

Recorded at the Request of,  
And please return to:  
GREENSTONE-KOOTENAI, INC.  
1421 N. Meadowwood Lane, Suite 200  
Liberty Lake, WA 99019

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## DECLARATION OF ANNEXATION

COEUR D'ALENE PLACE  
SORBONNE 2<sup>nd</sup> ADDITION  
CITY OF COEUR D'ALENE  
KOOTENAI COUNTY, IDAHO

This Declaration of Annexation is made on the date hereinafter set forth, by GREENSTONE-KOOTENAI, INC., an Idaho corporation ("Declarant"), with reference to the following facts:

A. Declarant is the developer of a certain tract of land located in the City of COEUR D' ALENE, Kootenai County, Idaho, being a mixed use planned unit development commonly known as Coeur d'Alene Place, which development is governed by that certain Master Declaration of Covenants, Conditions, and Restrictions, dated January 6, 1995, and recorded January 6, 1995, as Document No. 1383804, official records of Kootenai County, Idaho (the "Master Declaration"), the definitions and terms of which Master Declaration are incorporated herein by this reference.

B. Declarant is the purchaser/developer of the following property in the vicinity of the Coeur d'Alene Place project, but which has not yet been subjected to the Master Declaration (the "Annexed Property"): SEE ATTACHED EXHIBIT "A"

C. Declarant desires to subject the Annexed Property to the Coeur d'Alene Place project, as provided in this Declaration of Annexation.

NOW, THEREFORE, the Declarant declares as follows:

1. Annexation. Pursuant to the rights reserved to Declarant under Article 15 of the Master Declaration, the Annexed Property is hereby made subject to the Master Declaration and shall for all purposes be a part of the Coeur d'Alene Place Project, effective on the date of recordation of the above-referenced Plat. The Annexed Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved, subject to the declarations, limitations, covenants, conditions, restrictions, and easements set forth in the Master Declaration, all of which are for the purpose of enhancing and protecting the value and attractiveness of the entire Coeur d'Alene Place Project. All of the limitations, covenants, conditions, restrictions, and easements set forth in the Master Declaration shall constitute covenants and encumbrances which shall run with the Annexed Property for the benefit of the entire Project, and shall be perpetually binding upon Declarant and its successors-in-interest and assigns, and all parties having or acquiring any right, title or interest in or to any part of the Annexed Property.

2. Grant and Reservation of Easements. Declarant hereby grants to all Owners of Lots in the Annexed Property all rights and easements created for the benefit of the entire Project, which rights and easements are reserved to Declarant in the Master Declaration. Declarant also hereby reserves from all Owners of Lots in the Annexed Property, and grants to the Owners of Lots in previously Annexed Phases, all rights and easements which were reserved to Declarant under the Master Declaration.

3. Master Association Assessments. Without limiting the generality of the foregoing, Declarant, for each Lot owned within the Annexed Property, hereby covenants, and each Owner of any Lot within the Annexed Property, by acceptance of a deed therefore, is hereby deemed to covenant and agree to pay to Coeur d'Alene Place Master Association (the "Association") regular monthly assessments or charges, and extraordinary and special assessments for capital improvements and unexpected expenses, all according to the Master Declaration.

4. Common Area. Those portions of the Annexed Property identified on the Plat, being park areas, shall be deemed "Common Area," which shall be owned in fee and maintained by the Master Association according to the Master Declaration.

The undersigned, being the Declarant herein, has executed this Declaration of Annexation  
On this 7<sup>th</sup> day of October, 2010.

DECLARANT

GREENSTONE-KOOTENAI, INC.,  
an Idaho corporation

By: \_\_\_\_\_  
KEVIN SCHNEIDMILLER, Vice President

STATE OF WASHINGTON            )  
  )ss  
County of Spokane                )

On is \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public and for the State of Washington, personally appeared KEVIN SCHNEIDMILLER, known or identified to me to be the Vice President of GREENSTONE-KOOTENAI, INC., the corporation that executed the instrument and the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
Notary Public for Washington  
Residing at \_\_\_\_\_  
My Commission Expires on \_\_\_\_\_

## EXHIBIT "A"

(Legal Description - Sorbonne 2<sup>nd</sup> Addition)

A portion of Lot 1, Block 3 of Coeur D' Alene Place Seventeenth Addition, recorded in Book XX of Plats, Pages XX thru XX located in the West Half of the Southwest Quarter of Section 27, Township 51 North, Range 4 West, Boise Meridian, in the City of Coeur D'Alene, Kootenai County, Idaho, more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 27; thence S88°18'06"E along the North line of the Southwest Quarter of said Section 27 a distance of 54.00 feet to the POINT OF BEGINNING; thence continuing S88°18'06"E along said North line a distance of 739.66 feet to the intersection with the Westerly Right of Way line of Cornwall Street as shown on the Sorbonne Addition recorded in Book K of Plats, Pages 58 thru 58F; thence along the said Westerly Right of Way line the following (3) three courses;

- 1.) S01°06'21"W a distance of 209.30 feet to the beginning of a tangent curve concave to East and having a radius of 780.00 feet and a chord bearing and distance of S15°03'11"E 434.15 feet;
- 2.) thence Southeasterly along said curve through a central angle of 32°19'03" an arc distance of 439.96 feet to the beginning of a reverse curve concave to the Southwest and having a radius of 970.00 feet and a chord bearing and distance of S28°42'10"E 84.92 feet
- 3.) thence Southwesterly along said curve through a central angle of 5°01'04" an arc distance of 84.95 feet to the Northeast corner of Block 1 of Coeur D' Alene Seventeenth Addition, recorded in Book ? of Plats , Page s 1 thru 1d; thence along the boundary of said Block 1 the following (8) eight courses;

- 1.) S63°48'22"W a distance of 114.39 feet
- 2.) S23°38'48"E a distance of 95.08 feet
- 3.) S14°59'45"E a distance of 119.73 feet
- 4.) S08°26'02"E a distance of 100.64 feet
- 5.) S01°52'27"E a distance of 94.95 feet
- 6.) S04°33'49"W a distance of 100.14 feet
- 7.) S09°28'39"W a distance of 96.77 feet
- 8.) S78°28'34"E a distance of 115.00 feet to the intersection of the Westerly Right of Way line of Cornwall Street said point also being on a non-tangent curve concave to the Northwest and having a radius of 1470.00 feet and a chord bearing and distance of S13°11'56"W 85.94 feet; thence Southerly along said curve through a central angle of 3°21'00" an arc distance of 85.95 feet to the beginning of a compound curve concave to the Northwest and having a radius of 20.00 feet and a chord bearing and distance of S64°13'47"W 30.35 feet; thence Southwesterly along said curve through a central angle of 98°42'43" an arc distance of 34.46 feet to a point on the Northerly Right of Way line of Sorbonne Drive as shown on the said Sorbonne Addition, thence along the said Northerly Right of Way line the following (5) five courses

- 1.) the beginning of a compound curve concave to the Northeast and having a radius of 773.00 feet and a chord bearing and distance of N62°35'05"W 103.25 feet;
- 2.) thence Northwesterly along said curve through a central angle of 7°39'32" an arc distance of 103.33 feet to the beginning of a reverse curve having a radius of 827.00 feet and a chord bearing and distance of N73°35'50"W 423.68 feet;
- 3.) thence Westerly along said curve through a central angle of 29°41'02" an arc distance of 428.45 feet;
- 4.) thence N88°26'21"W a distance of 419.22 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 30.00 feet and a chord bearing and distance of N43°31'03"W 42.37 feet;
- 5.) thence Northerly along said curve through a central angle of 89°50'36" an arc distance of 47.04 feet to the intersection with the Easterly Right of Way line of Atlas Road;

thence N01°24'15"E along said Right of Way line a distance of 1278.77 feet to the POINT OF BEGINNING.

Containing 25.37 acres more or less