

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

mdlelll

DECLARATION OF ANNEXATION

COEUR D'ALENE PLACE
BOLIVAR SECOND ADDITION
CITY OF COEUR D'ALENE
KOOTENAI COUNTY, IDAHO

ACCOMMODATION RECORDING
Pioneer Title Company has
not examined this document,
and assumes no liability as to
its validity and its effects
upon the title.

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"):

Lots 1 through 16 in Block 1 AND Tract A; Lots 1 through 15 in Block 2 AND Tract B;
of Bolivar Second Addition, according to the plat filed in Book "J" of Plats, Pages 400A
and B, records of Kootenai County, State of Idaho, recorded on November 6th, 2006.

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:

I. 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 17th day of November, 2006

DECLARANT

GREENSTONE-KOOTENAI, INC.,
an Idaho corporation

By: 

Jason S. Wheaton, President

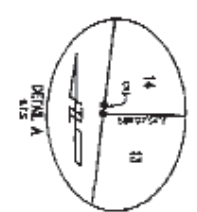
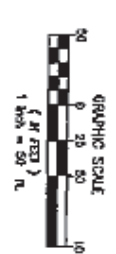
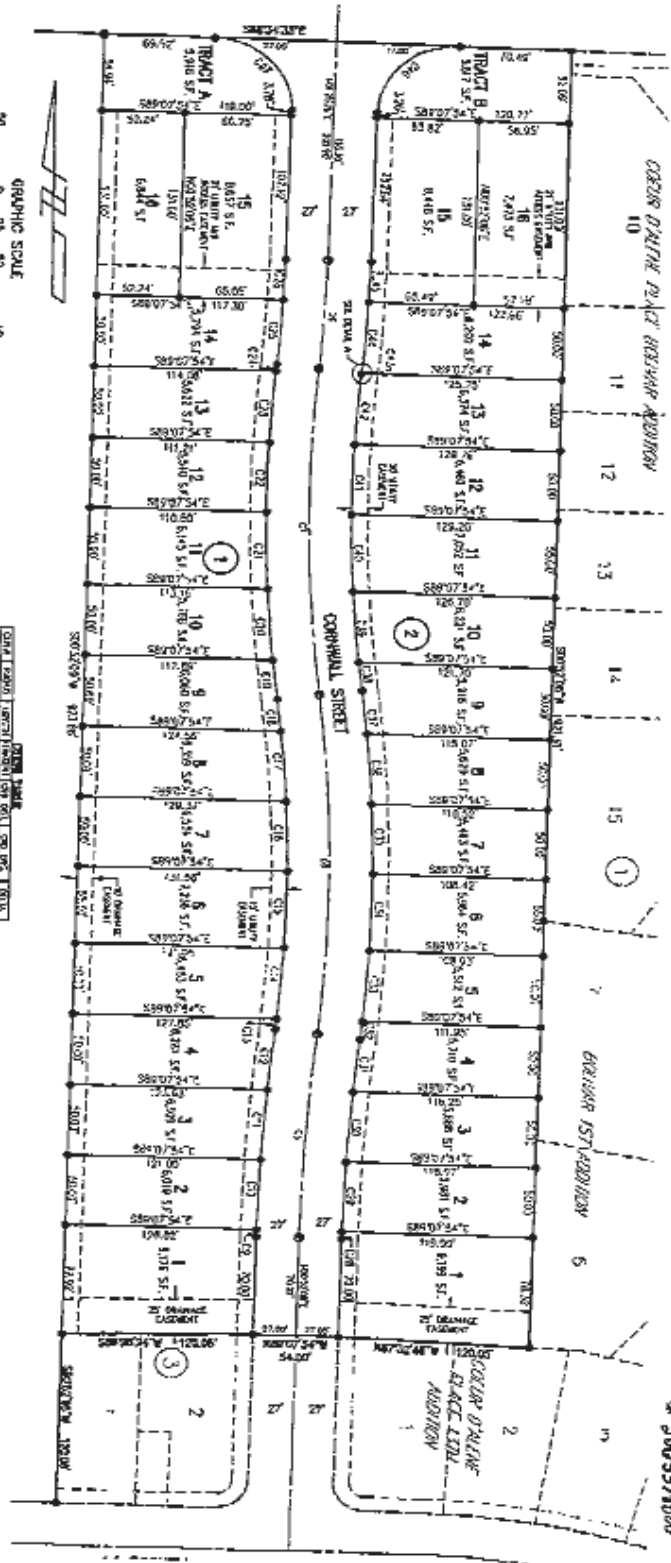
STATE OF WASHINGTON)
)ss
County of Spokane)

On is 17th day of November, 2006 before me, Kristi M. Green, a Notary Public and for the State of Washington, personally appeared JASON S. WHEATON, 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.



Kristi M. Green
Notary Public for Washington
Residing at Coeur d'Alene ID
My Commission Expires on 4-29-08



CLUES OF BEARINGS
 THE BEARINGS AND DISTANCES ALONG THE BOUNDARIES OF THE PLAT ARE TO BE CONSIDERED AS TRUE UNLESS OTHERWISE SPECIFIED. THE BEARINGS AND DISTANCES ALONG THE BOUNDARIES OF THE PLAT ARE TO BE CONSIDERED AS TRUE UNLESS OTHERWISE SPECIFIED.



PLC ASSOCIATES
 1115 S. BRUNNEN
 BOISE, IDAHO 83725
 208-333-1115
 208-333-1116
 208-333-1117
 208-333-1118
 208-333-1119
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 208-333-1198
 208-333-1199
 208-333-1200



SHEET 2 OF 3

TRACT	LOT	ACRES	OWNER
TRACT A	1	0.10	PLC ASSOCIATES
	2	0.10	PLC ASSOCIATES
	3	0.10	PLC ASSOCIATES
	4	0.10	PLC ASSOCIATES
	5	0.10	PLC ASSOCIATES
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	12	0.10	PLC ASSOCIATES
	13	0.10	PLC ASSOCIATES
	14	0.10	PLC ASSOCIATES
	15	0.10	PLC ASSOCIATES
	16	0.10	PLC ASSOCIATES
	17	0.10	PLC ASSOCIATES
	18	0.10	PLC ASSOCIATES
TRACT B	1	0.10	PLC ASSOCIATES
	2	0.10	PLC ASSOCIATES
	3	0.10	PLC ASSOCIATES
	4	0.10	PLC ASSOCIATES
	5	0.10	PLC ASSOCIATES
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	16	0.10	PLC ASSOCIATES
	17	0.10	PLC ASSOCIATES
	18	0.10	PLC ASSOCIATES

LEGEND
 1. LOT 1, BLOCK 3 OF BULLIAR SECOND ADDITION, BEING A REPLAT OF LOT 1, BLOCK 3 OF BULLIAR FIRST ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 4 WEST, MERIDIAN, CITY OF COBUR D'ARLINC, KOOTENAI COUNTY, IDAHO.

SHORTHAND REFERENCES
 ALL DATA PLACED IN QUOTES ARE TO BE CONSIDERED AS TRUE UNLESS OTHERWISE SPECIFIED. THE BEARINGS AND DISTANCES ALONG THE BOUNDARIES OF THE PLAT ARE TO BE CONSIDERED AS TRUE UNLESS OTHERWISE SPECIFIED.

NOTES
 1. THIS PLAT IS A REPLAT OF LOT 1, BLOCK 3 OF BULLIAR FIRST ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 4 WEST, MERIDIAN, CITY OF COBUR D'ARLINC, KOOTENAI COUNTY, IDAHO.