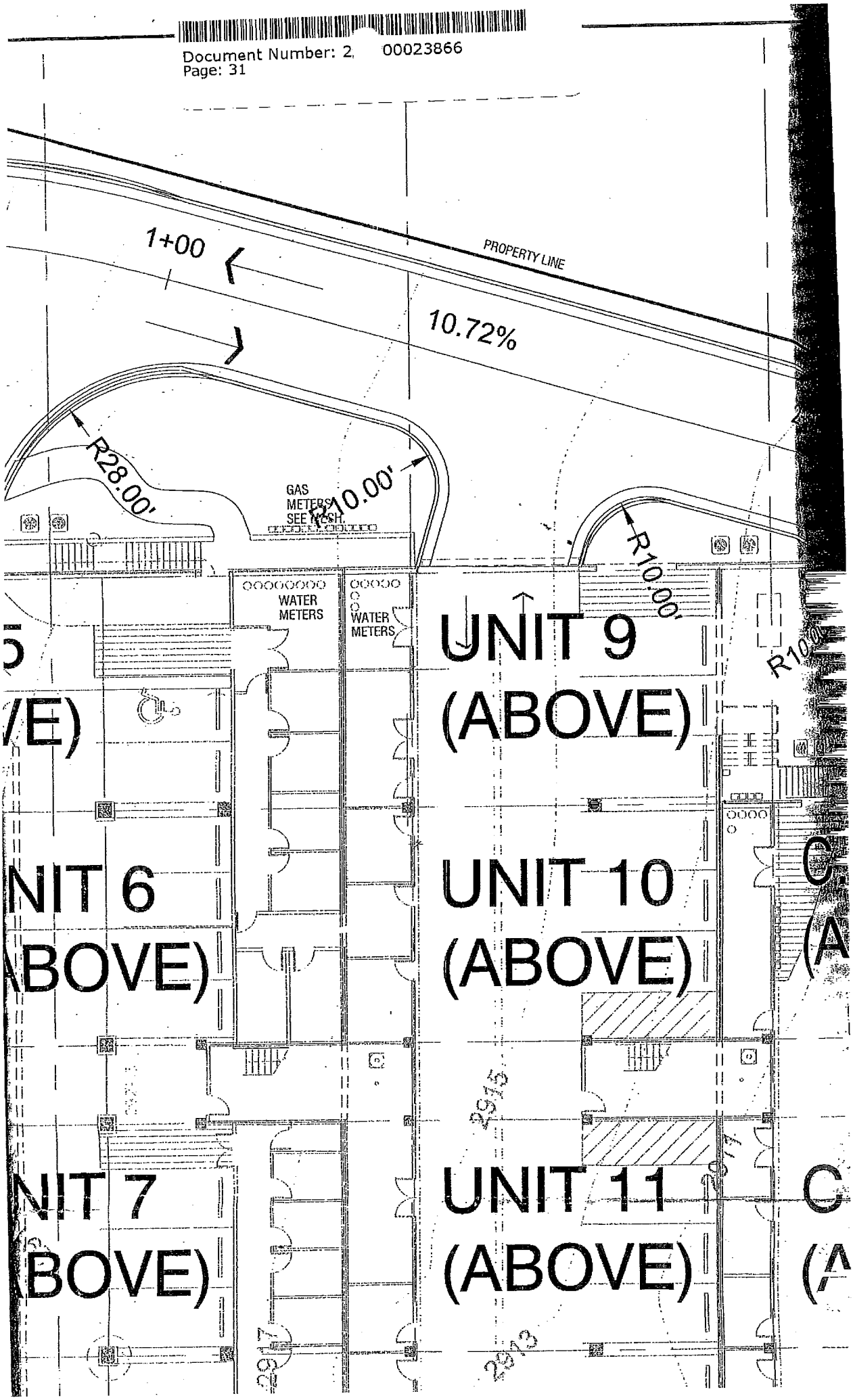
Deputy Treasurer
(seal)

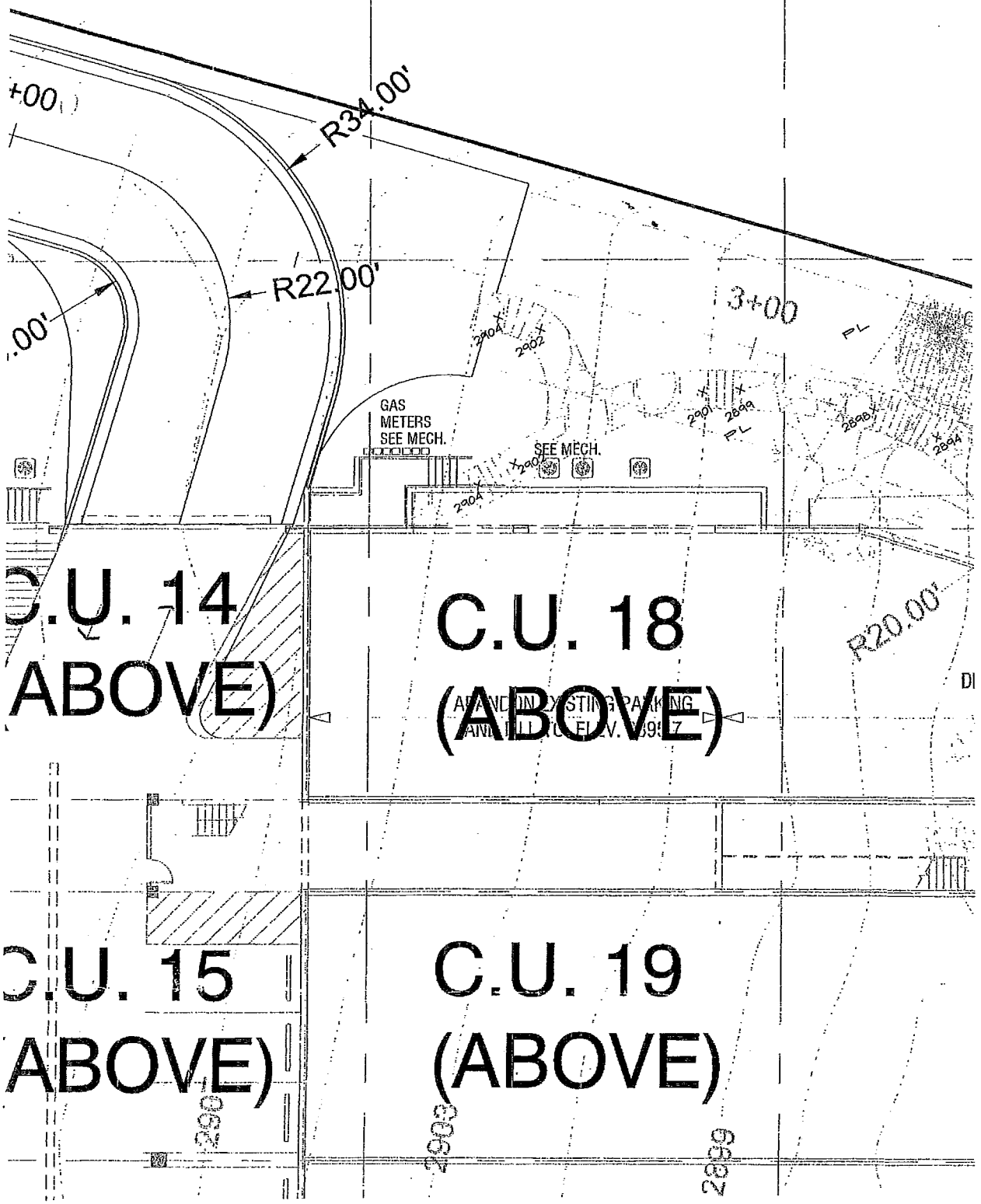
AUG 07 2007

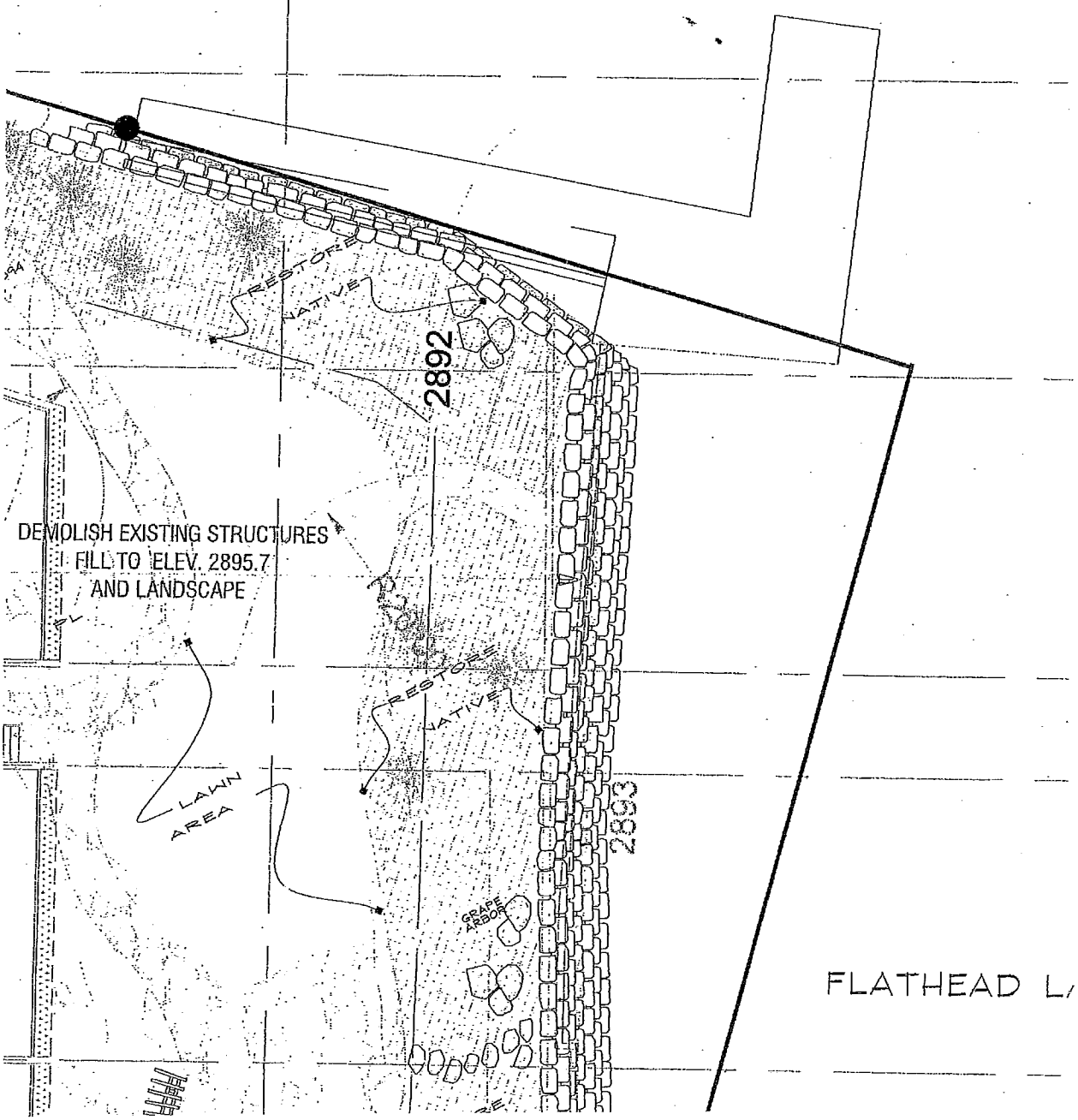
Exhibit B

Document Number: 20070002386
Page: 30




1+00
PROPERTY LINE
10.72%
R28.00'
R10.00'
R10.00'
GAS METERS SEE MECH.
WATER METERS
WATER METERS
UNIT 9 (ABOVE)
UNIT 10 (ABOVE)
UNIT 11 (ABOVE)
2915
2913


R34.00'
R22.00'
3+00
GAS
METERS
SEE MECH.
SEE MECH.
C.U. 14
ABOVE)
C.U. 18
(ABOVE)
R20.00'
C.U. 15
ABOVE)
C.U. 19
(ABOVE)


RESTORE
NATIVE
2892
DEMOLISH EXISTING STRUCTURES
FILL TO ELEV. 2895.7
AND LANDSCAPE
RESTORE
NATIVE
LAWN
AREA
2893
GRAPE
ARBOR
FLATHEAD L

REVISIONS:

APEC

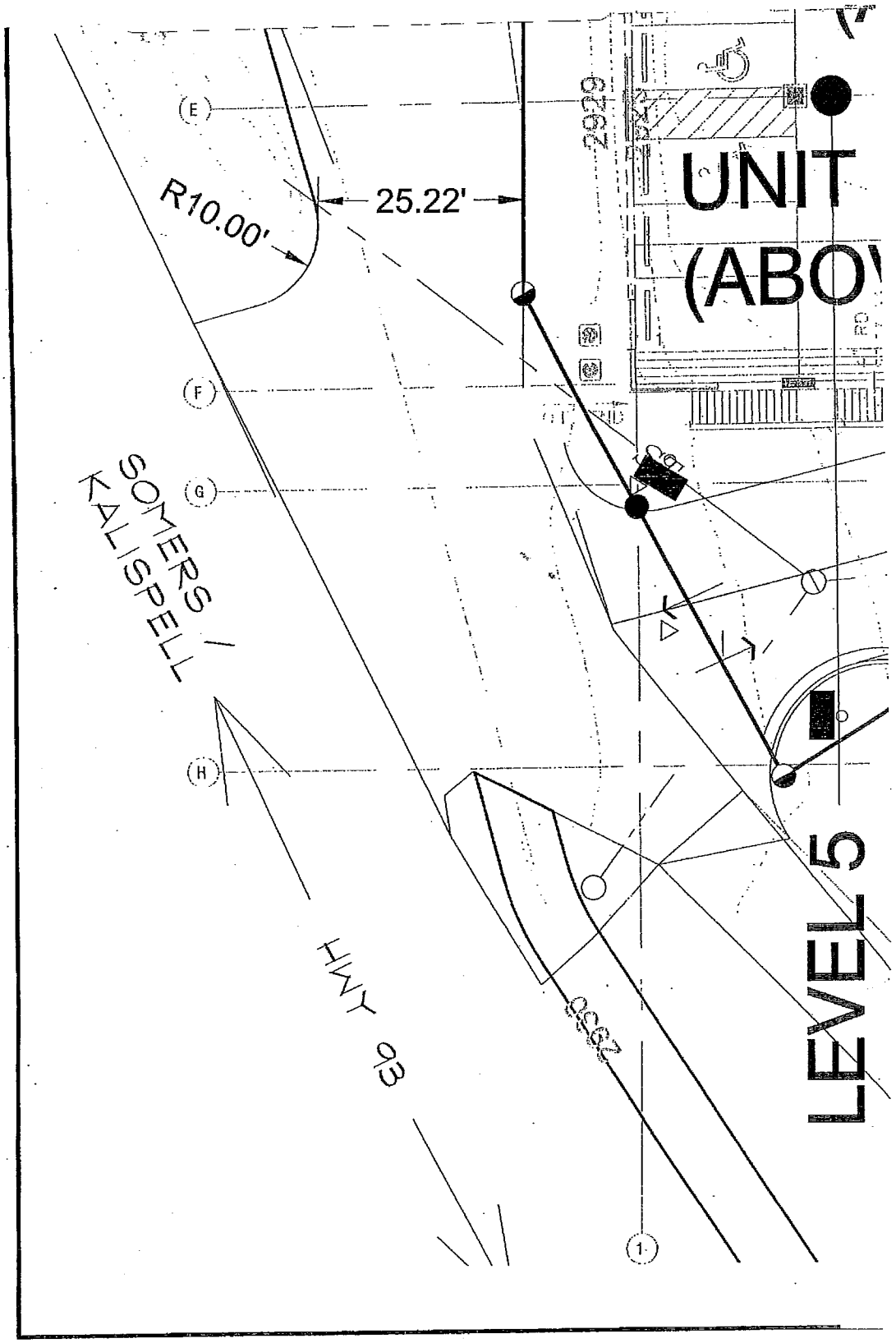
architecture ▲ planning ▲ engineering ▲ consulting

Kalispell & Polson, Montana – 406.755.1333 – www.apec-mt.com

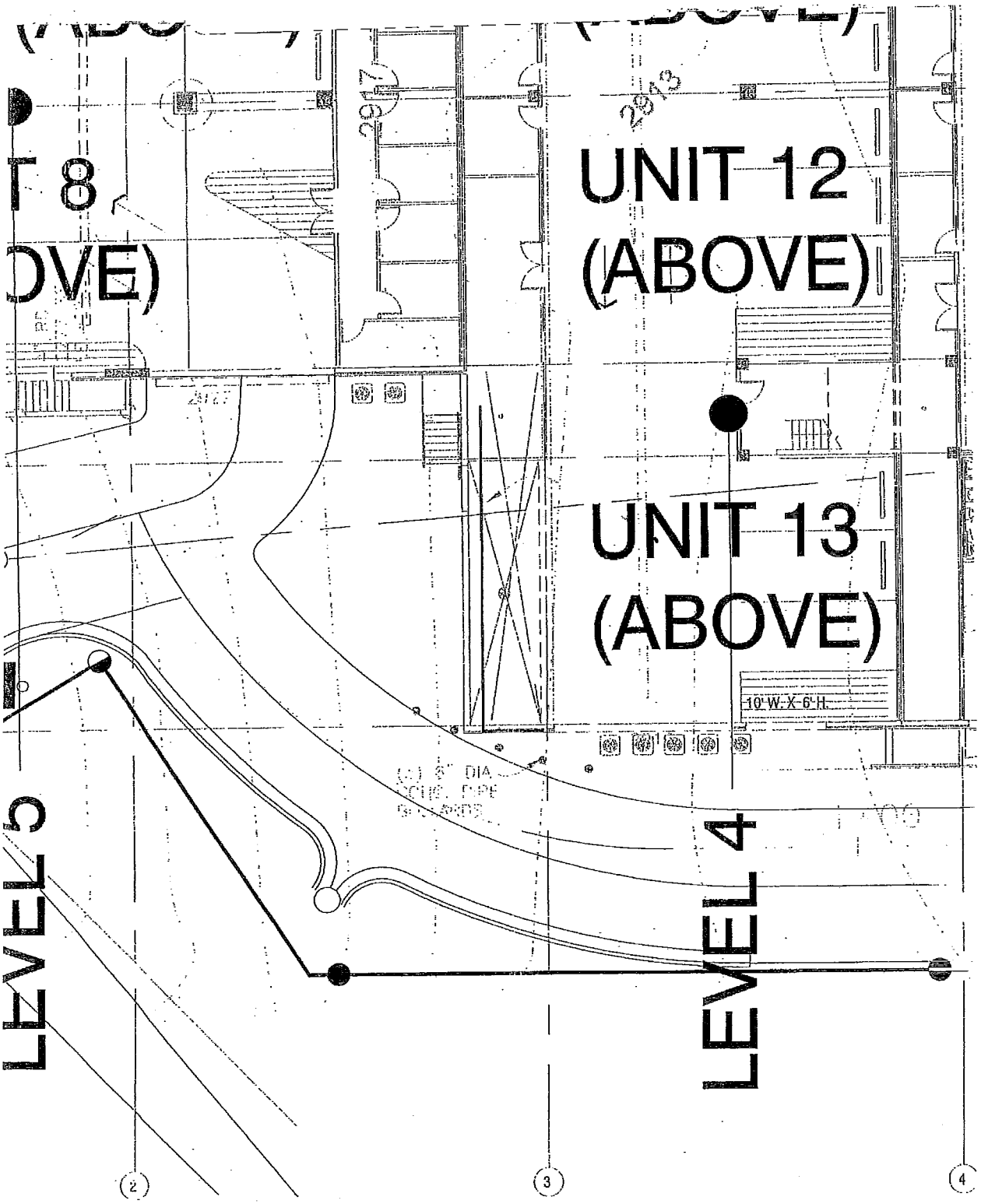
MERS BAY

ERE L.L.C.

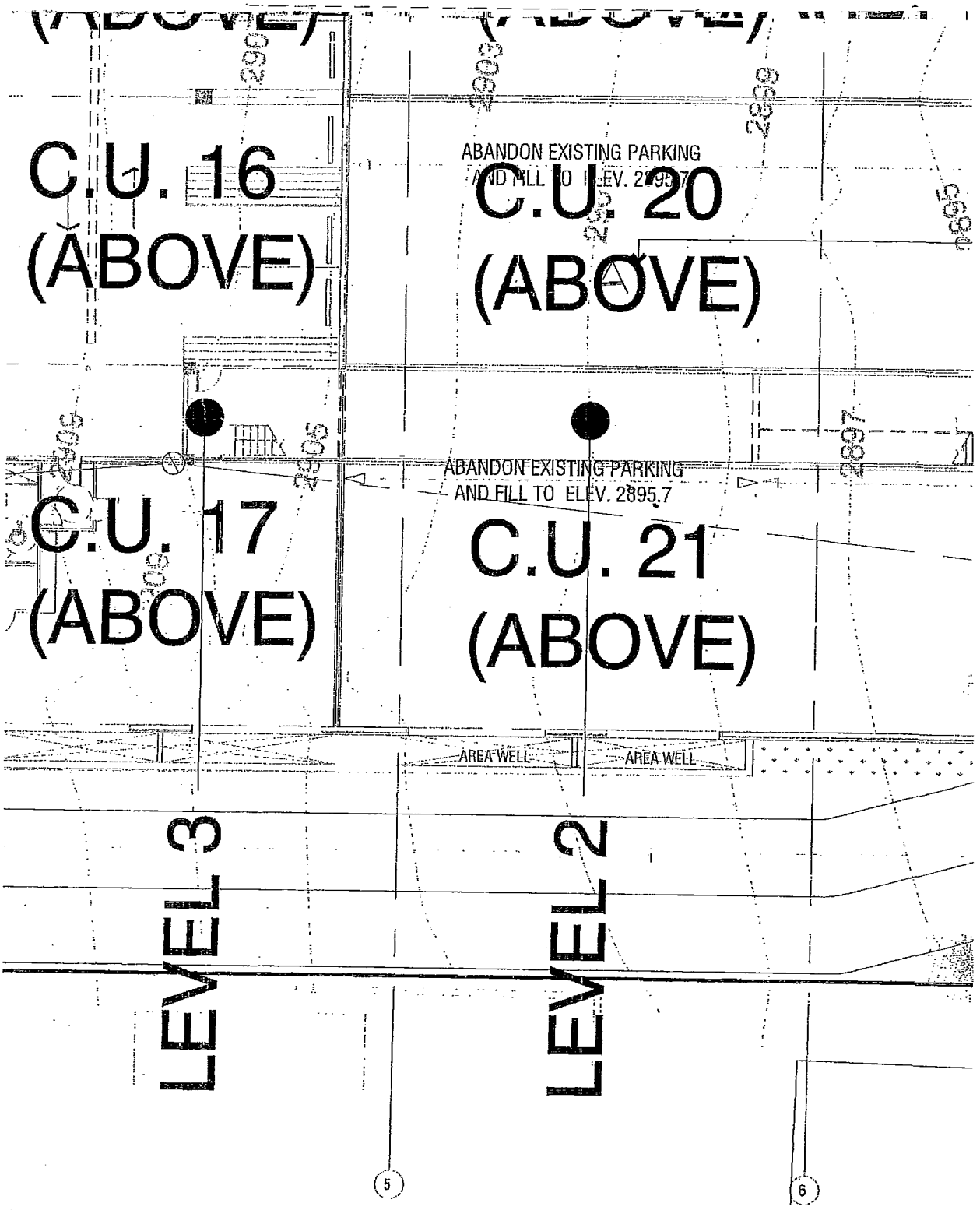
Y



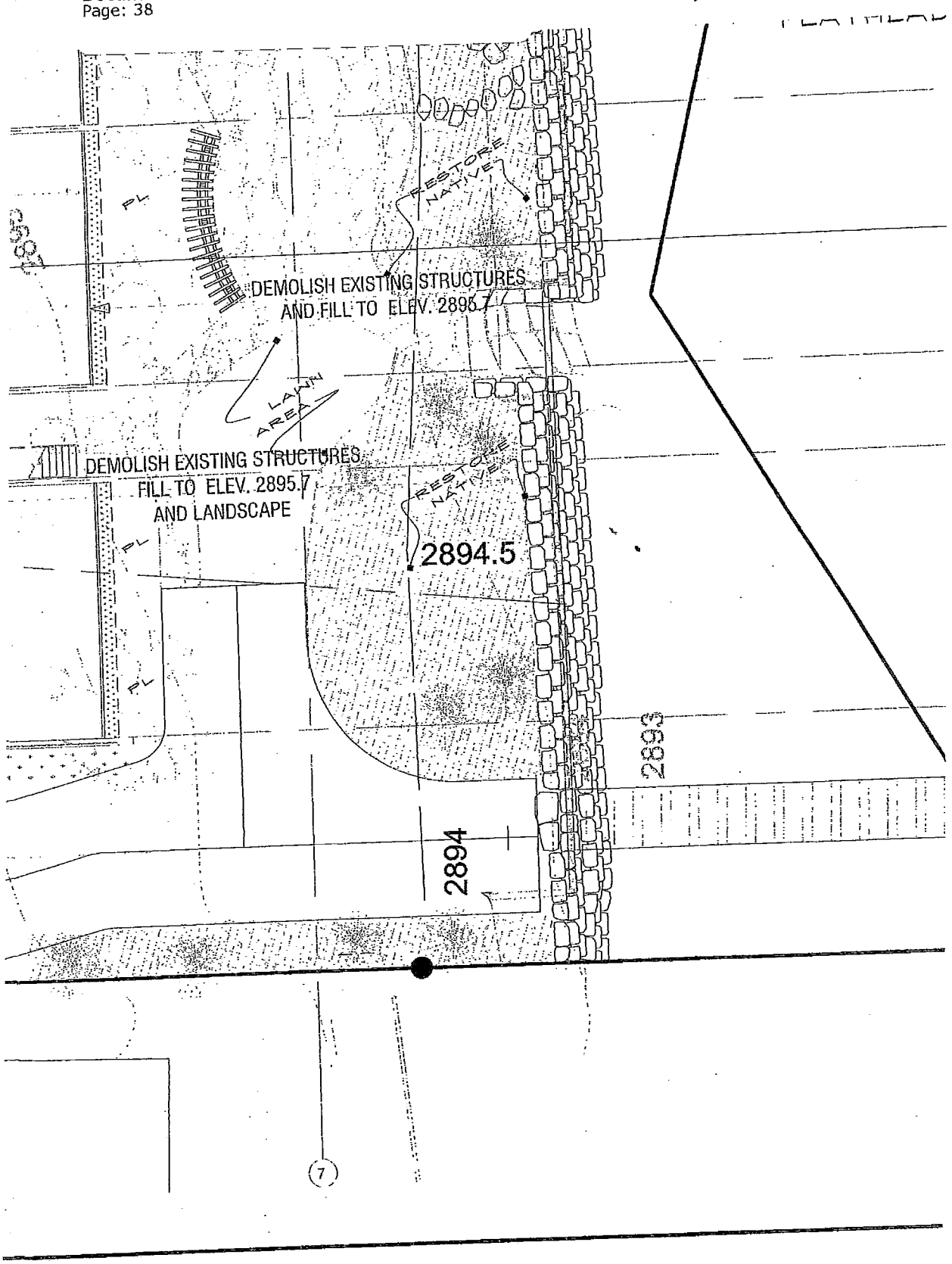
8 pages

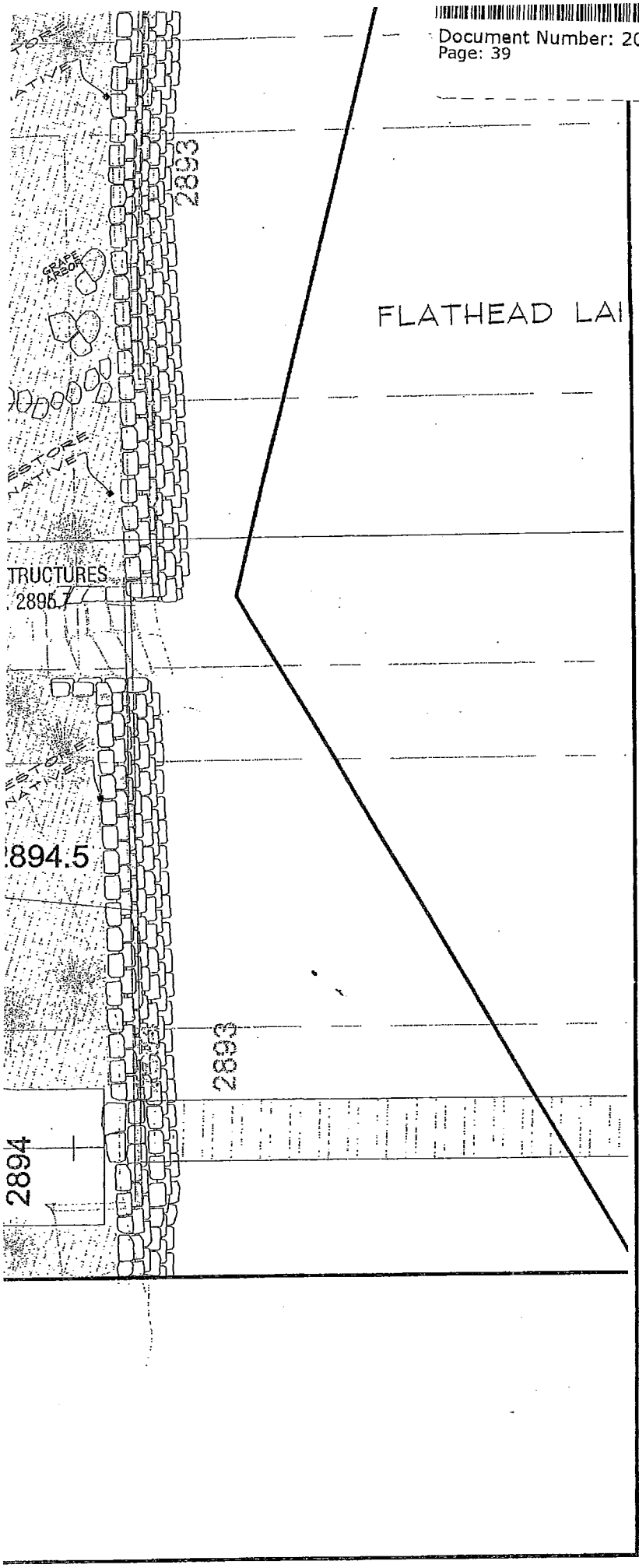


UNITS 5-8 FLO


C.U. 16
(ABOVE)
C.U. 20
(ABOVE)
ABANDON EXISTING PARKING
AND FILL TO ELEV. 2895.7
C.U. 17
(ABOVE)
C.U. 21
(ABOVE)
AREA WELL
AREA WELL
LEVEL 3
LEVEL 2
5
6

)RPLANS


RESTORE NATIVE
DEMOLISH EXISTING STRUCTURES AND FILL TO ELEV. 2895.7
LAWN AREA
DEMOLISH EXISTING STRUCTURES FILL TO ELEV. 2895.7 AND LANDSCAPE
RESTORE NATIVE
2894.5
PL
PL
PL
2893
2894
7



THE TERRACE AT SOMERS BAY

FOR

5 O'CLOCK SOMEWHERE L.L.C.

27-227-21, FLATHEAD COUNTY

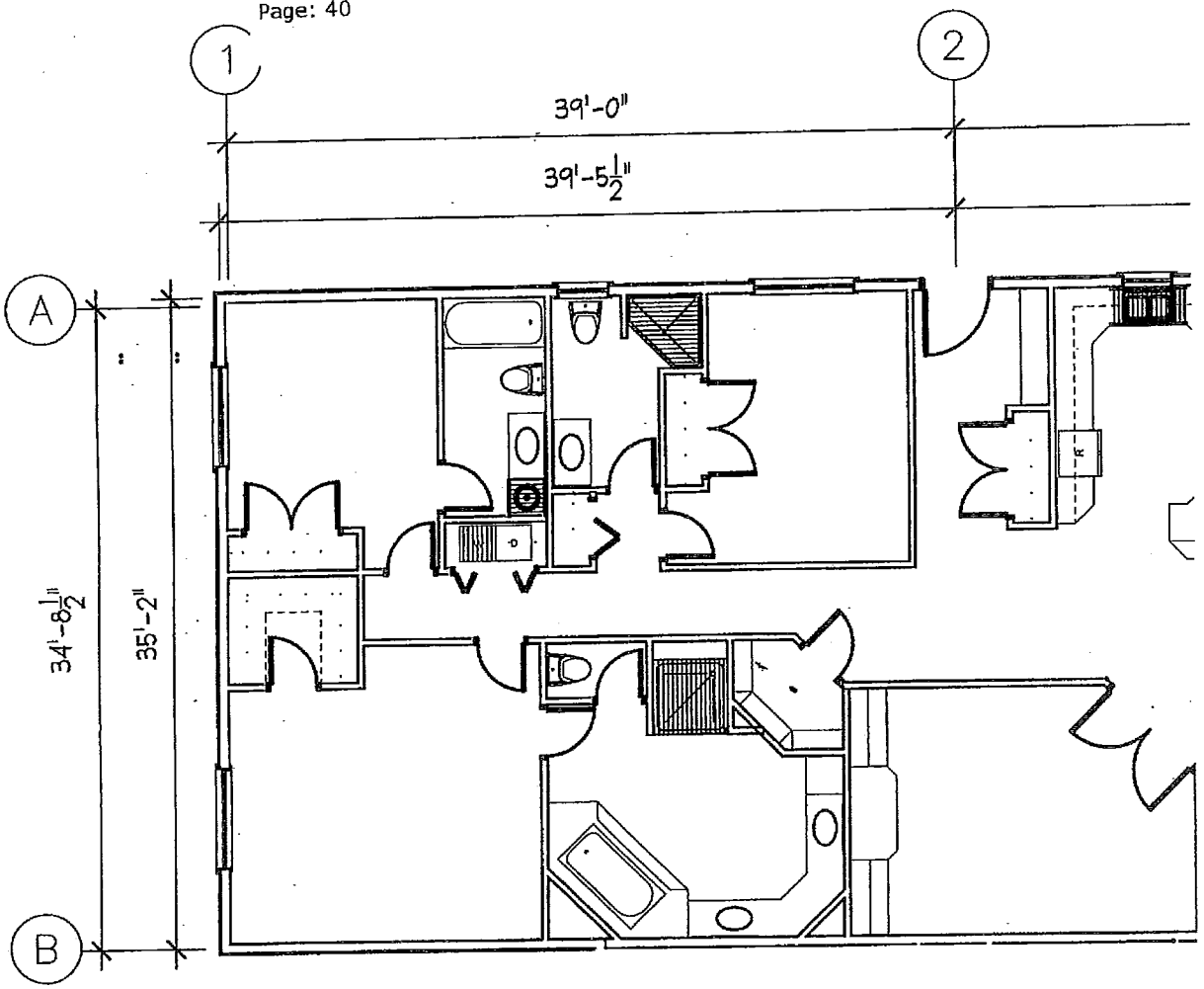
CONDO OVERALL SITE PLAN

JOB NUMBER: 9016.06
DRAWN BY: JAG
DATE: MAY 30, 2007

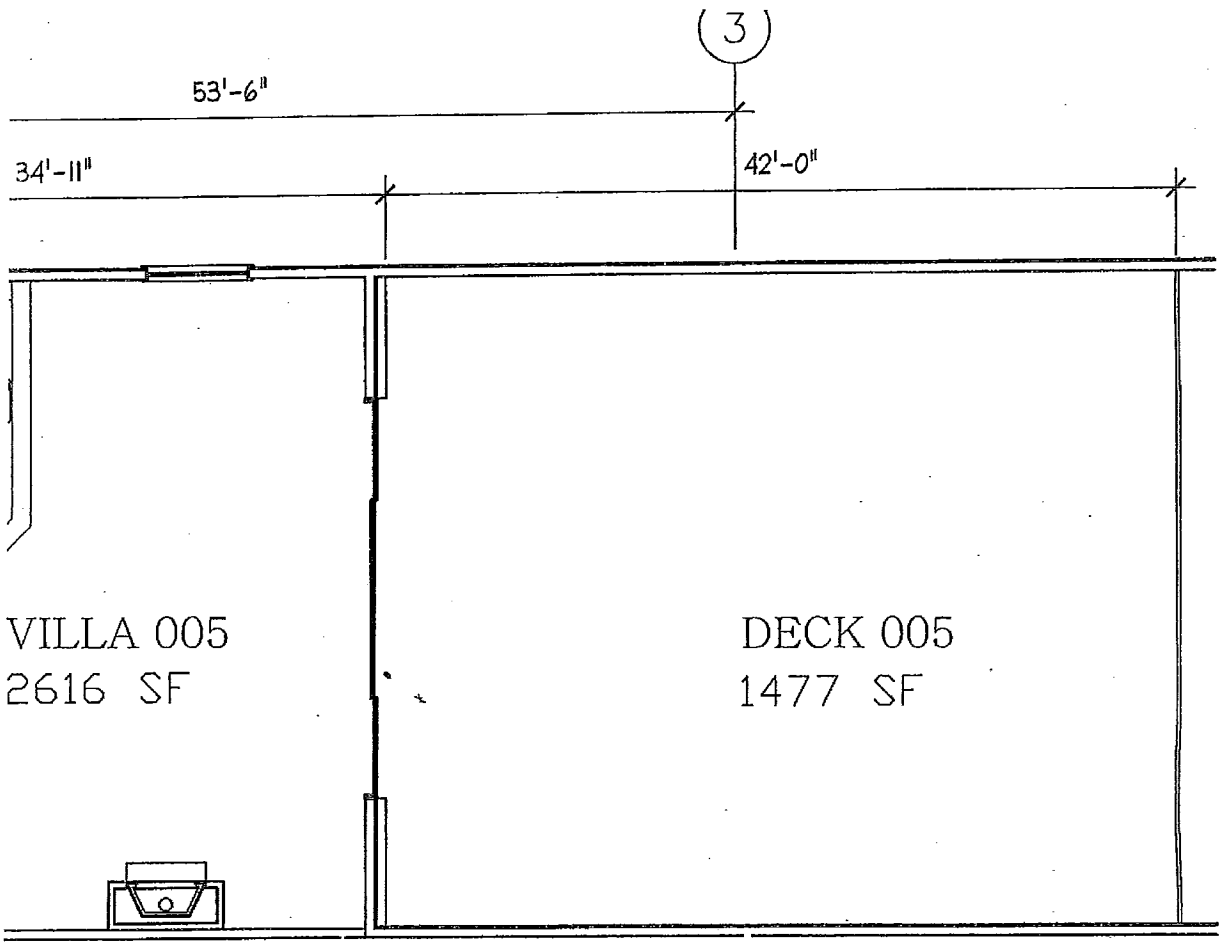
A

1

FOR CONSTRUCTION

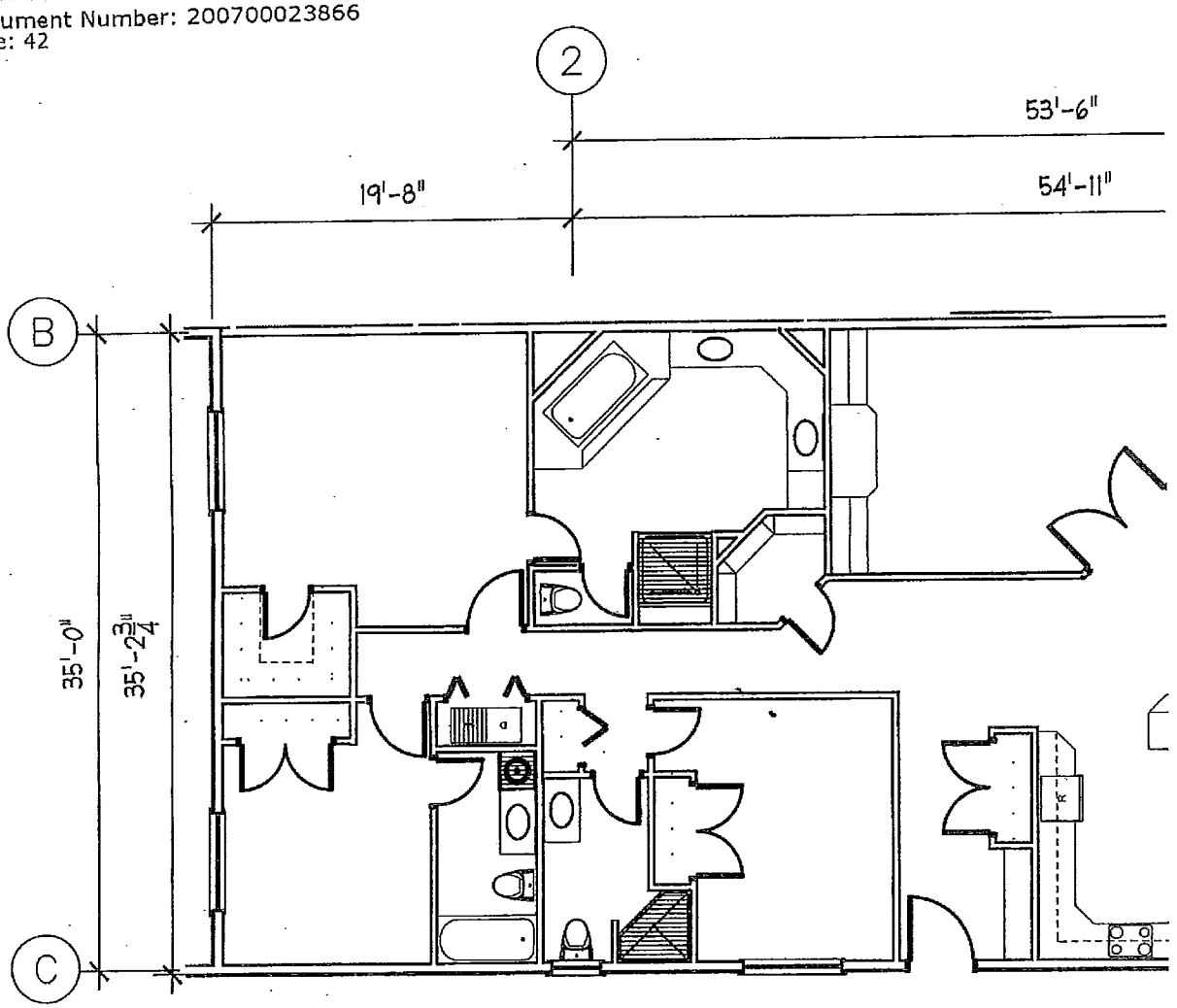


UNIT 5 - LEVEL 5

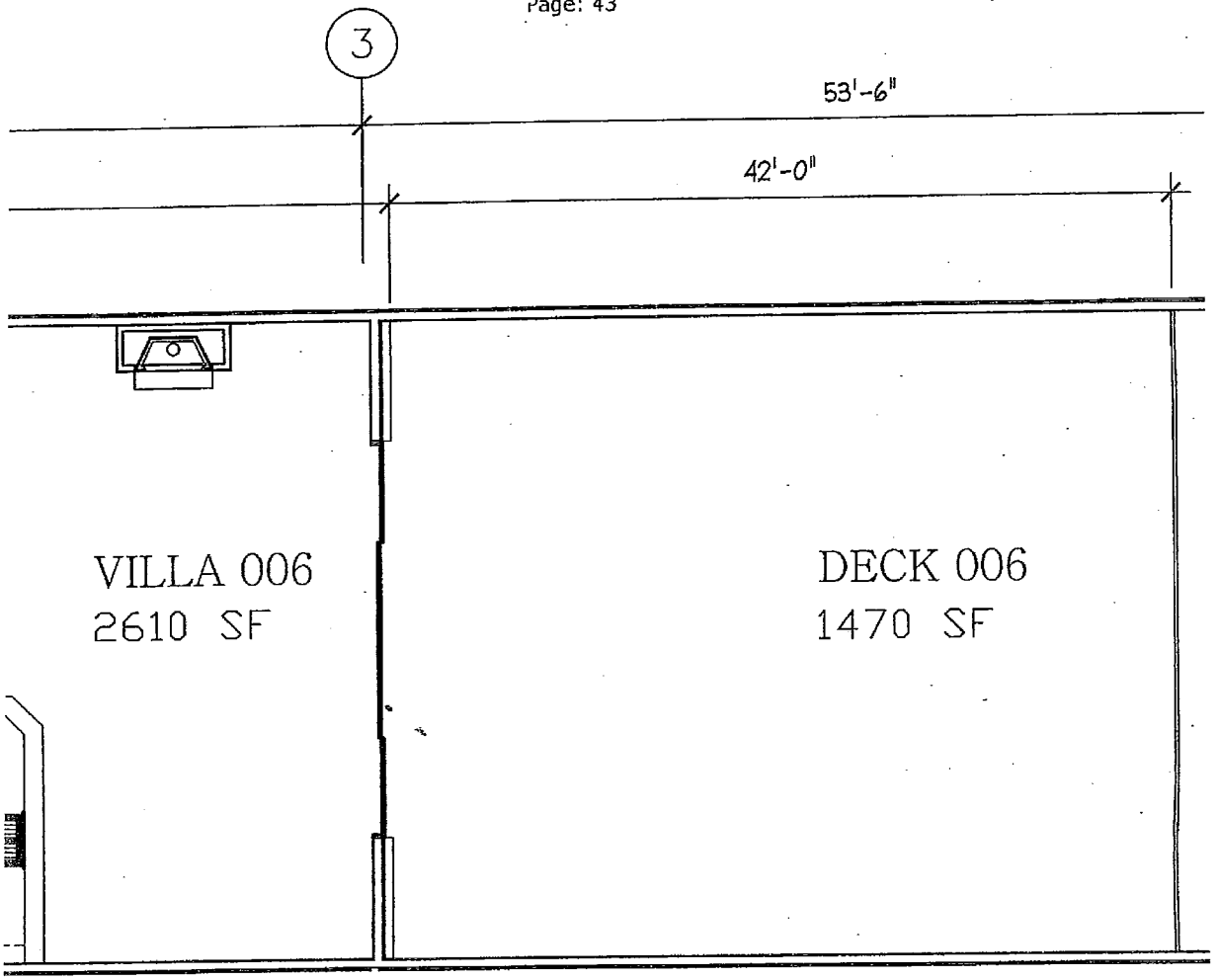


HE TERRACES AT SOMERS BAY

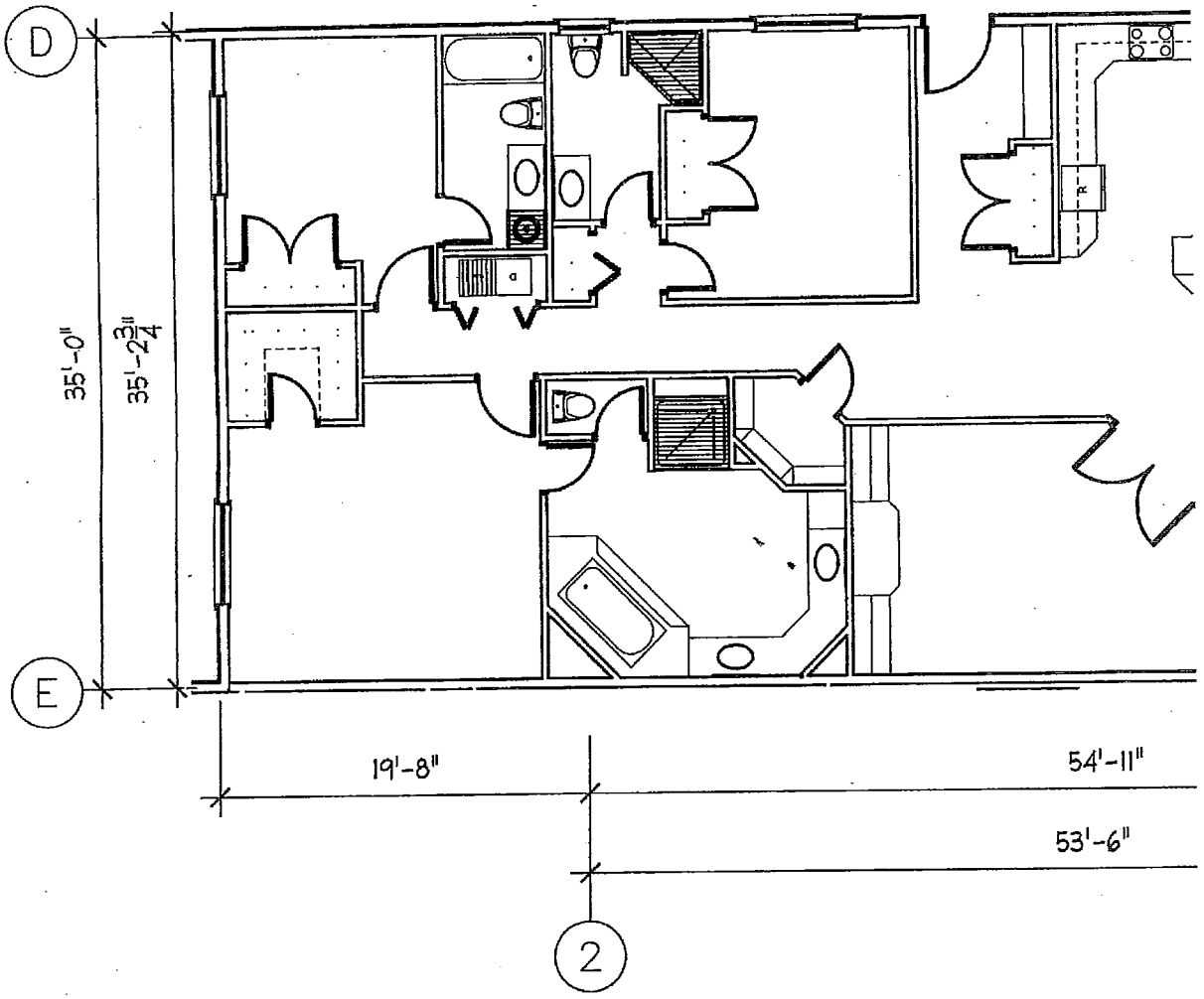
ocument Number: 200700023866
ge: 42



UNIT 6 - LEVEL 5



HE TERRACES AT SOMERS BAY



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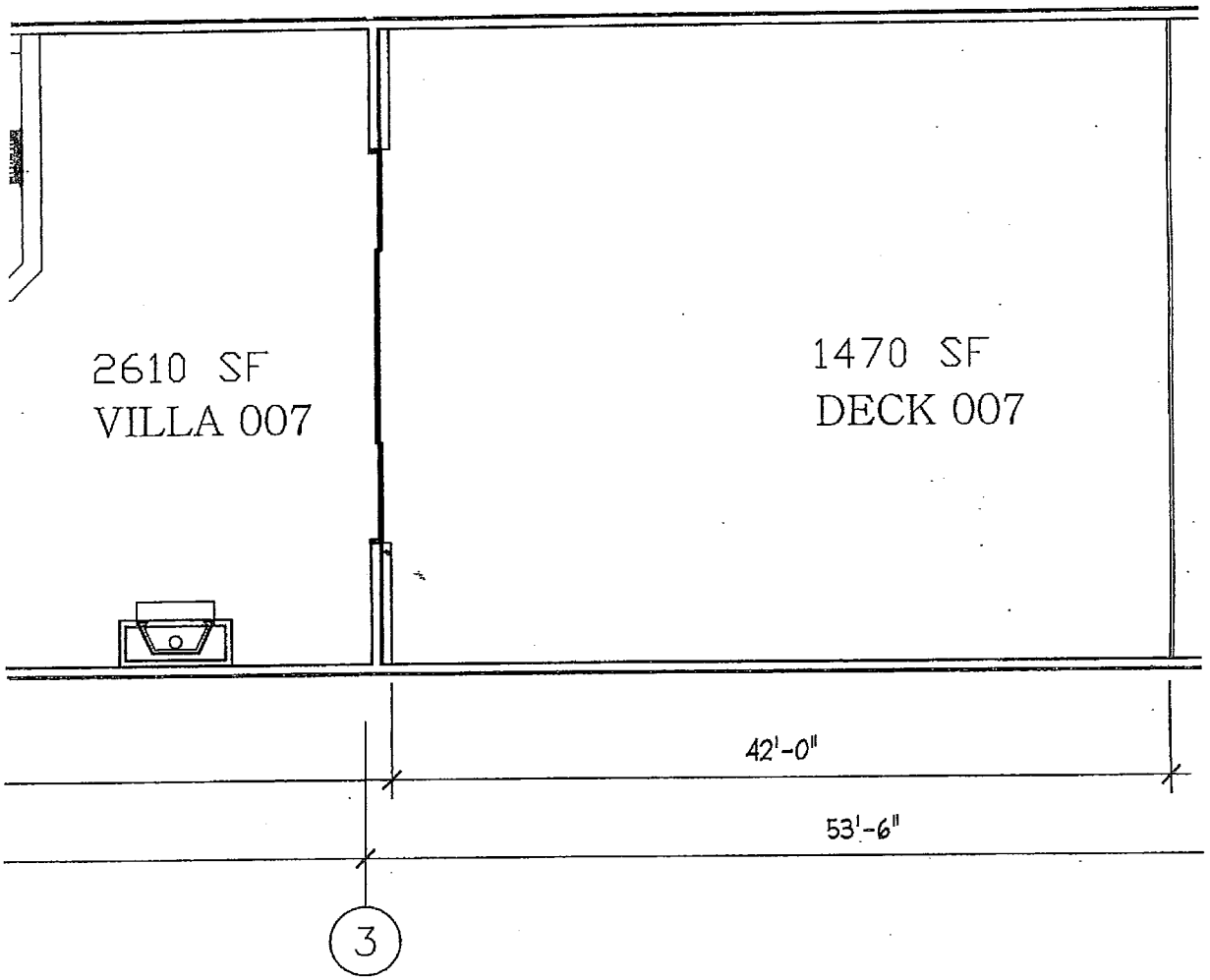
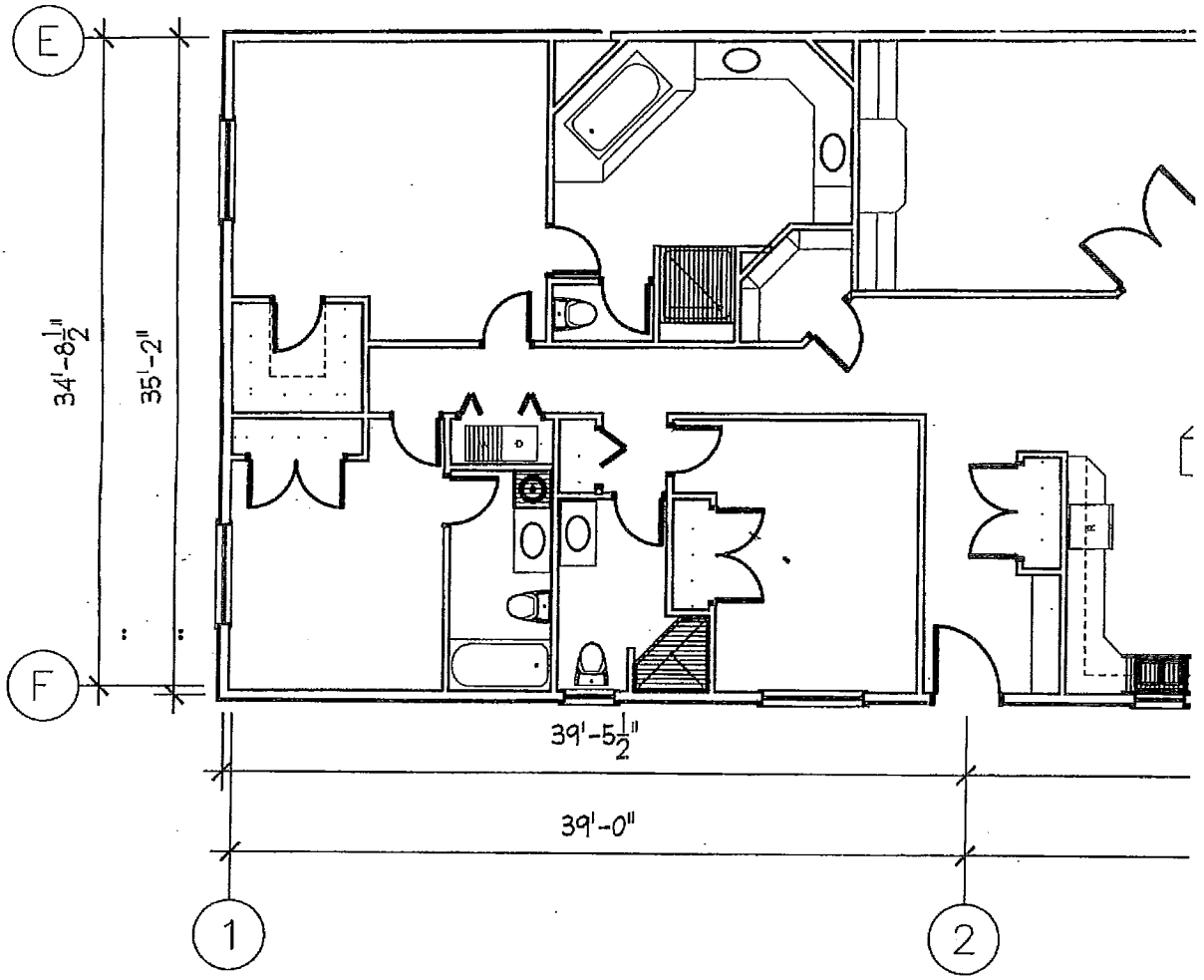


THE TERRACES AT SOMERS BAY



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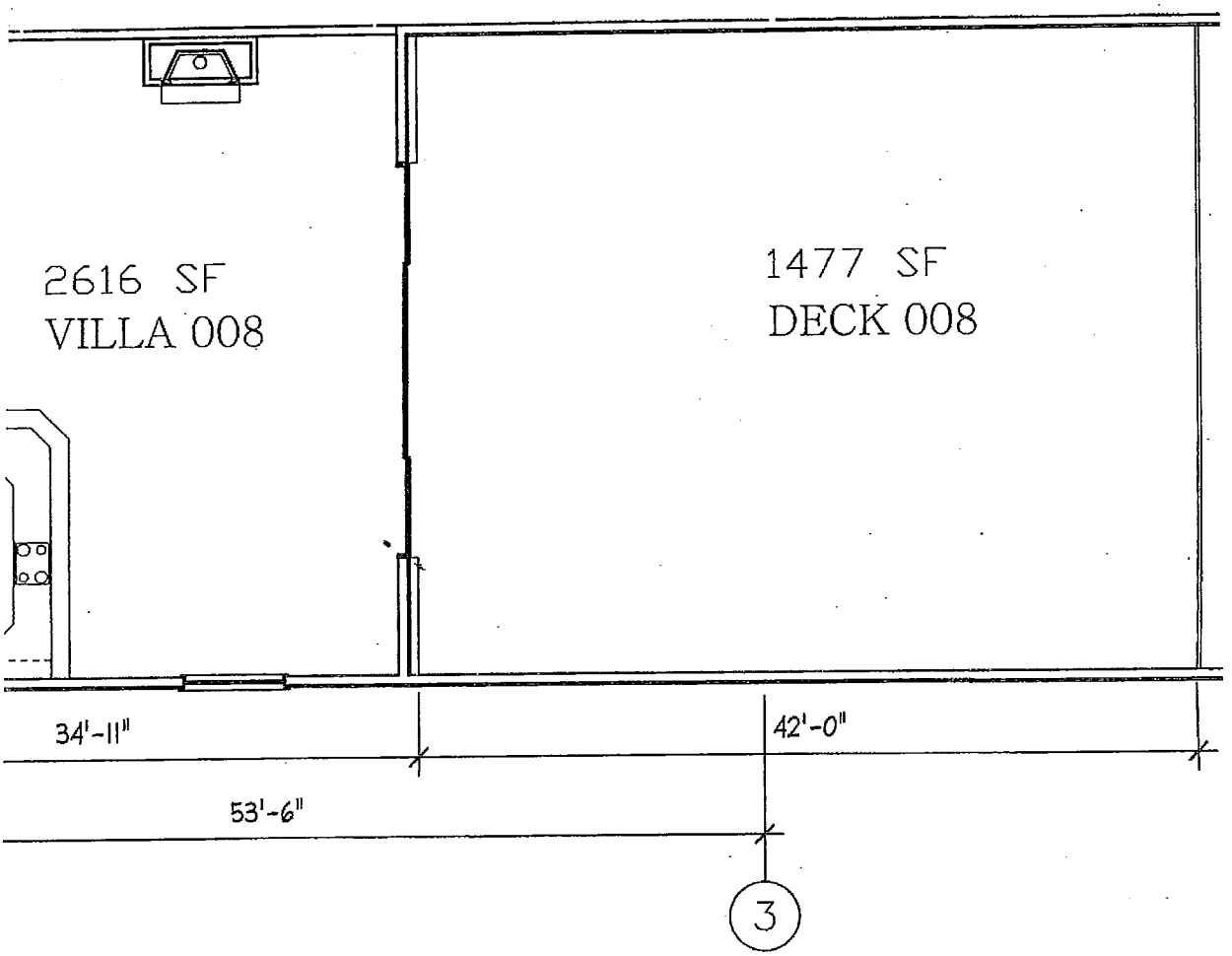
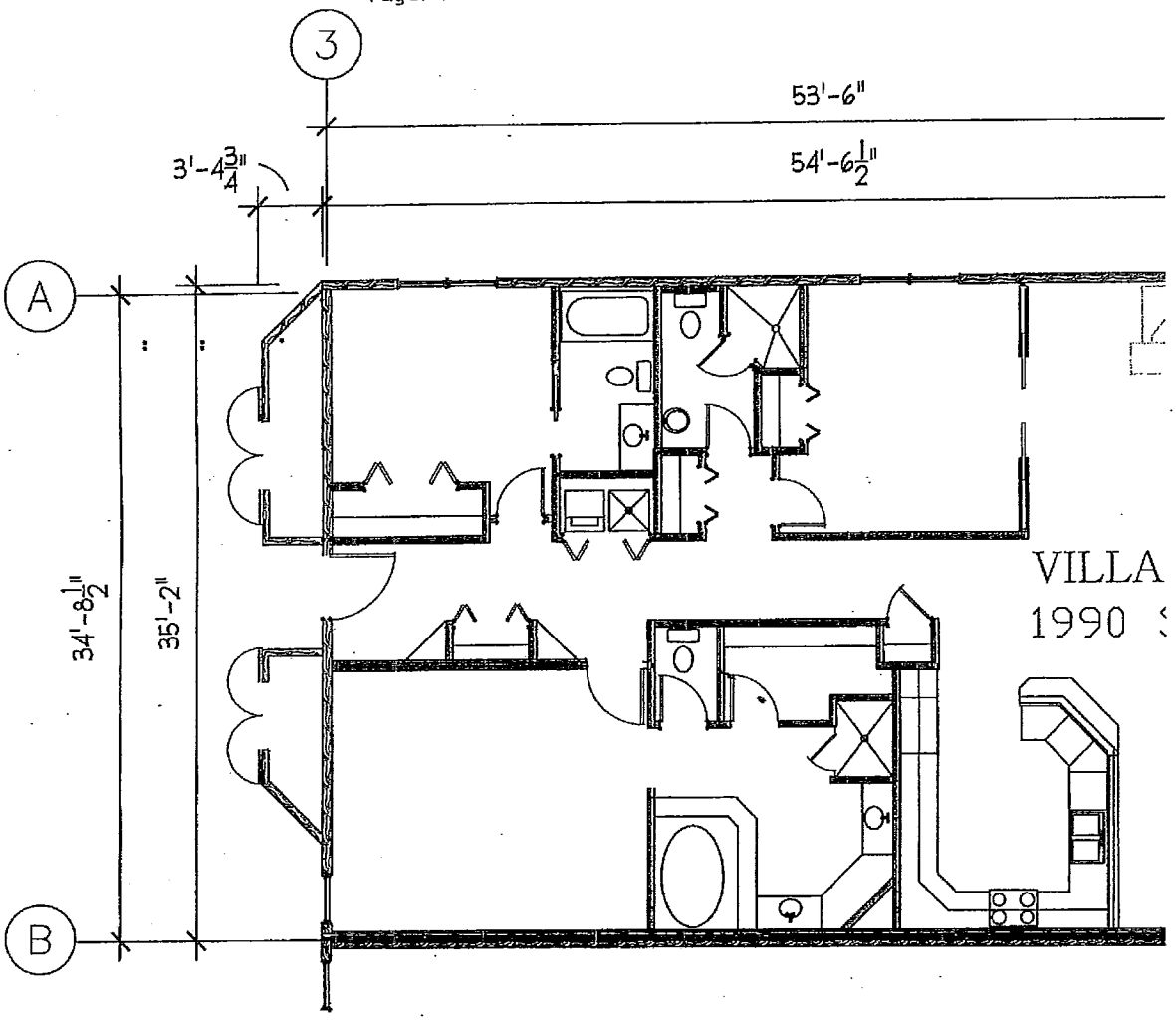


THE TERRACES AT SOMERS BAY

Document Number: 200700023866
Page: 48



UNIT 9 - LEVEL 4

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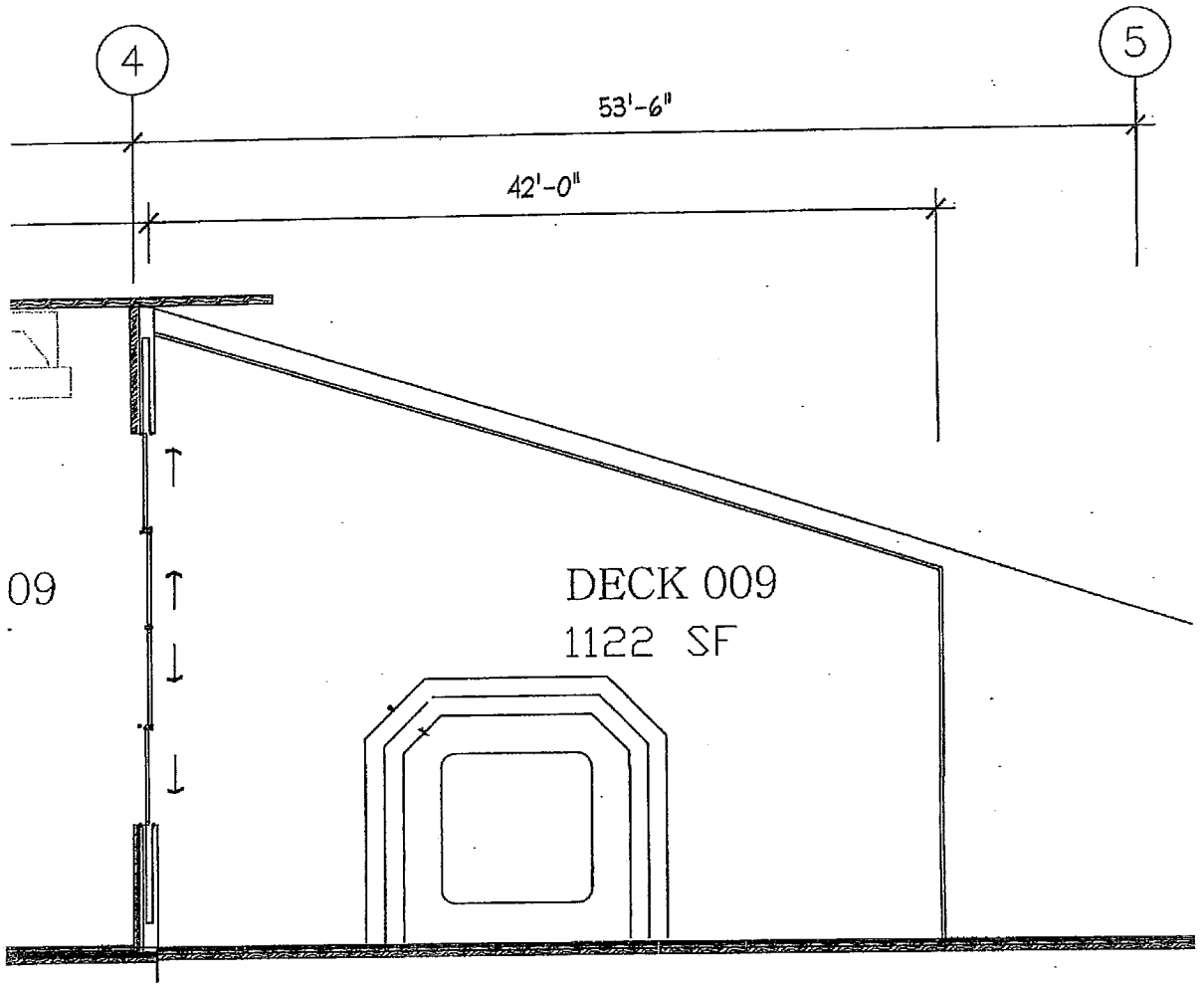
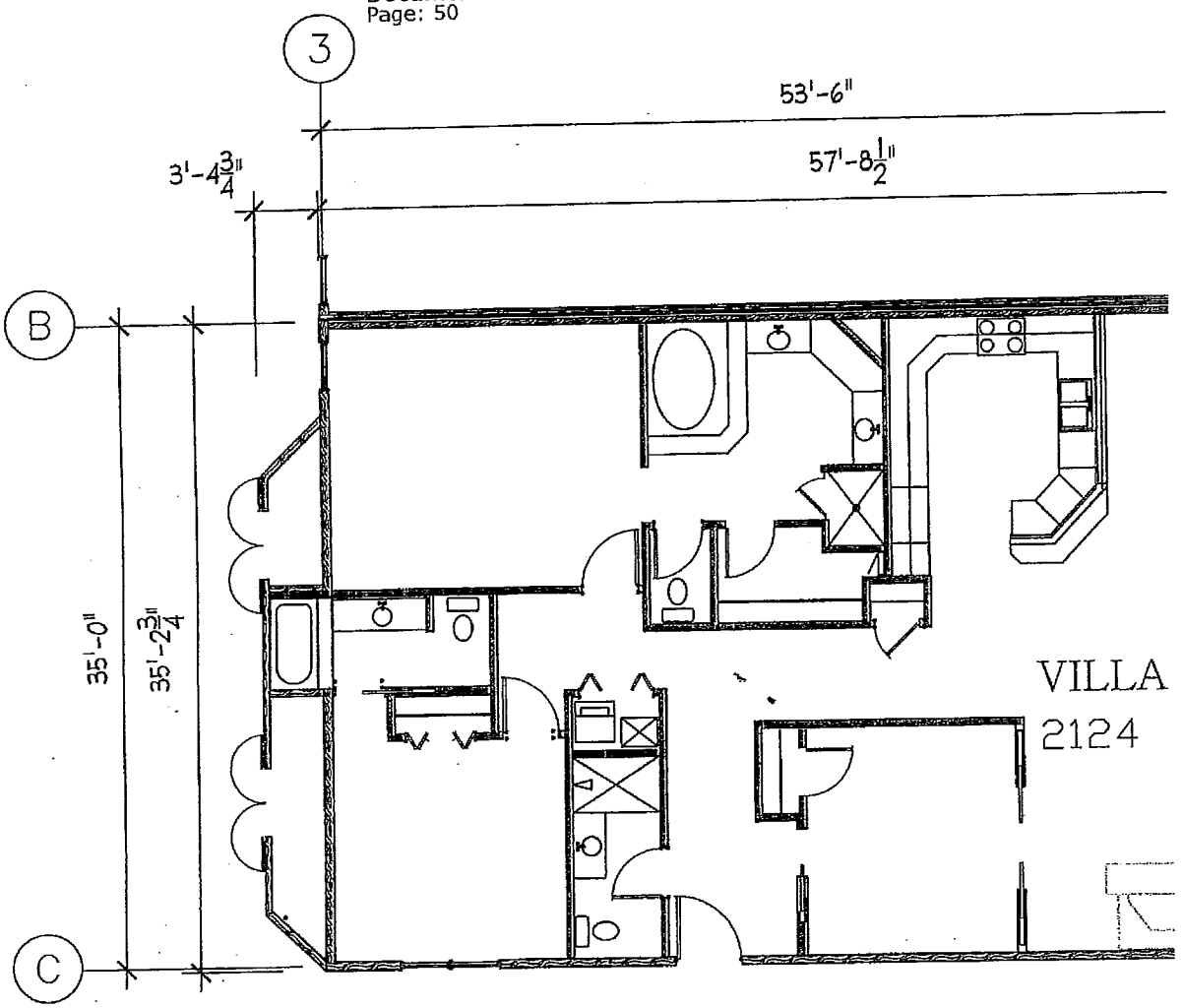
Page: 49



HE TERRACES AT SOMERS BAY



UNIT 10 - LEVEL 4

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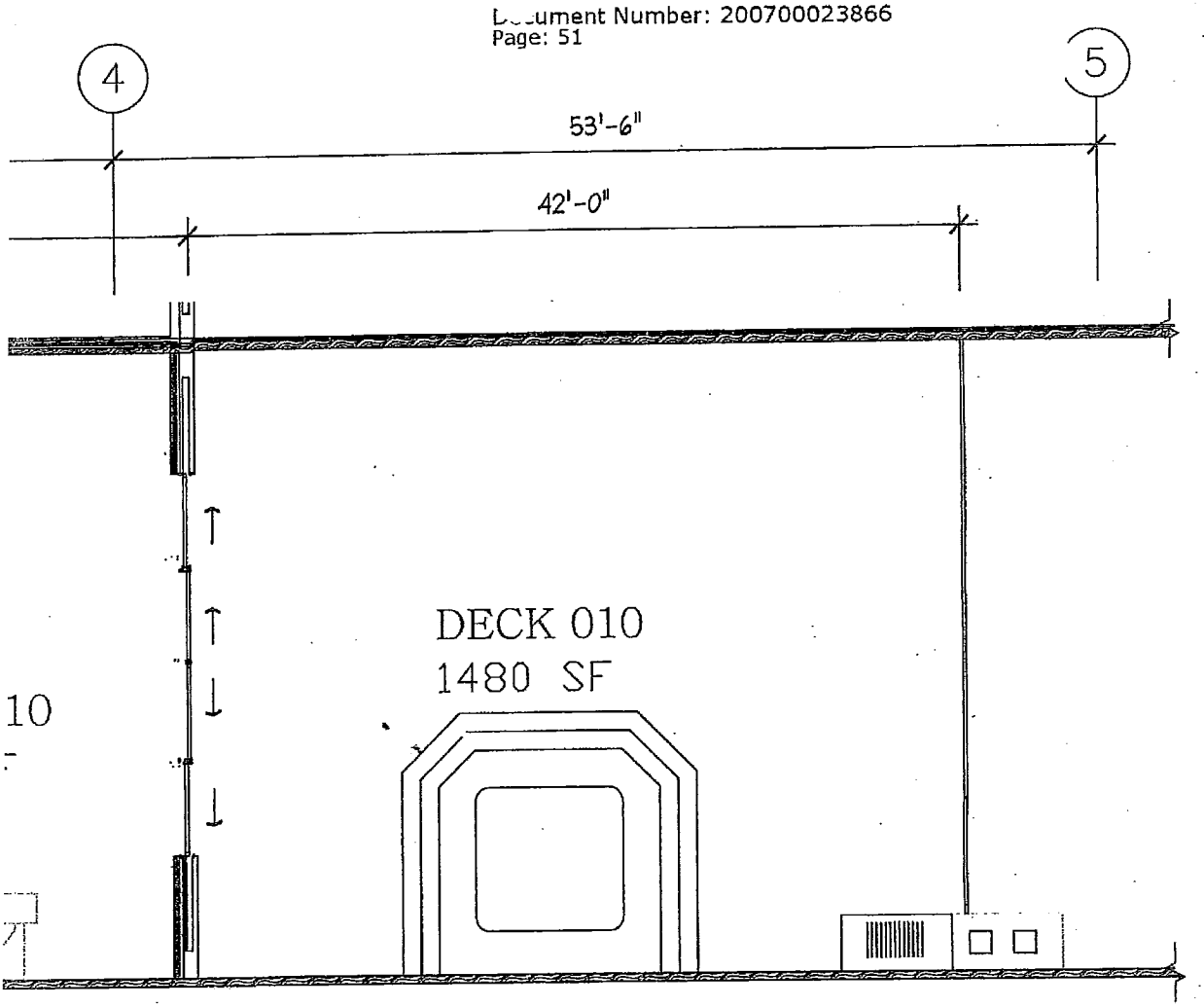

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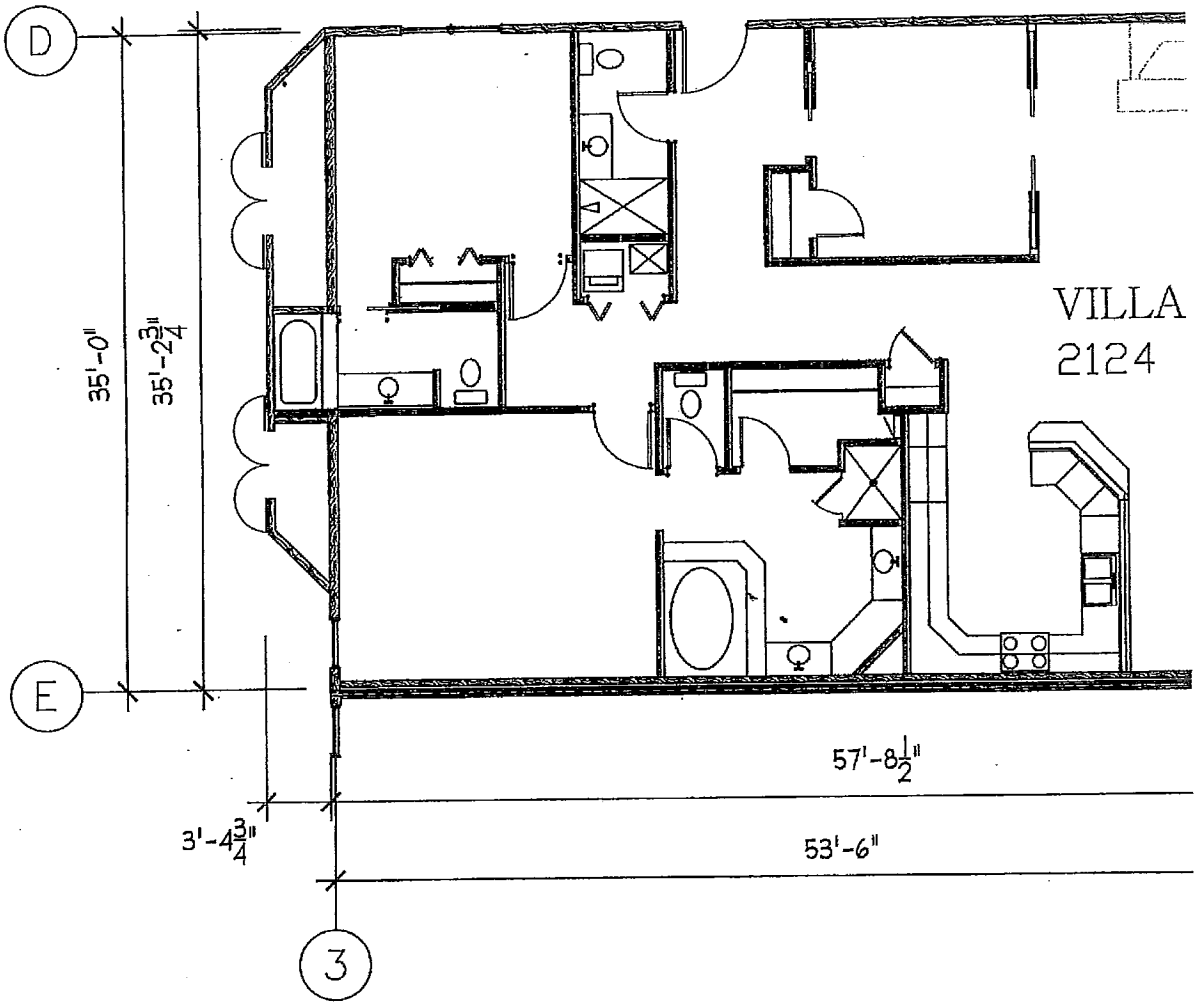

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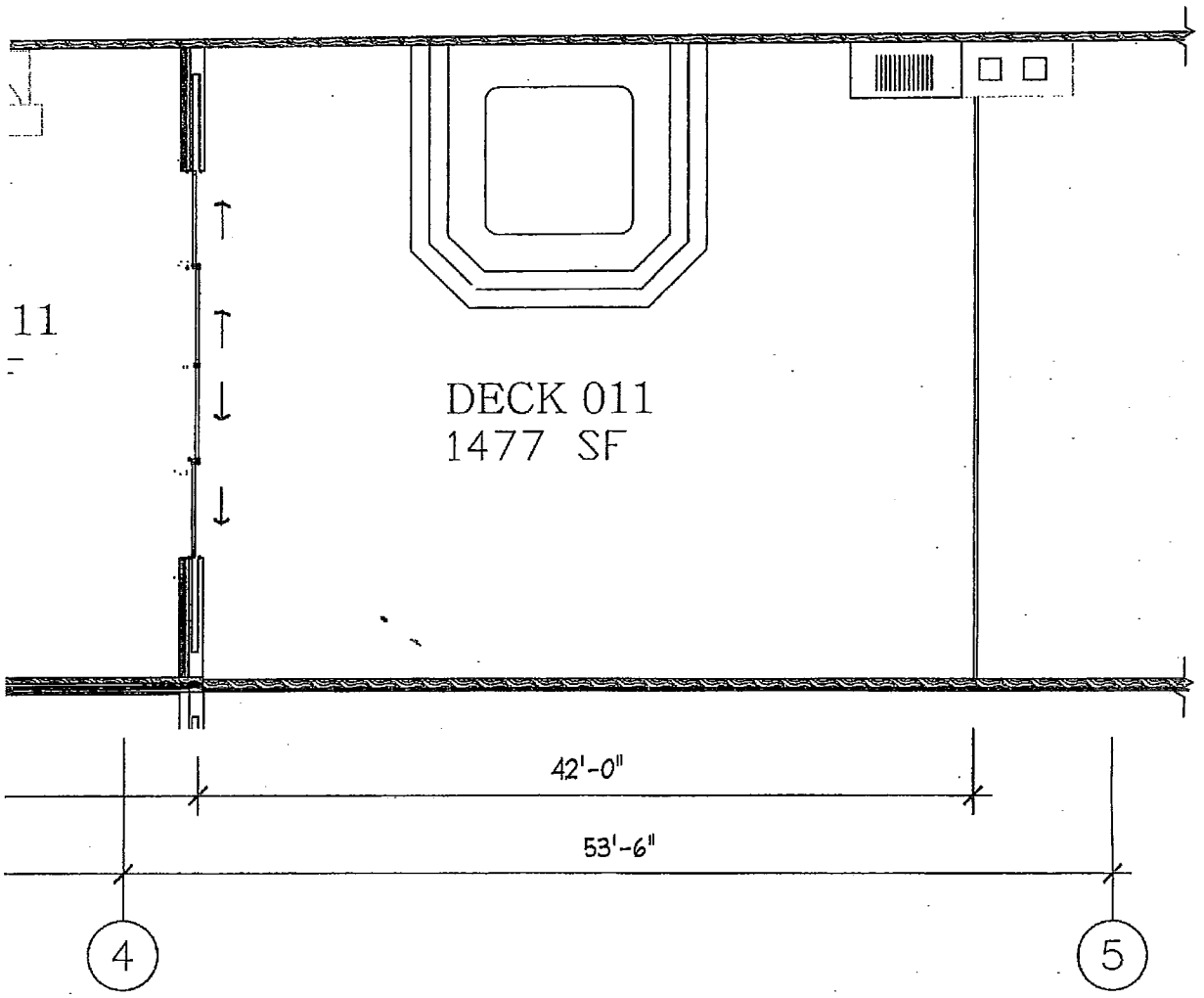

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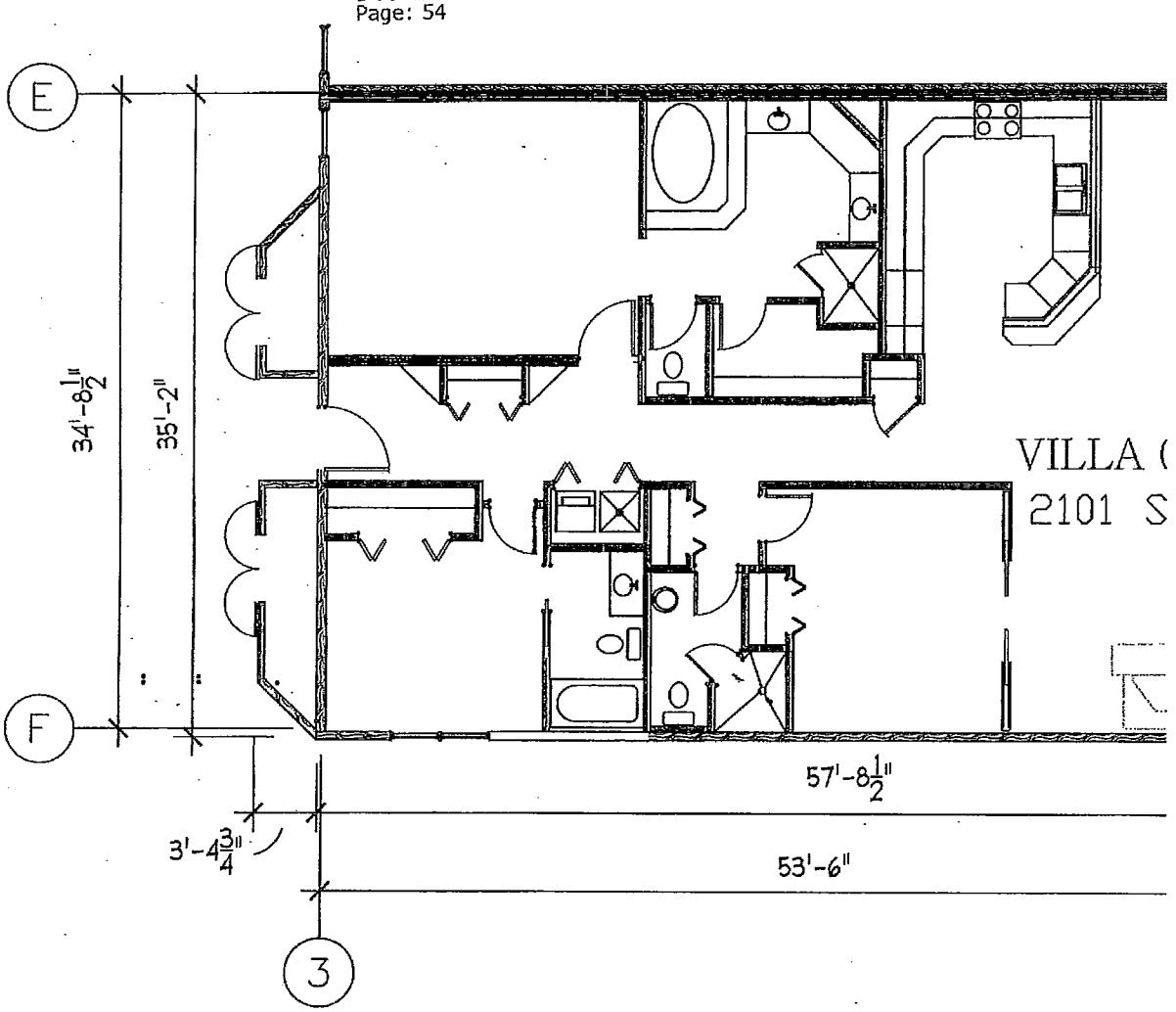

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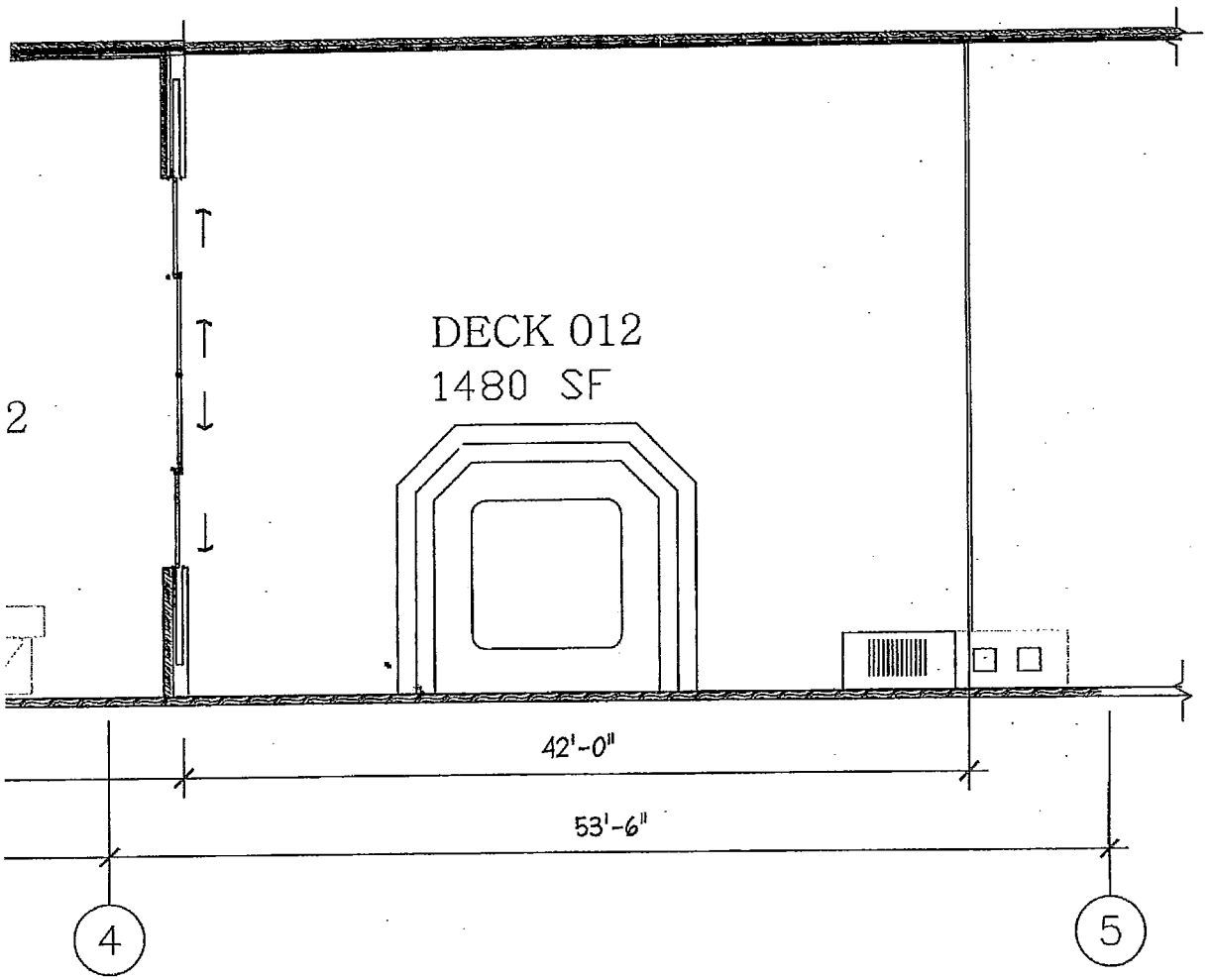

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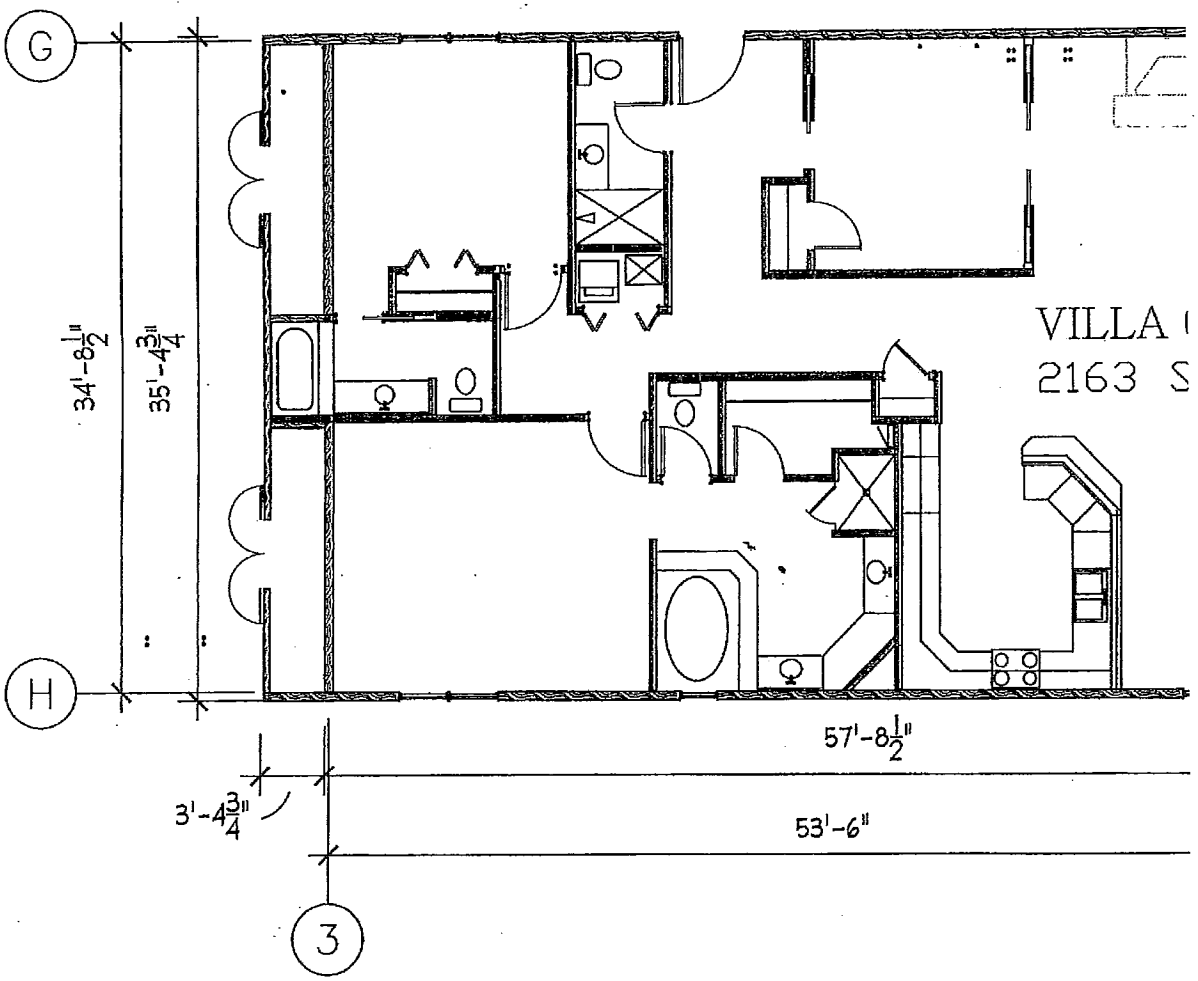

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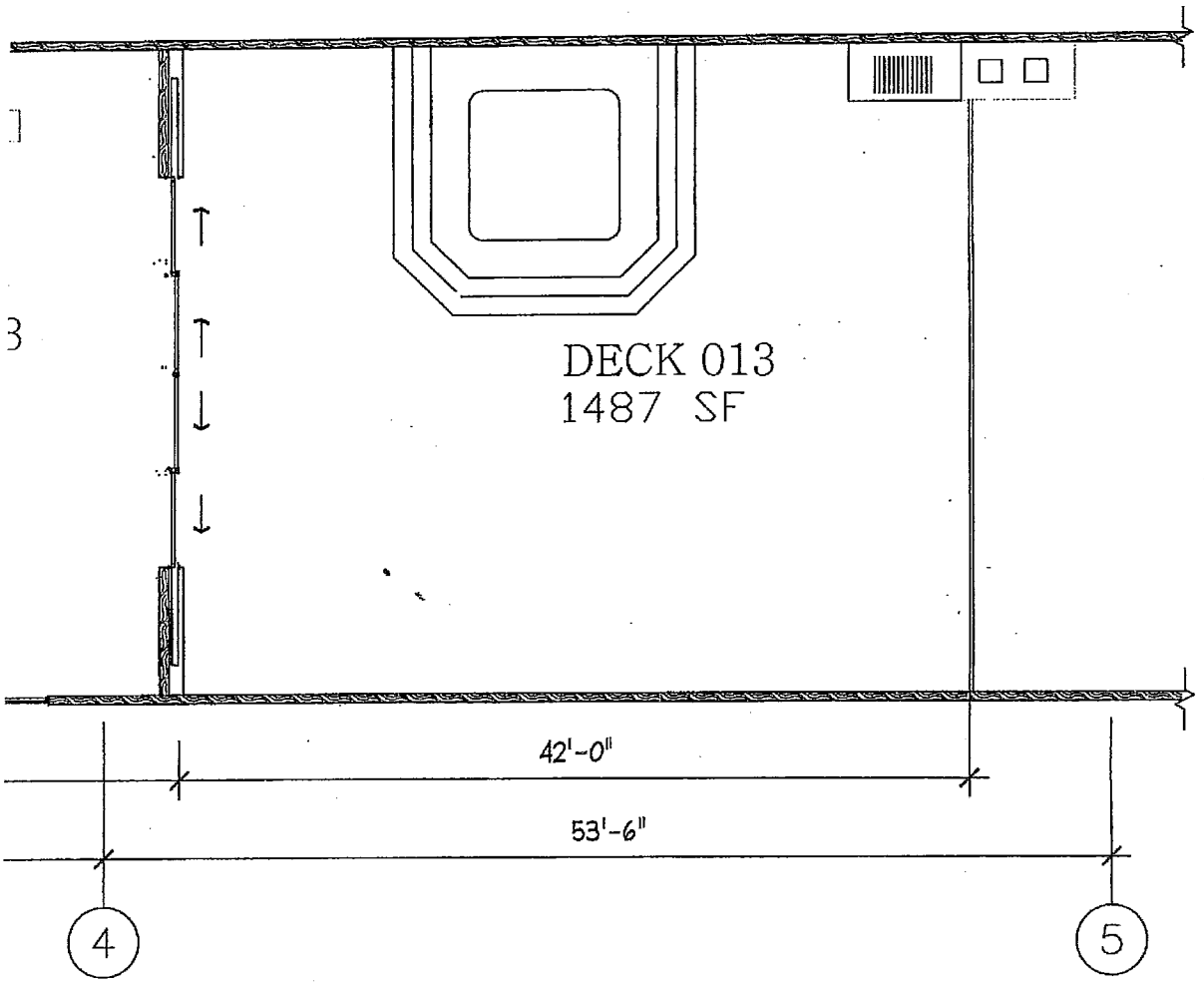
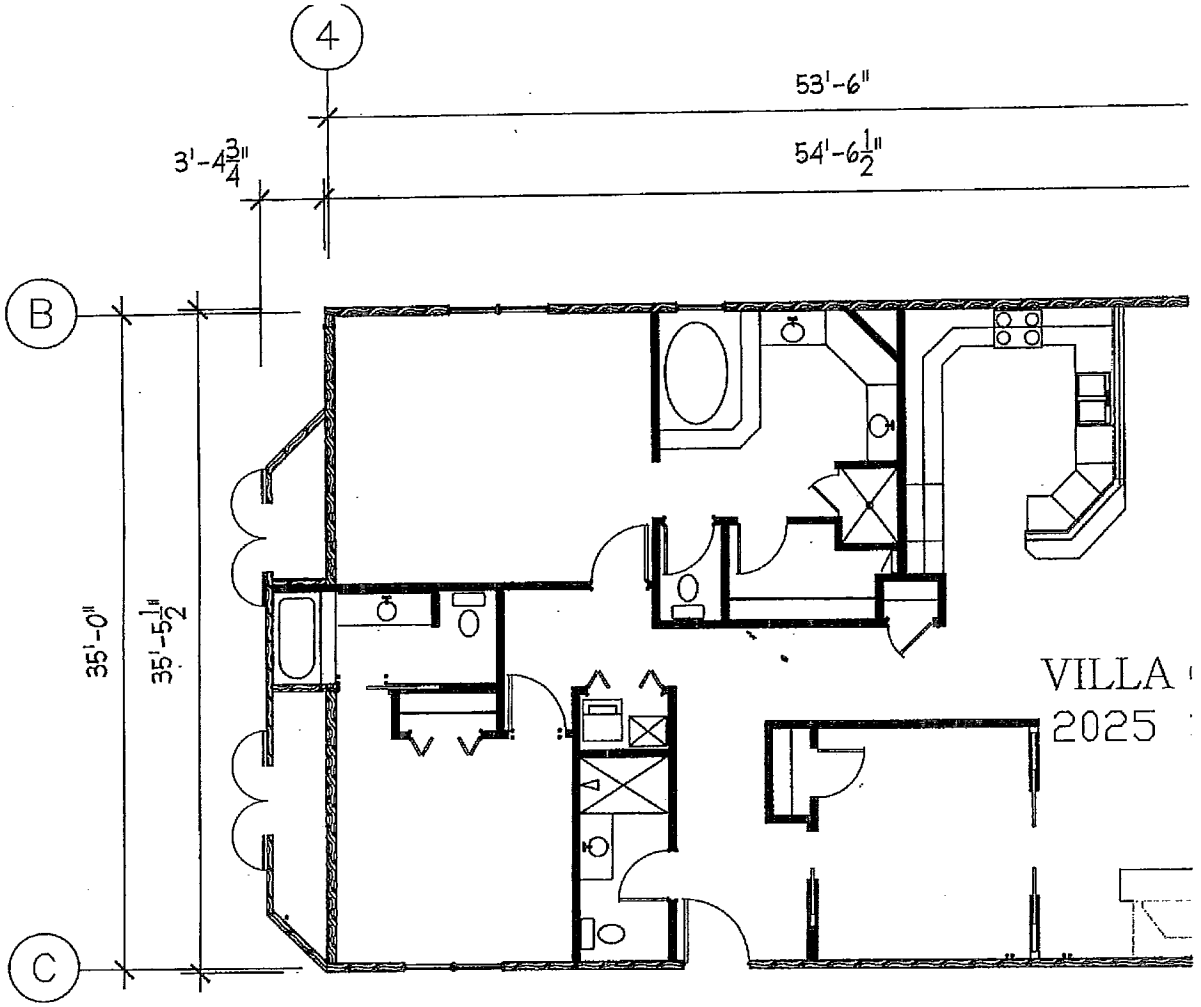


HE TERRACES AT SOMERS BAY

Document Number: 200700023866
Page: 58



UNIT 14 - LEVEL 3

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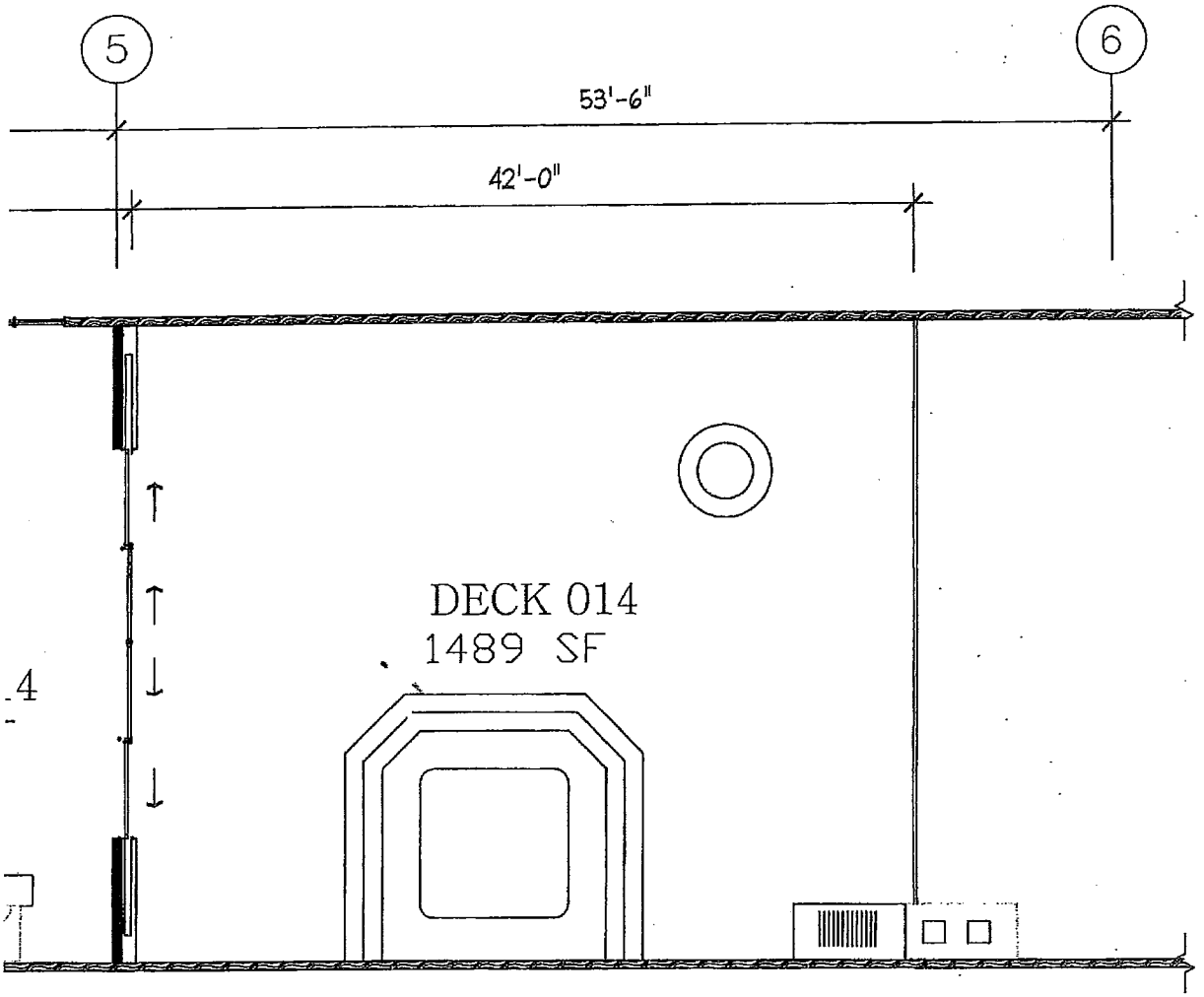
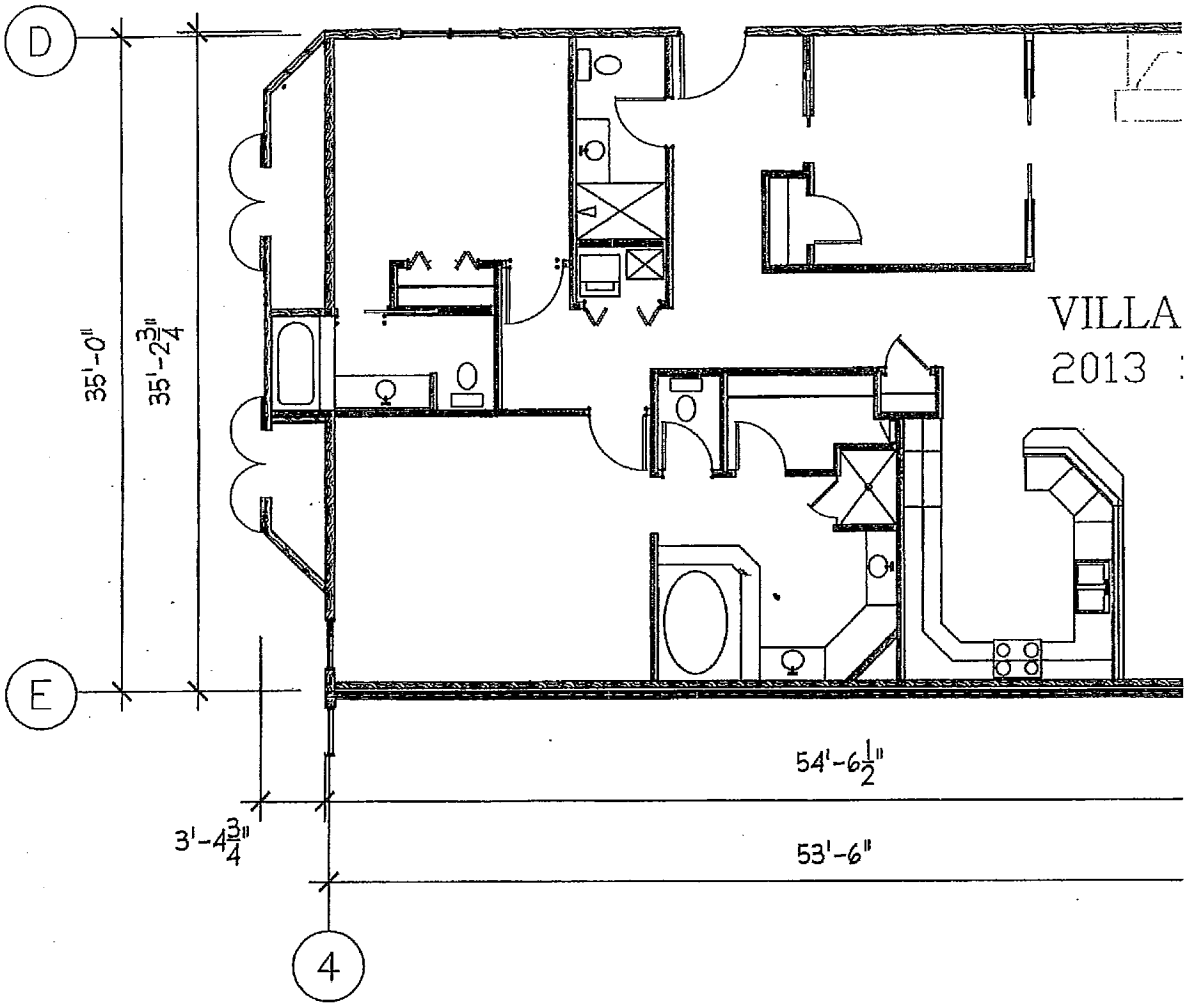
Page: 9



THE TERRACES AT SOMERS BAY



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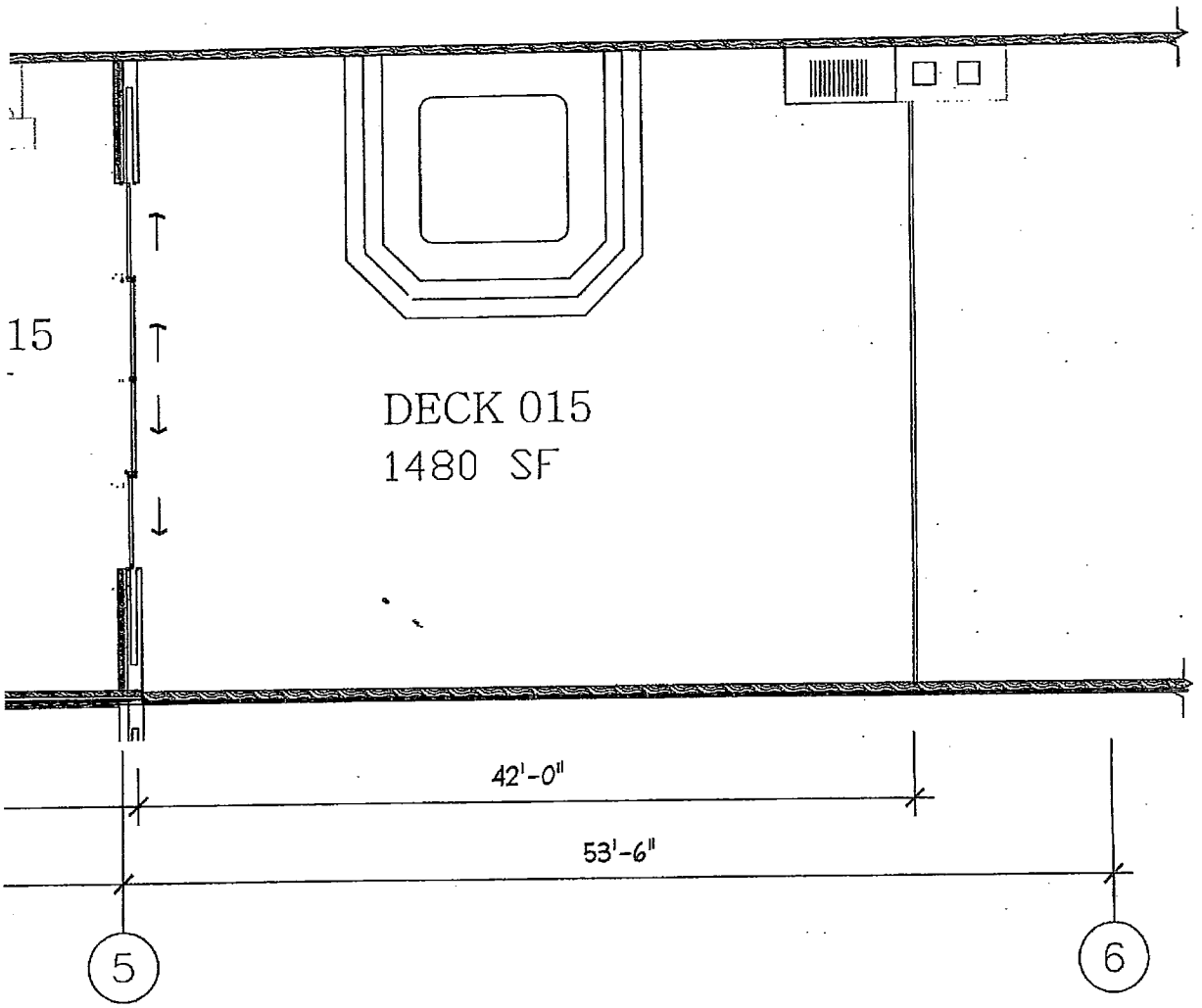
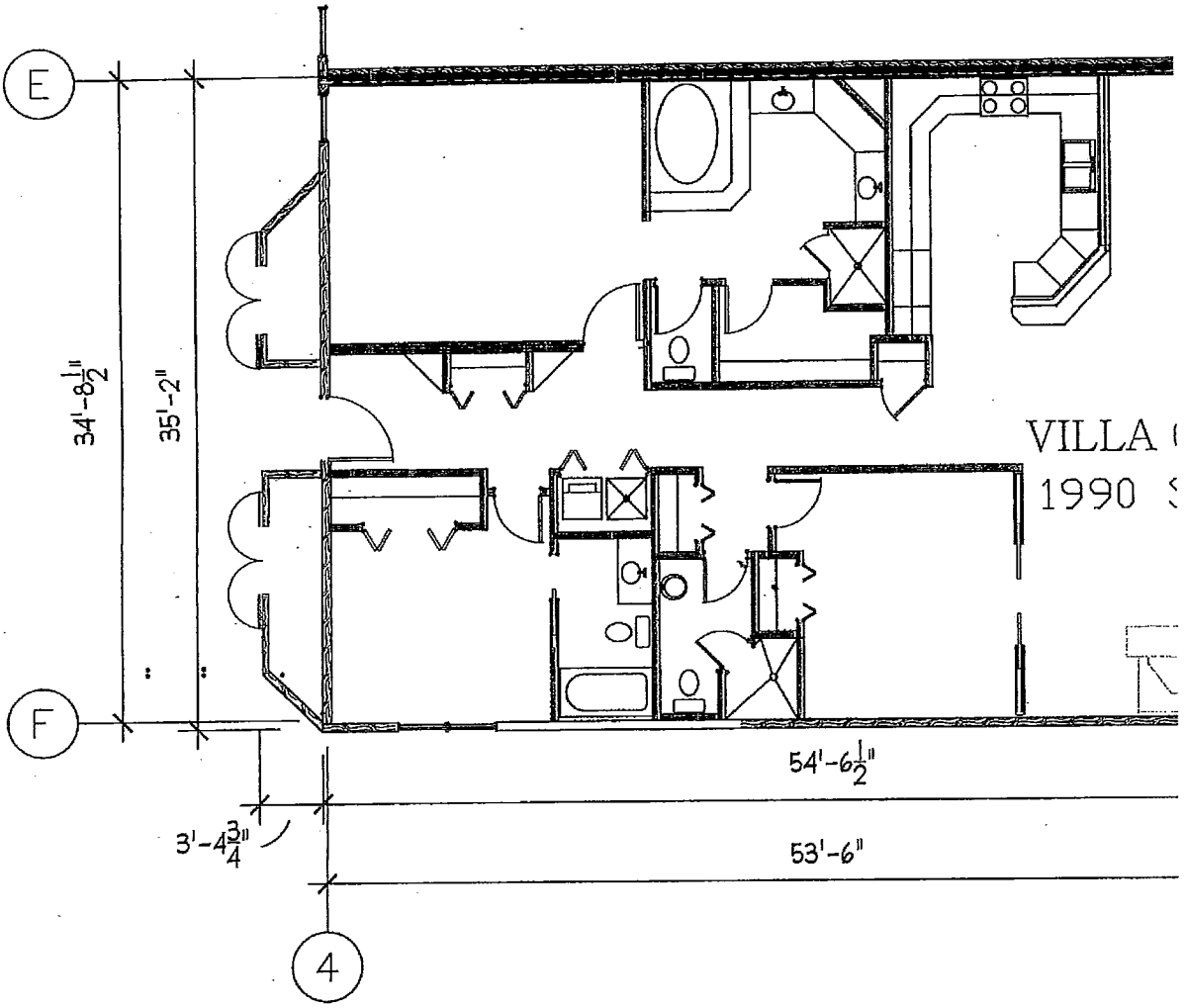


[E TERRACES AT SOMERS BAY



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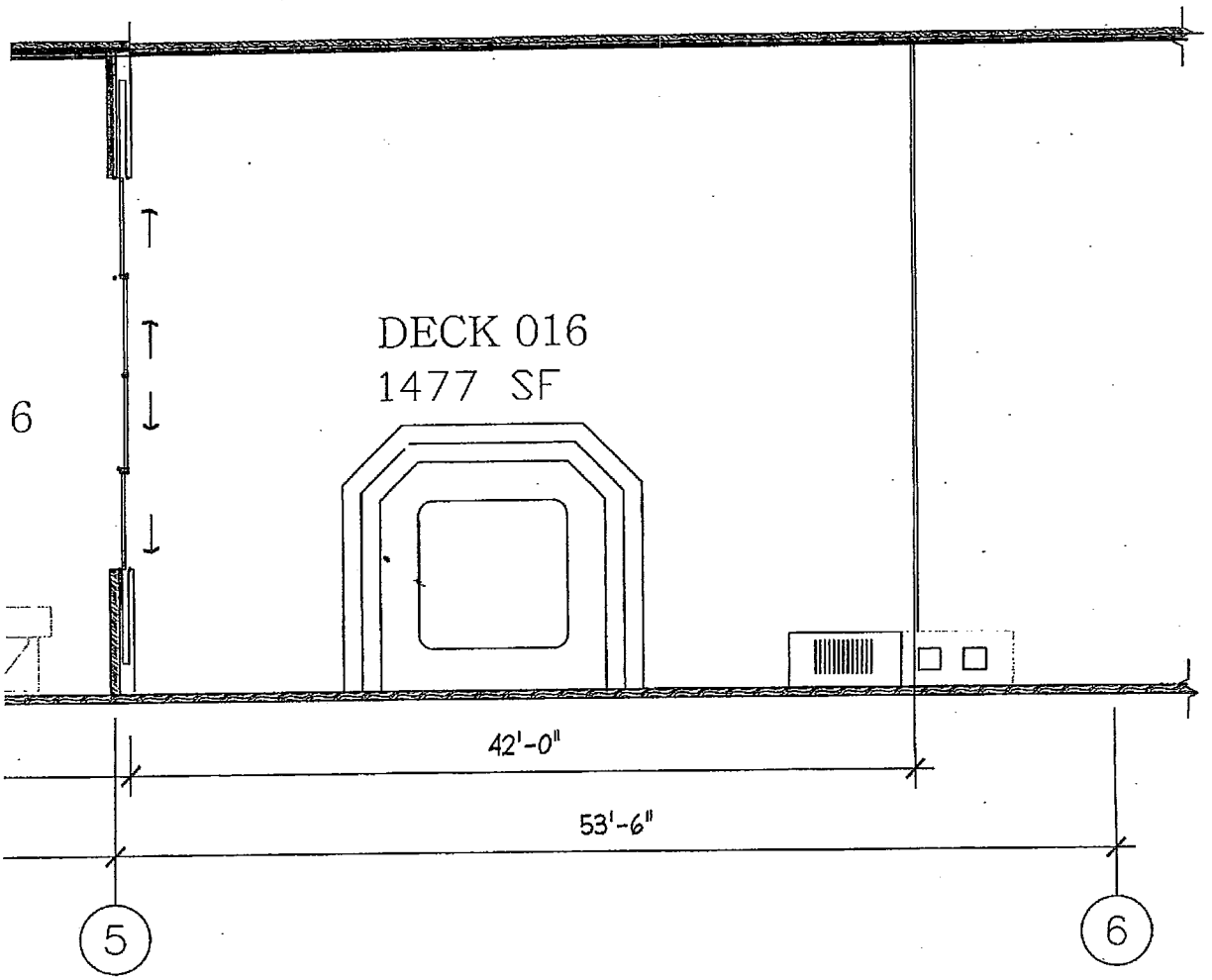
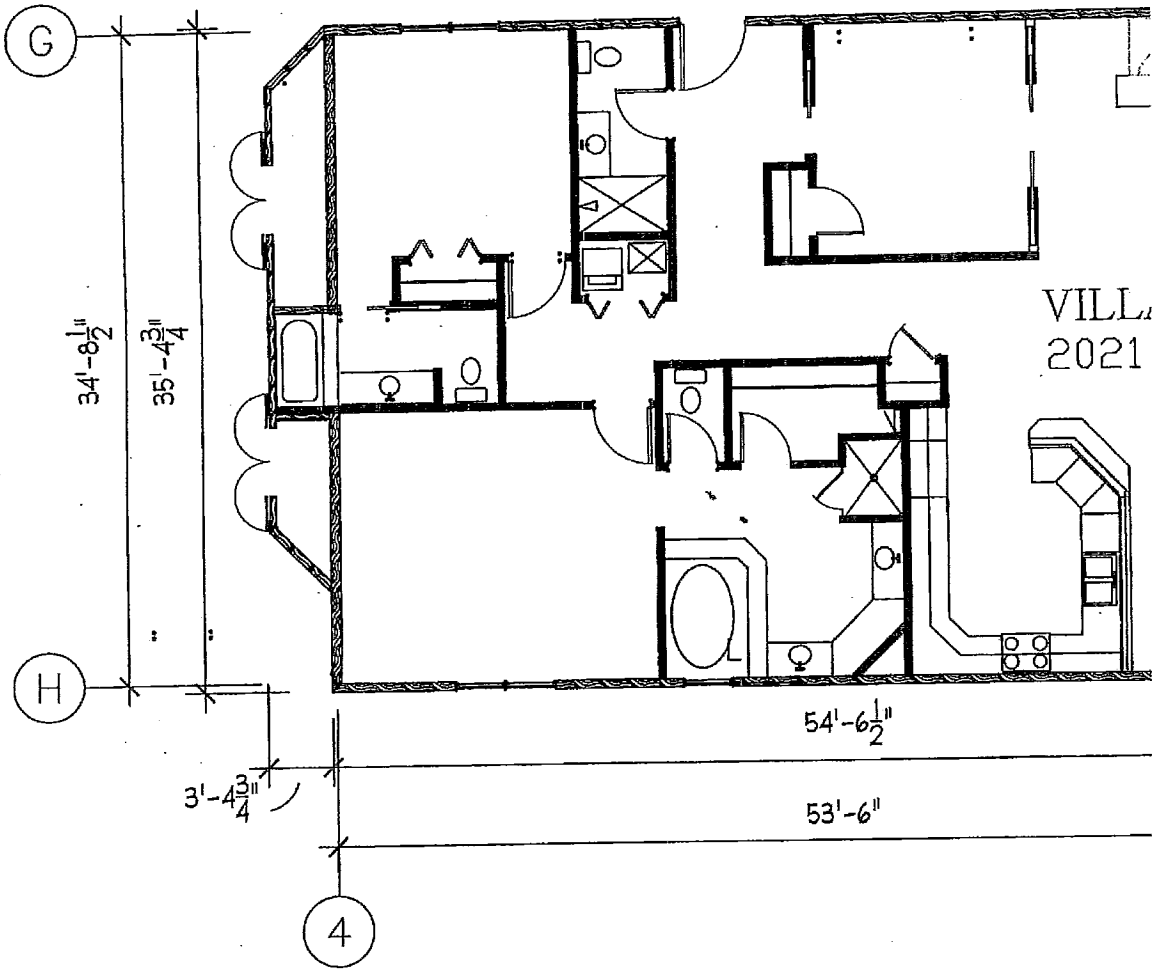


THE TERRACES AT SOMERS BAY



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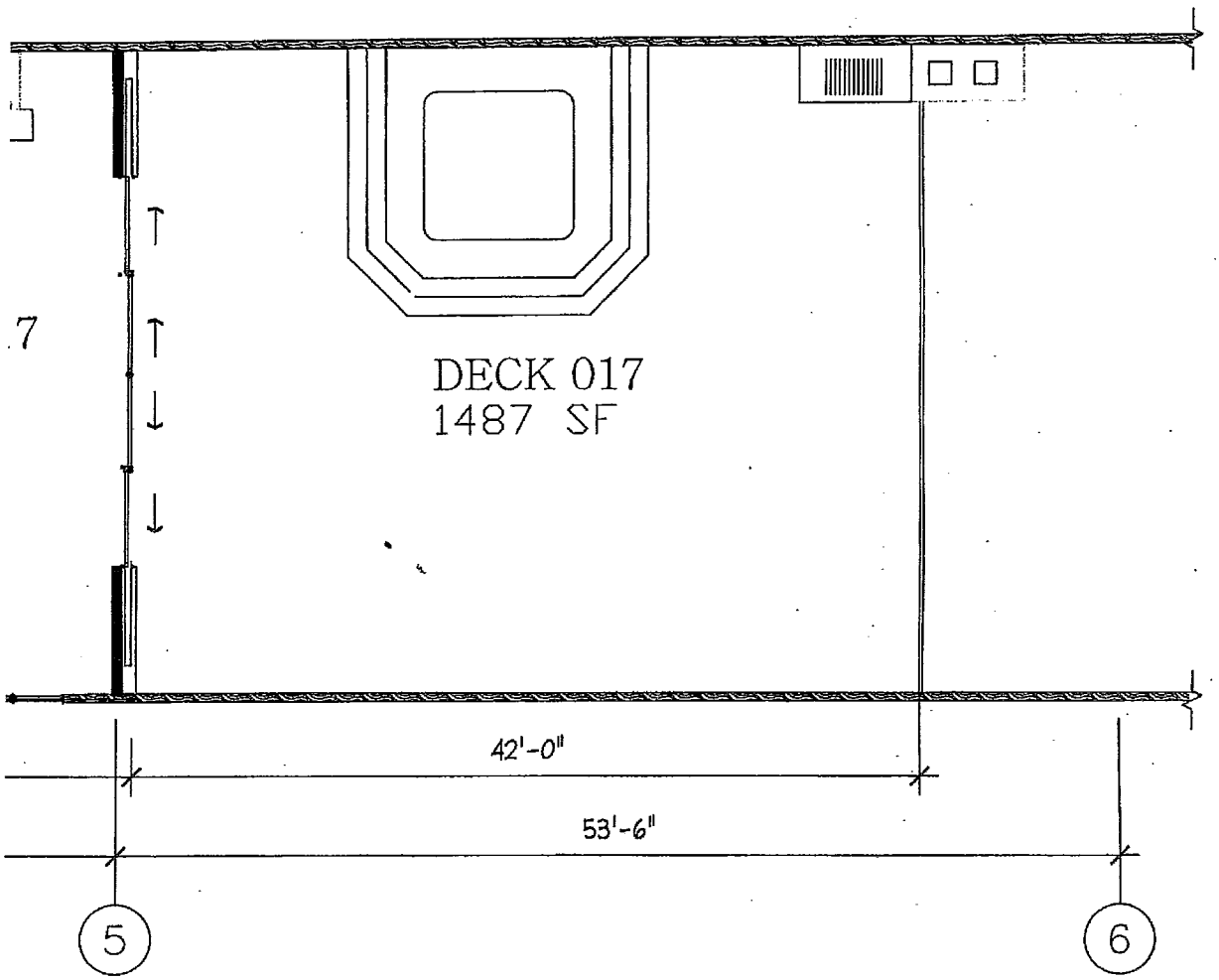
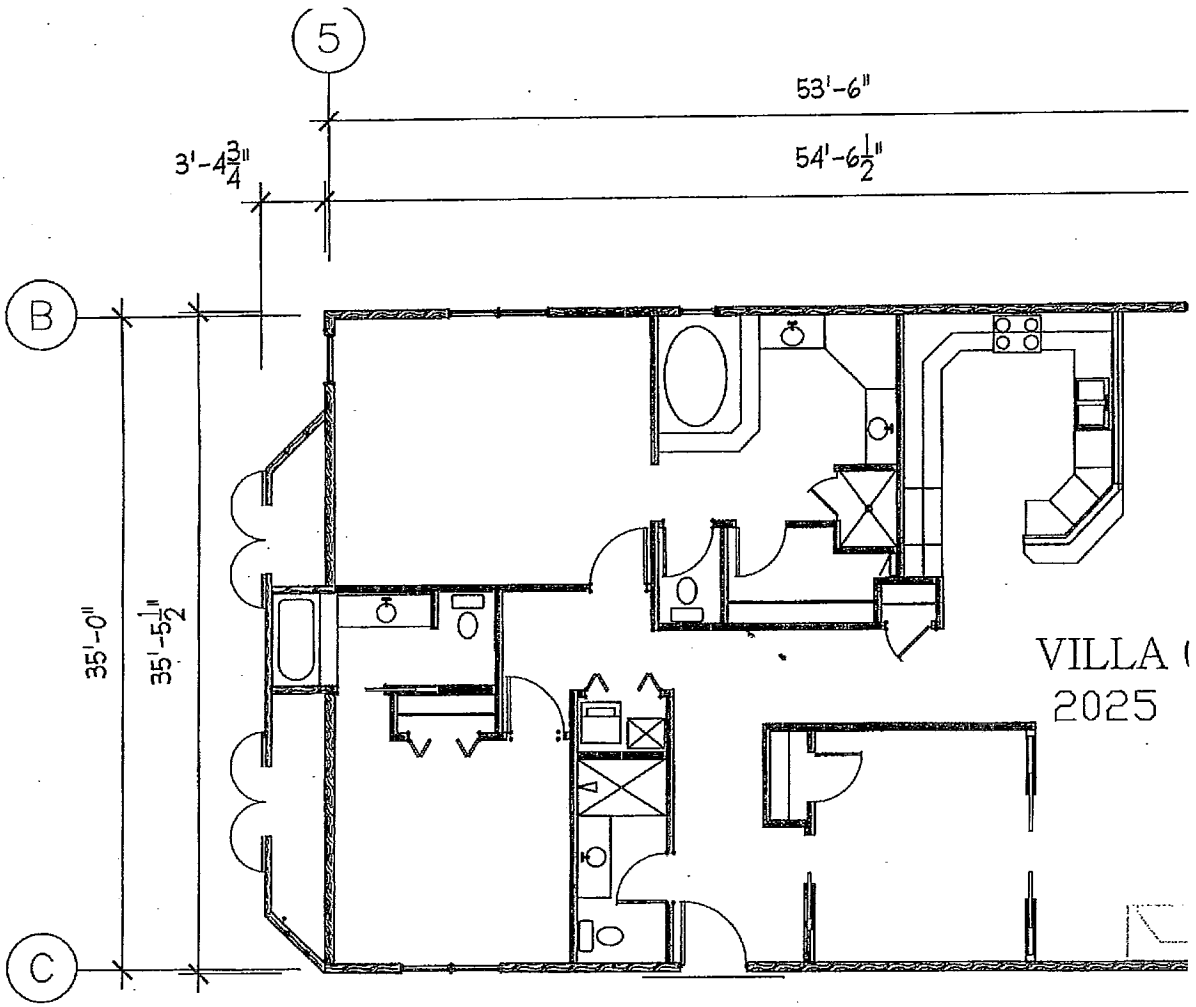
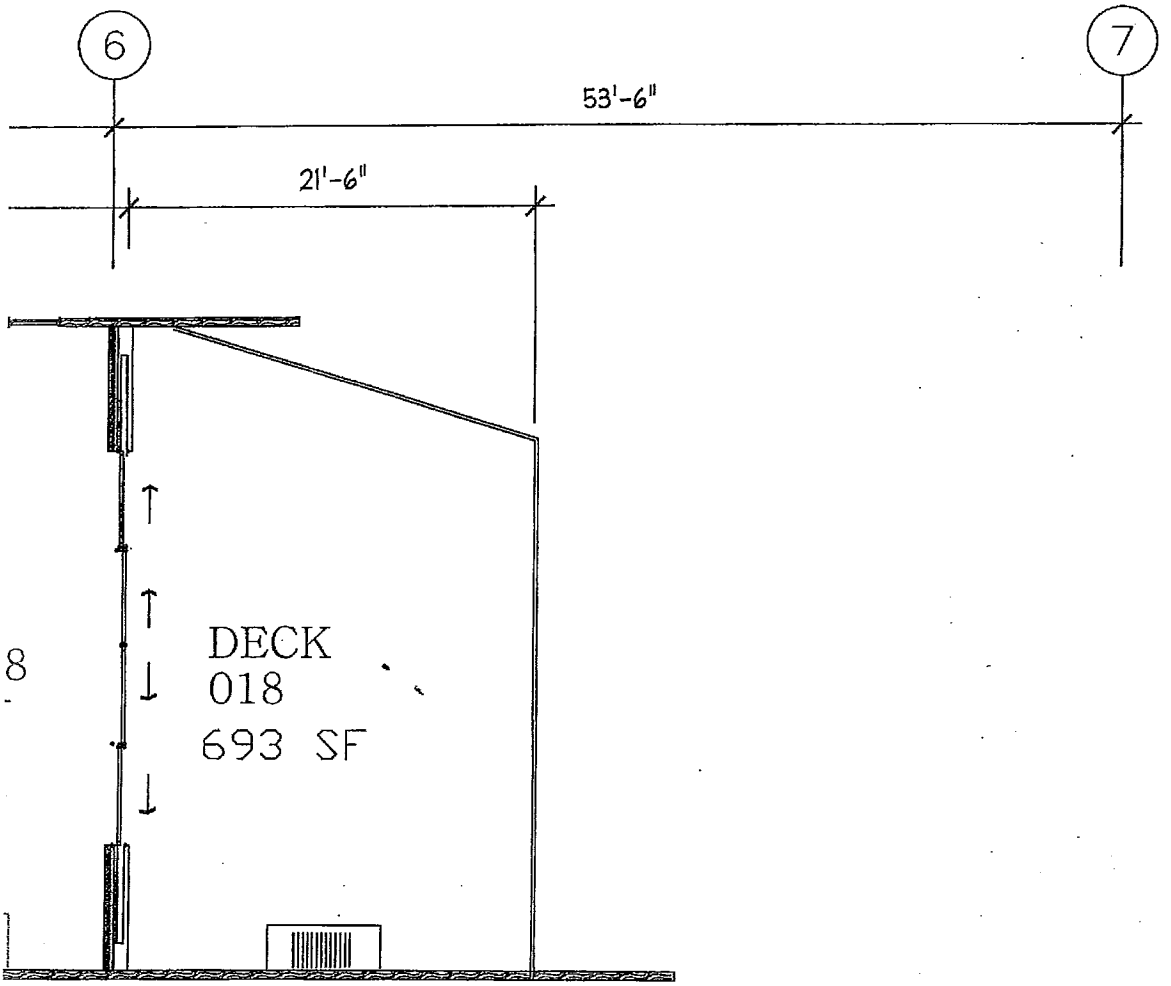


HE TERRACES AT SOMERS BAY



UNIT 18 - LEVEL 2



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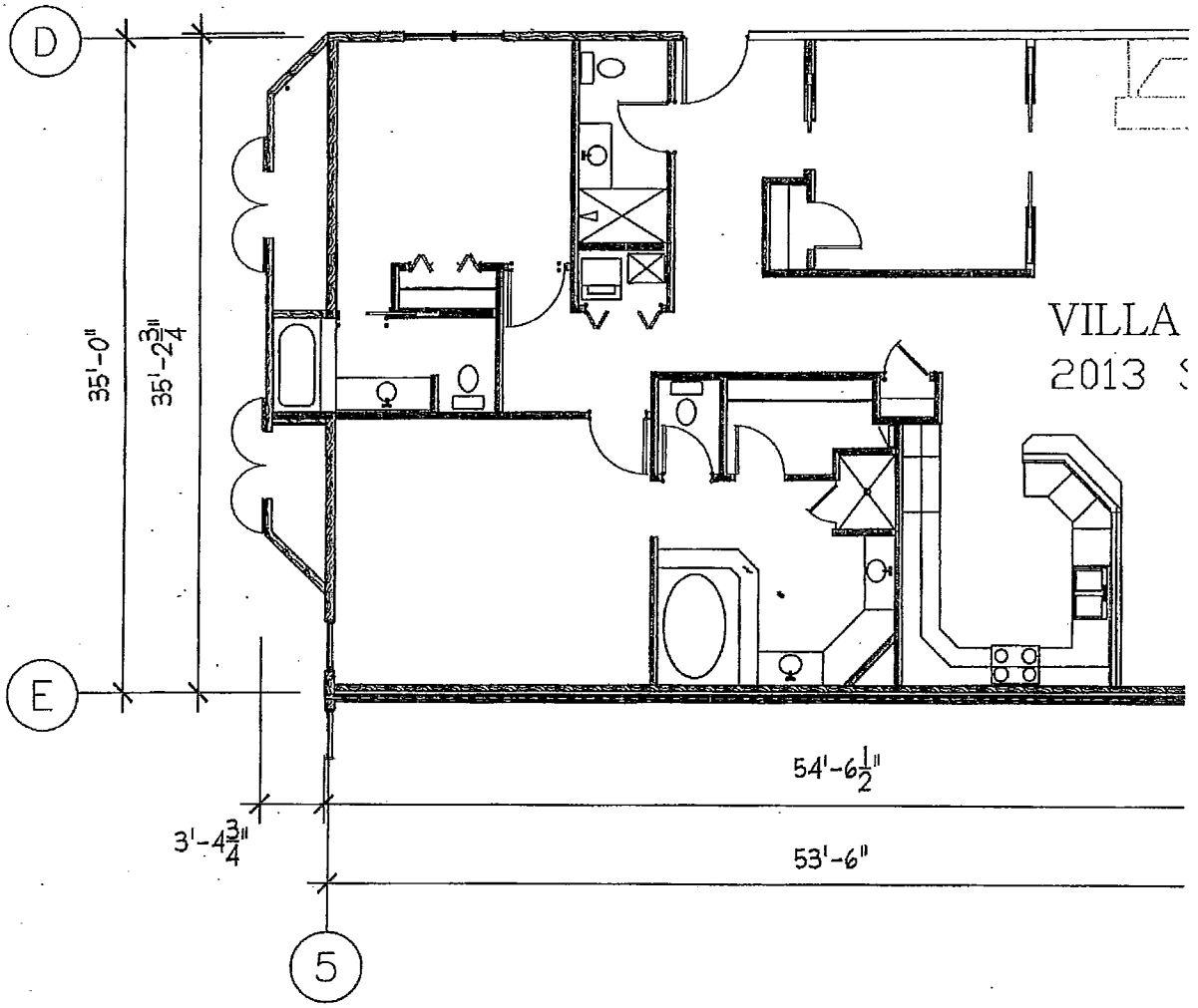

UNIT 19 - LEVEL 2

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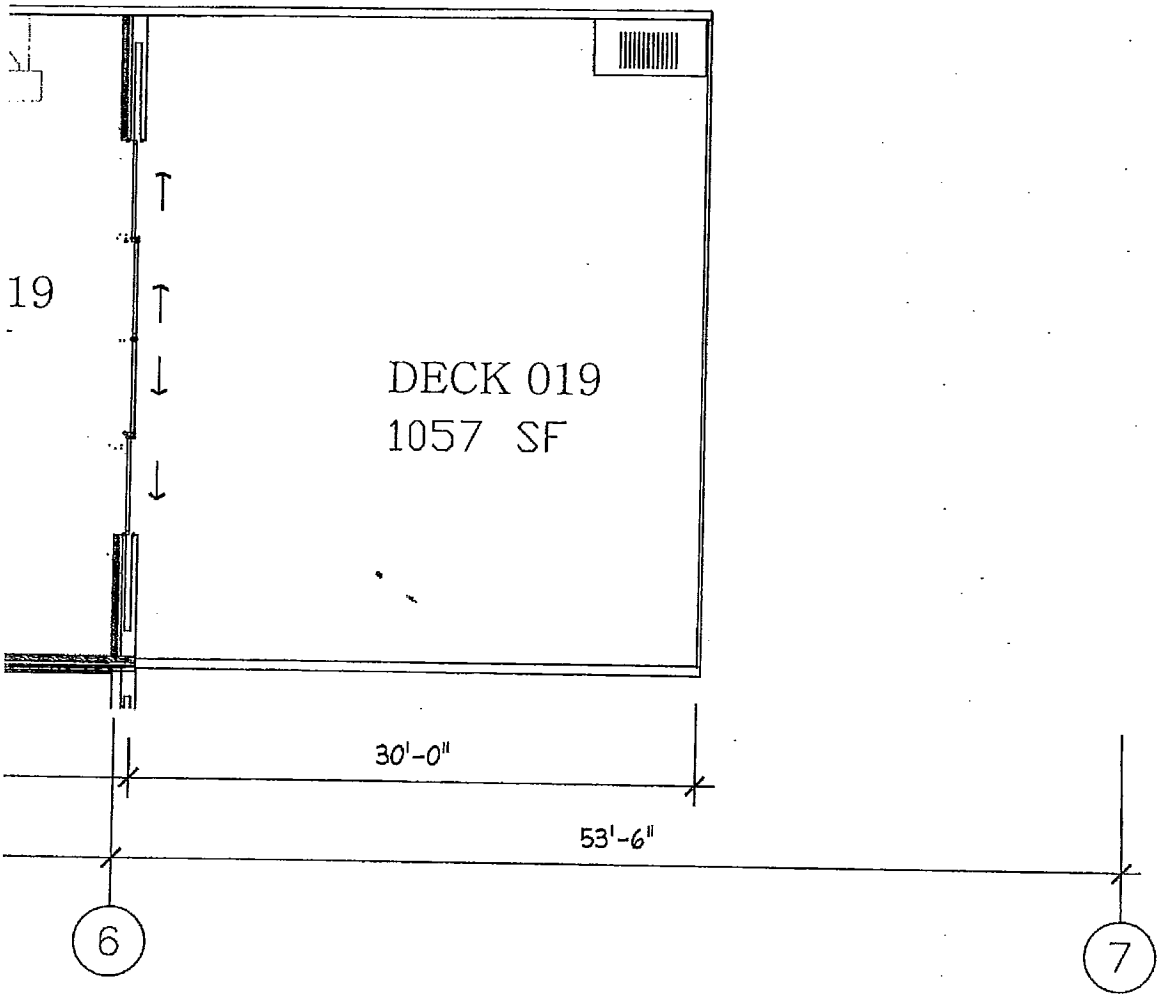
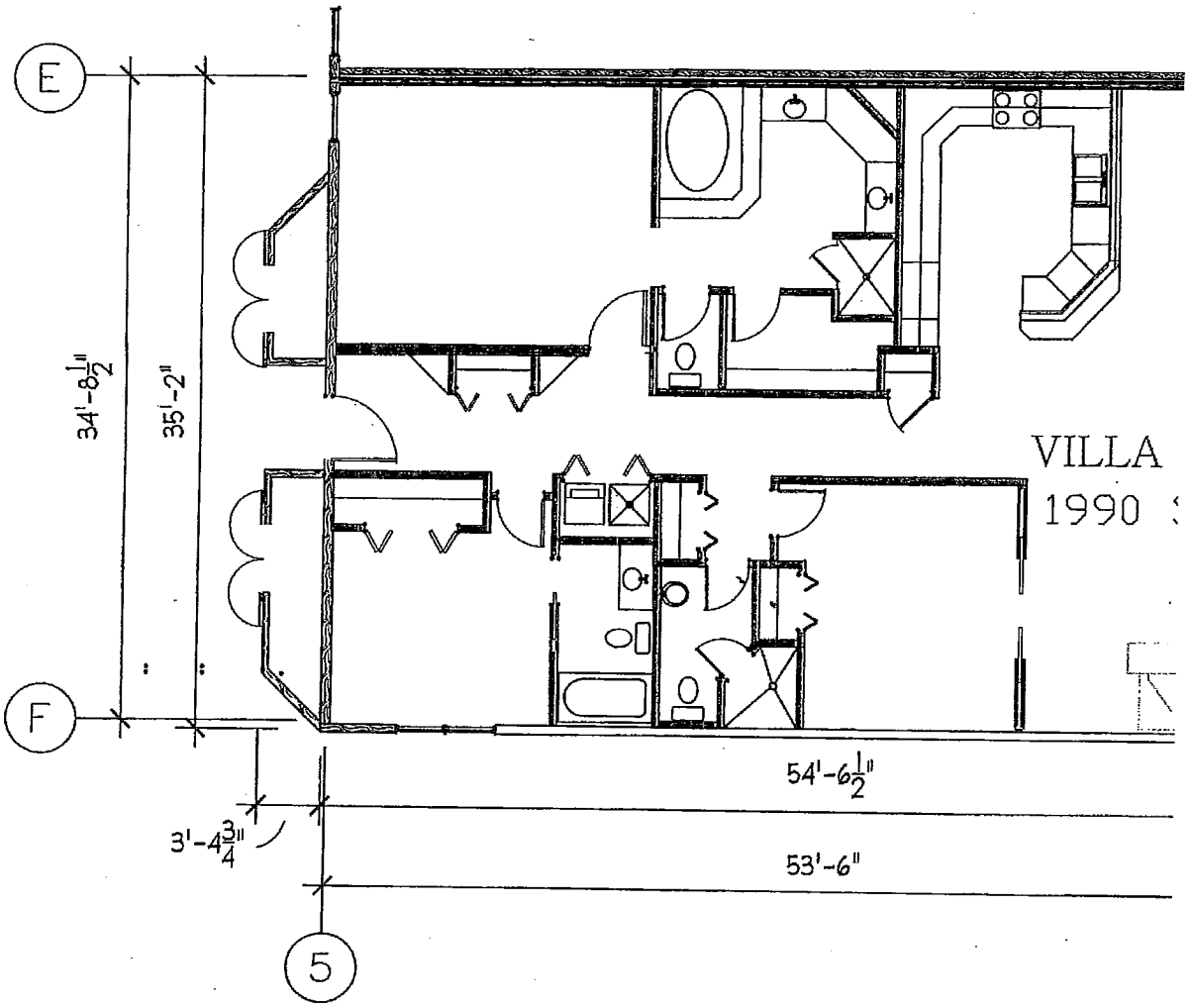


[E TERRACES AT SOMERS BAY



UNIT 20 - LEVEL 2

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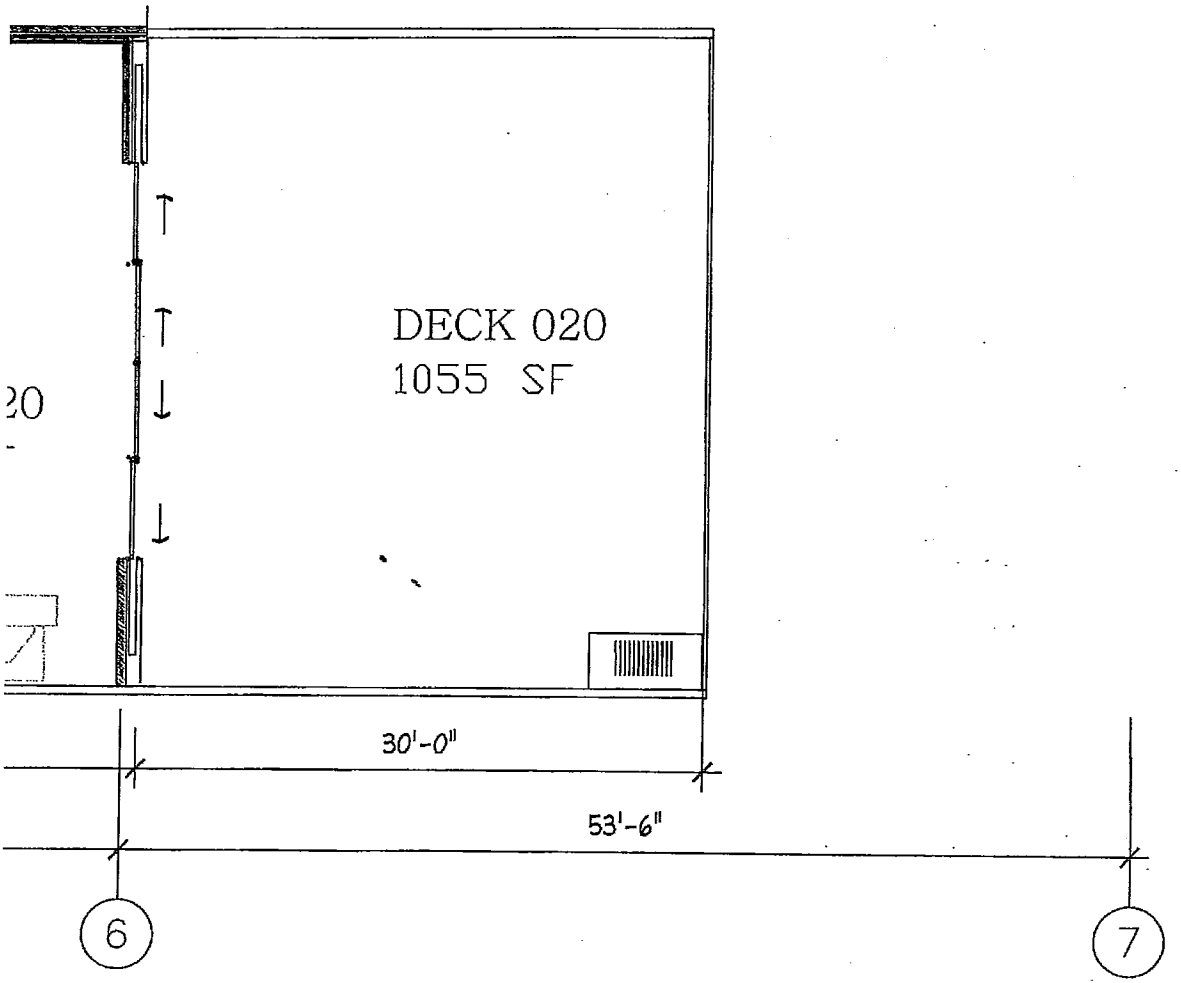

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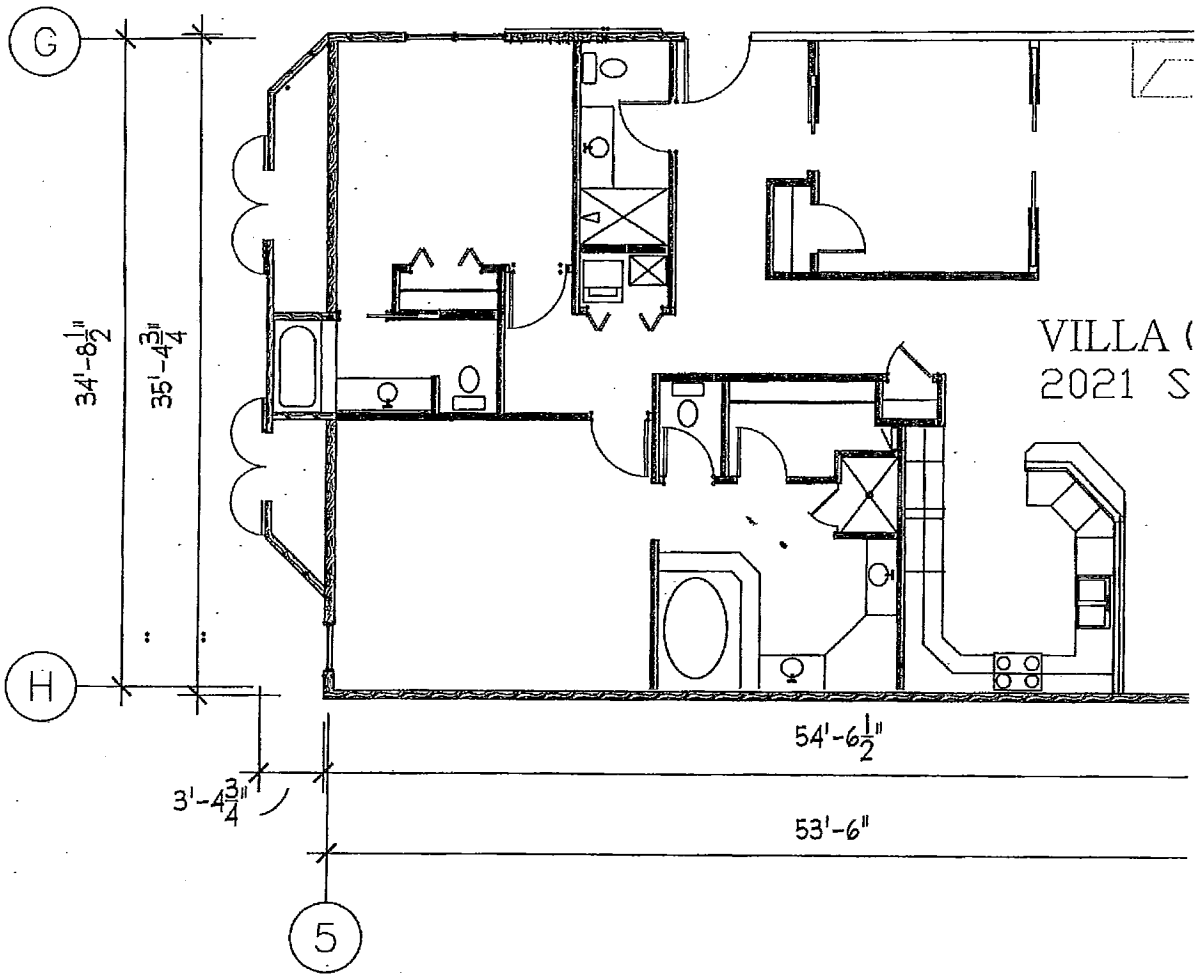

UNIT 21 - LEVEL 2

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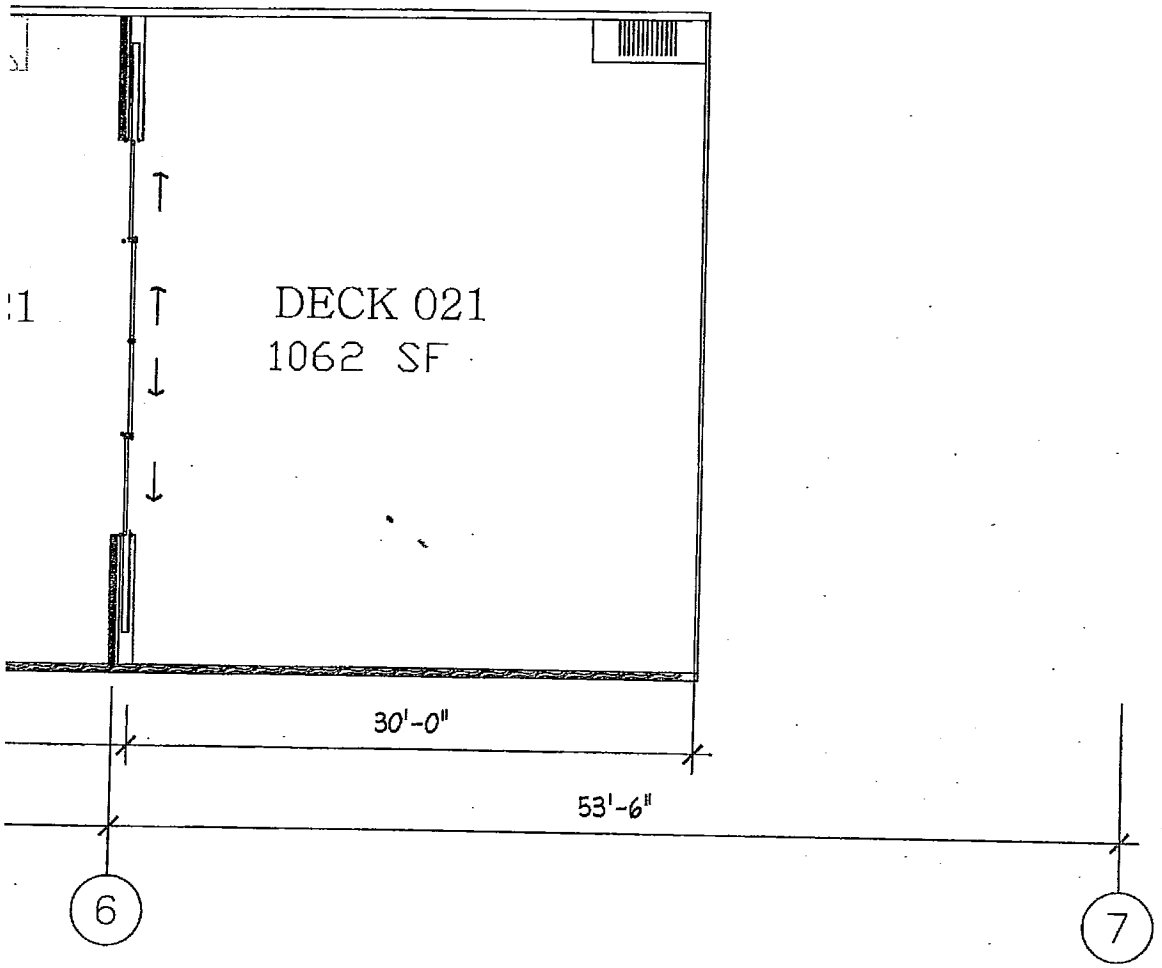

IE TERRACES AT SOMERS BAY