

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

DECLARATION OF ANNEXATION

COEUR D'ALENE PLACE
SORBONNE 1st 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 7th 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 Addition 1st Addition)

Lots 13 thru 24, Block 1 and Lots 13 thru 24, Block 2 and a portion of Tract B of SORBONNE ADDITION, recorded in Book K of Plats, Pages 58 thru 58F located in a portion 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:

BEGINNING at the Southeast corner of Lot 13, Block 1 of said SORBONNE ADDITION; thence N68°03'14"W along the Southerly line of said Lot 13 a distance of 95.45 feet to the Southwest corner of said Lot 13; thence N76°14'00"W a distance of 68.70 feet to the Southeast corner of said Lot 13, Block 2 of said SORBONNE ADDITION; thence N88°34'35"W a distance of 79.00 feet to the intersection with the Easterly Right of Way line of Descartes Drive; thence N01°25'25"E a distance of 7.50 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 373.00 feet and a chord bearing and distance of N12°01'13"E, 137.19 feet; thence Northeasterly along said curve through a central angle of 21°11'36" an arc distance of 137.97 feet; thence N22°37'01"E a distance of 316.10 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet and a chord bearing and distance of N68°11'25"E, 28.57 feet; thence Northeasterly along said curve through a central angle of 91°08'48" an arc distance of 31.82 feet to the beginning of a reverse curve concave to the Southwest and having a radius of 473.00 feet and a chord bearing of S59°02'21"E, 118.52 feet; thence Southeasterly along said curve through a central angle of 14°23'40" an arc distance of 118.83 feet to the beginning of a reverse curve concave to Northeast and having a radius of 327.00 feet and a chord bearing and distance of S59°40'20"E, 89.10 feet; thence Southeasterly along said curve through a central angle of 15°39'37" an arc distance of 89.38 feet to the beginning of a reverse curve concave to the Southwest and having a radius of 20.00 feet and a chord bearing and distance of S22°26'33"E, 28.31 feet; thence Southerly along said curve through a central angle of 90°07'11" an arc distance of 31.46 feet to the intersection with the Westerly Right of Cornwall Street; thence S22°37'01"W a distance of 214.48 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 810.00 feet and a chord bearing and distance of S16°24'47"W, 175.07 feet; thence Southerly along said curve through a central angle of 12°24'29" an arc distance of 175.42 feet to the POINT OF BEGINNING.

Containing 2.46 acres more or less