

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

DECLARATION OF ANNEXATION

COEUR D'ALENE PLACE
SORBONNE 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 used 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 29th day of February, 2008.

DECLARANT

GREENSTONE-KOOTENAI, INC.,
an Idaho corporation

By: _____
JAMES F. FRANK, Manager

STATE OF WASHIGTON)
)ss
County of Spokane)

On is ____ day of _____, _____ before me, _____, a Notary Public and for the State of Washington, personally appeared JAMES F. FRANK, known or identified to me to be the 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 ADDITION)

BE IT KNOWN THAT SCHNEIDMILLER LAND COMPANY, AN IDAHO CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF IDAHO, GREENSTONE-KOOTENAI, INC, AN IDAHO COPROARTION AUTHORIZED TO DO BUSINESS IN THE STATE OF IDAHO AND THE CITY OF COEUR D'ALENE, IDAHO, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND TRACTS AS HEREIN SHOWN AND DOES DESIGNATE THE SAME AS SORBONNE ADDITION, SAID PROPERTY BEING A APORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY IDAHO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 5 OF COEUR D'ALENE PLACE FIFTEENTH ADDITION, RECORDED IN BOOK J OF PLATS, PAGES 295-295D; THENCE ALONG THE SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 5 THE FOLLOWING (7) COURSES:

1. N88°34'34"W A DISTANCE OF 637.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND DISTANCE OF N43°35'10"W A DISTANCE OF 42.42 FEET;
2. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'50" AN ARC DISTANCE OF 47.11 FEET;
3. N01°24'15"E A DISTANCE OF 383.01 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 5 OF SAID COEUR D'ALENE PLACE FIFTEENTH ADDITION
4. S88°34'33"E A DISTANCE OF 208.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 5;
5. N01°24'15"E A DISTANCE OF 208.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 5;
6. N88°34'33"W A DISTANCE OF 208.71 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 5;
7. N01°24'15"E A DISTANCE OF 663.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 THENCE CONTINUING N01°24'15"E A DISTANCE OF 1335.68 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE S88°18'06"E ALONG THE SAID NORTH LINE A DISTANCE OF 1258.05 FEET TO THE 1/16TH CORNER OF SAID SOUTHWEST QUARTER; THENCE S01°14'41"W ALONG THE 1/16TH LINE A DISTANCE OF 1332.68 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 5 OF COEUR D' ALENE PLACE SIXTEENTH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 38, 38A, 38B, AND 38C; THENCE ALONG THE BOUNDARY OF SAID LOT 1, BLOCK 5 THE FOLLOWING (13) COURSES:

1. S88°26'21"E A DISTANCE OF 1265.25 FEET;
2. S01°05'05"W A DISTANCE OF 47.65 FEET;
3. N88°34'34"W A DISTANCE OF 778.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 830.00 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N10°10'54"E A DISTANCE OF 14.47 FEET;
4. THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°59'57" AN ARC DISTANCE OF 14.47 FEET;
5. N80°19'05"W A DISTANCE OF 209.90 FEET;
6. S05°50'12"W A DISTANCE OF 58.49 FEET;
7. S18°48'47"W A DISTANCE OF 345.11 FEET;
8. S28°49'12"W A DISTANCE OF 193.69 FEET;
9. N57°26'05"W A DISTANCE OF 30.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 492.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°28'49"W A DISTANCE OF 136.17 FEET;
10. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°54'32" AN ARC DISTANCE OF 136.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 508.00 FEET AND A CHORD BEARING AND DISTANCE OF N54°27'16"W A DISTANCE OF 227.32 FEET;
11. THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°51'26" AN ARC DISTANCE OF 229.26 FEET;
12. N67°22'59"W A DISTANCE OF 52.81 FEET;
13. N67°36'00"W A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 5, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF CORNWALL STREET AS SHOWN ON THE SAID COEUR D'ALENE PLACE FIFTEENTH ADDITION; THENCE ALONG THE SAID RIGHT-OF-WAY LINE THE FOLLOWING (5) COURSES:

1. BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1470.00 FEET AND A CHORD BEARING AND DISTANCE OF S22°30'31"W A DISTANCE OF 5.57 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'02" AN ARC DISTANCE OF 5.57 FEET;
2. S22°37'01"W A DISTANCE OF 406.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 810.00 FEET AND A CHORD BEARING AND DISTANCE OF S12°01'14"W A DISTANCE OF 297.91 FEET;
3. THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°11'35" AN ARC DISTANCE OF 299.61 FEET;
4. S01°25'26"W A DISTANCE OF 259.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF S46°25'26"W A DISTANCE OF 70.71 FEET;
5. THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 67.892 ACRES MORE OR LESS