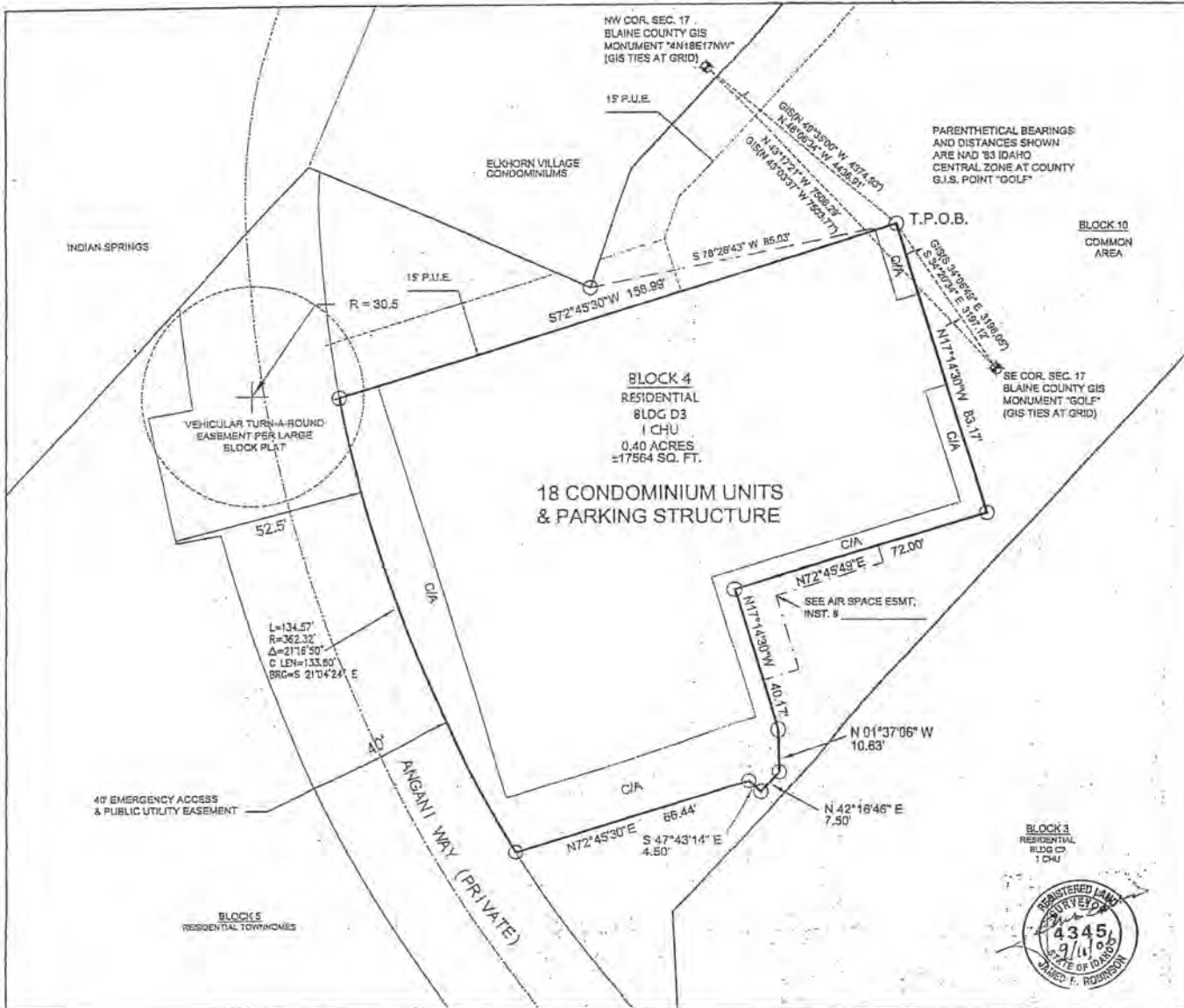
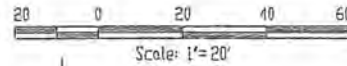


# ELKHORN SPRINGS: HILLSIDE TERRACE SOUTH CONDOMINIUMS

LOCATED WITHIN T4N, R18E, SEC.17, B.M., SUN VALLEY, BLAINE COUNTY, IDAHO  
 WHEREIN BLOCK 4, ELKHORN SPRINGS LARGE BLOCK PLAT, IS AMENDED CREATING  
 ELKHORN SPRINGS HILLSIDE TERRACE SOUTH CONDOMINIUMS, UNITS 1-18.

AUGUST 2006



**LEGEND**

- PUBLIC UTILITY EASEMENT (P.U.E.) - WIDTH AS NOTED
- CENTER LINE PRIVATE ROAD
- COMMUNITY HOUSING UNITS
- COMMON AREA
- LIMITED COMMON AREA
- FD 56' RESBAR

This document provided courtesy of Sun Valley Title

- Notes:**
1. A 40-FOOT WIDE EMERGENCY ACCESS & PUBLIC UTILITY EASEMENT EXISTS WITHIN ANGANI WAY AS SHOWN HEREON.
  2. AN EASEMENT FOR A FUTURE VEHICULAR TURNAROUND HAS BEEN GRANTED WITHIN THE COMMON AREA AS SHOWN HEREON. SAID TURNAROUND TO BE CONSTRUCTED ONLY IF ACCESS ON ANGANI WAY IS RESTRICTED.
  3. BASIS OF BEARINGS IS PER ELKHORN SPRINGS LARGE BLOCK PLAT, RECORDED AS INST. NO. 536008.
  4. THE MASTER DECLARATION OF C.C. & R.'S FOR ELKHORN SPRINGS LARGE BLOCK PLAT WAS RECORDED AS INSTRUMENT # 536009, RECORDS OF BLAINE COUNTY, IDAHO. THE CONDOMINIUM DECLARATION OF C.C. & R.'S FOR THE WITHIN PLAT WAS RECORDED UNDER INSTRUMENT 5911202, RECORDS OF BLAINE COUNTY, IDAHO.
  5. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS OF THE EXISTING BOUNDARIES OF A UNIT AS ORIGINALLY CONSTRUCTED OR RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS SHOWN ON THIS PLAT.
  6. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING. VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS.
  7. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS OWING TO NORMAL CONSTRUCTION TOLERANCES.
  8. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AREA AND LIMITED COMMON AREA.
  9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO A U.S.C. & G.S. BENCHMARK STAMPED '5819' WHICH IS LOCATED IN THE TOP OF THE NORTH EDGE OF A PROMINENT ROCK OUTCROP WHICH IS LOCATED ON THE EAST BANK OF THE BIG WOOD RIVER, 320 FEET NORTH OF THE WARM SPRINGS ROAD BRIDGE ACROSS THE BIG WOOD RIVER, I.E. 5819.00.
  10. REFER TO ELKHORN SPRINGS LARGE BLOCK PLAT, RECORDED AS INSTRUMENT NO. 536008, RECORDS OF BLAINE COUNTY, IDAHO, FOR PLAT NOTES APPLICABLE TO THIS PROPERTY.

**HEALTH CERTIFICATE**

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1325, by the issuance of a certificate of disapproval.

Date: 9-13-2006

*Robert [Signature]*  
 South Central District Health Dept., EHS



**ELKHORN SPRINGS: HILLSIDE TERRACE SOUTH**

LOCATED WITHIN:  
 T4N, R18E, SEC. 17, B.M., SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: CG-ELKHORN GOLF, LLC

A CONDOMINIUM PLAT	PLOT BY: ILLJ/CPL	FILE: 0410803PG1-7.DWG
PROJECT NO: 04108	DATE: 8/14/06	SHEET 1 OF 8

# ELKHORN SPRINGS: HILLSIDE TERRACE SOUTH

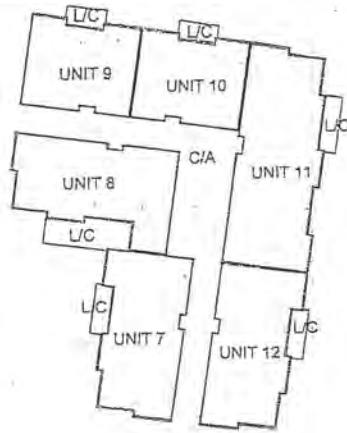
LOCATED WITHIN T4N, R18E, SEC.17, B.M., SUN VALLEY, BLAINE COUNTY, IDAHO  
 WHEREIN BLOCK 4, ELKHORN SPRINGS LARGE BLOCK PLAT, IS AMENDED CREATING:  
 ELKHORN SPRINGS HILLSIDE TERRACE SOUTH CONDOMINIUMS, UNITS 1-18

AUGUST 2006

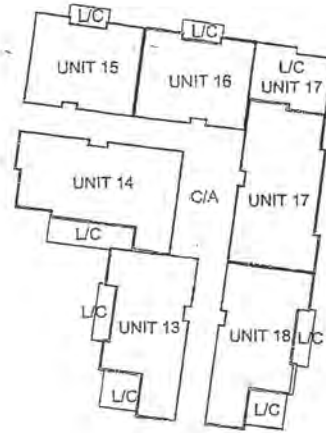
## LEGEND

- L/C LIMITED COMMON AREA
  - C/A COMMISSION AREA
  - CHU COMMUNITY HOUSING UNITS
- TIES TO TPOB

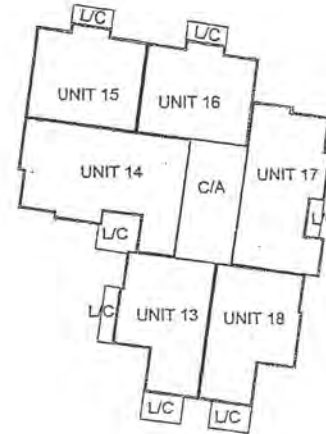
This document provided courtesy of Sun Valley Title



SECOND FLOOR



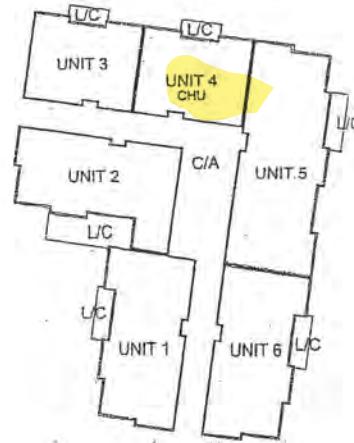
THIRD FLOOR



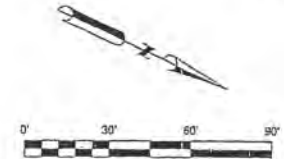
FOURTH FLOOR



LOWER LEVEL GARAGE



FIRST FLOOR



PREPARED BY: BENCHMARK ASSOCIATES, P.A.  
 P.O. BOX 733  
 KETCHUM, IDAHO 83340  
 (208) 726-9512  
 (208) 726-0514 FAX



## ELKHORN SPRINGS: HILLSIDE TERRACE SOUTH

LOCATED WITHIN:  
 T4N, R18E, SEC. 17, B.M., SUN VALLEY, BLAINE COUNTY, IDAHO

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PROJECT NO. 04108	DATE: 10/18/06	SHEET 2 OF 6

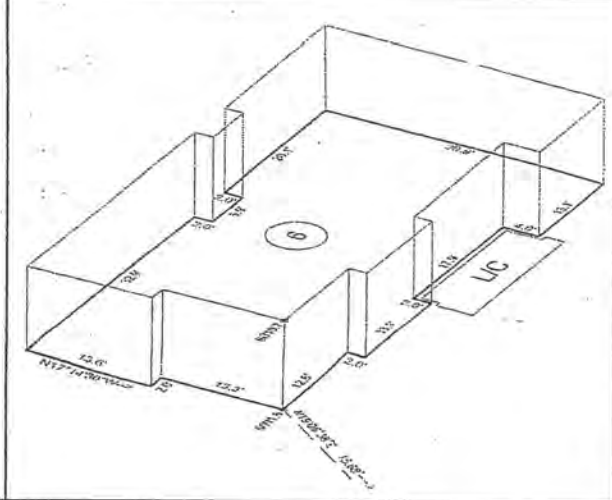
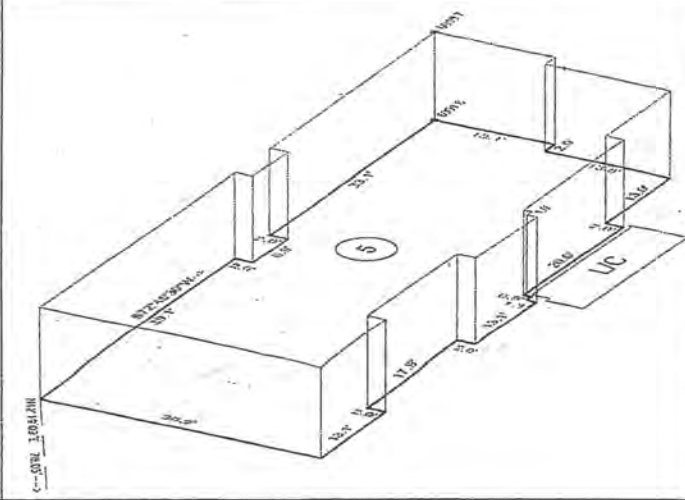
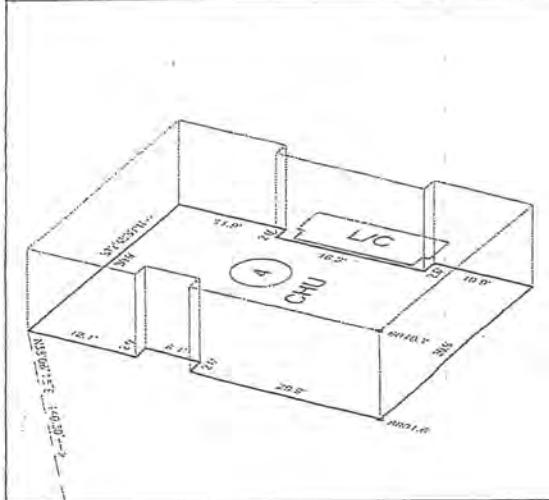
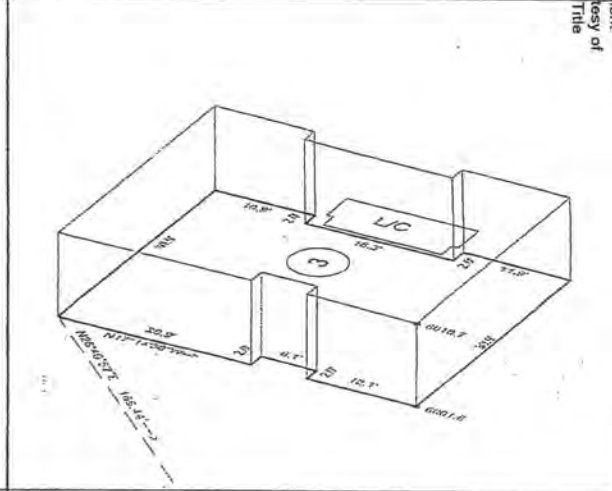
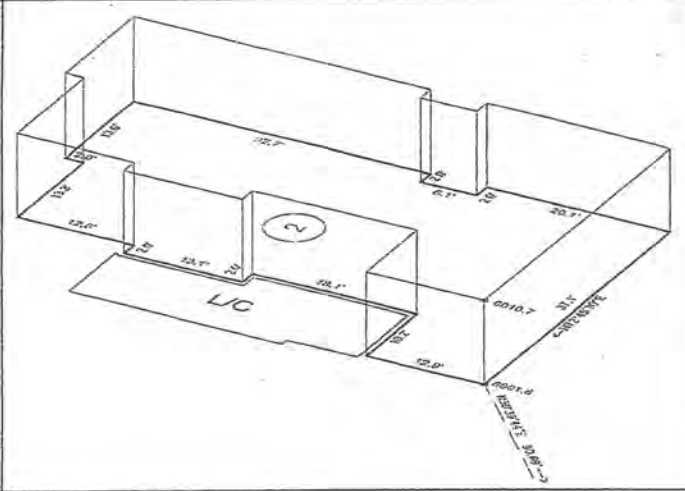
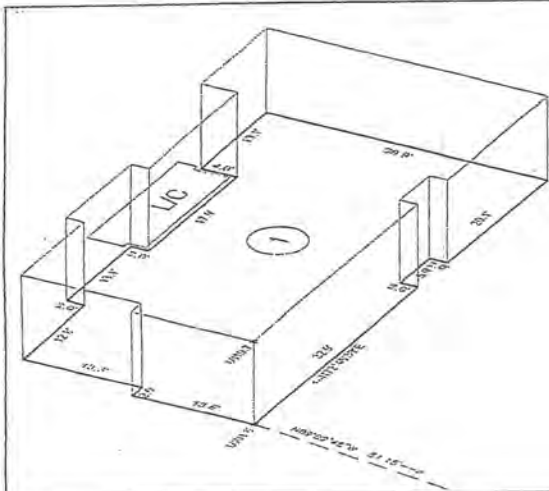


# ELKHORN SPRINGS: HILLSIDE TERRACE SOUTH FIRST FLOOR UNITS 1-6

## LEGEND

- L/C LIMITED COMMON AREA
- C/A COMMON AREA
- CHU COMMUNITY HOUSING UNIT
- TIES TO P.O.B.

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(208) 726-9514 FAX



### ELKHORN SPRINGS: HILLSIDE TERRACE SOUTH FIRST FLOOR UNITS 1-6

LOCATED WITHIN:  
T4N, R18E, SEC. 17, B.M., SUN VALLEY, BLAINE  
COUNTY, IDAHO

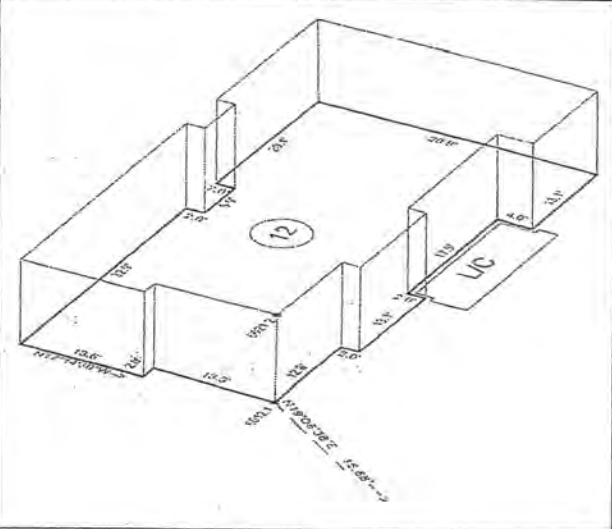
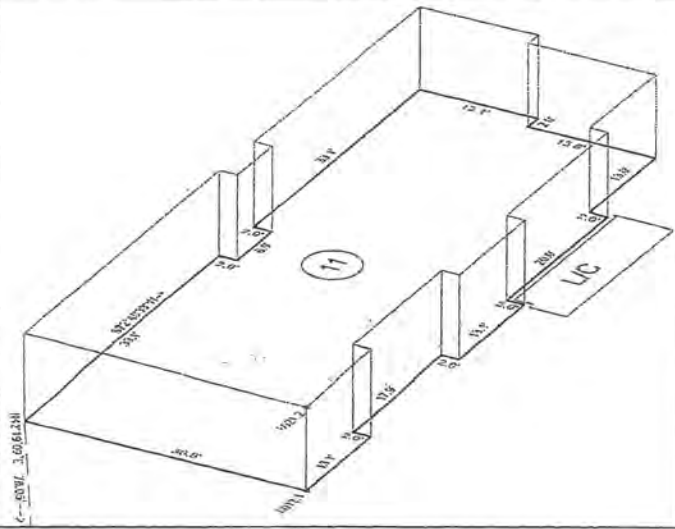
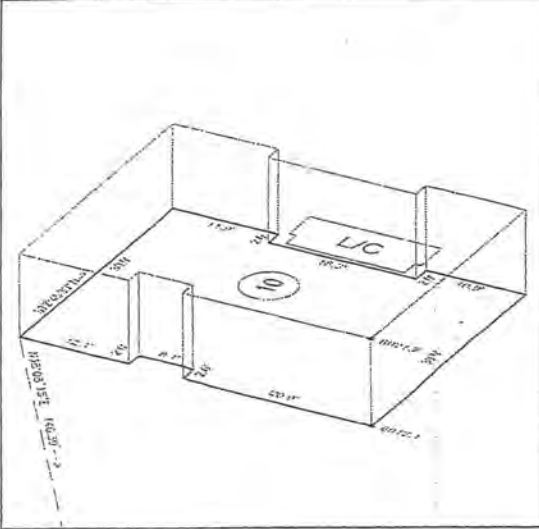
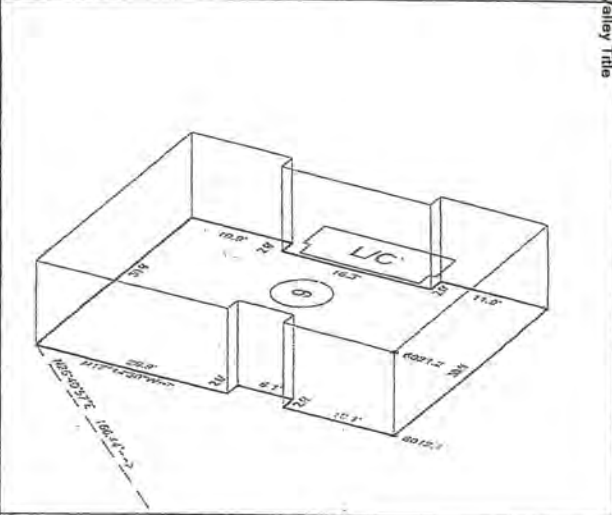
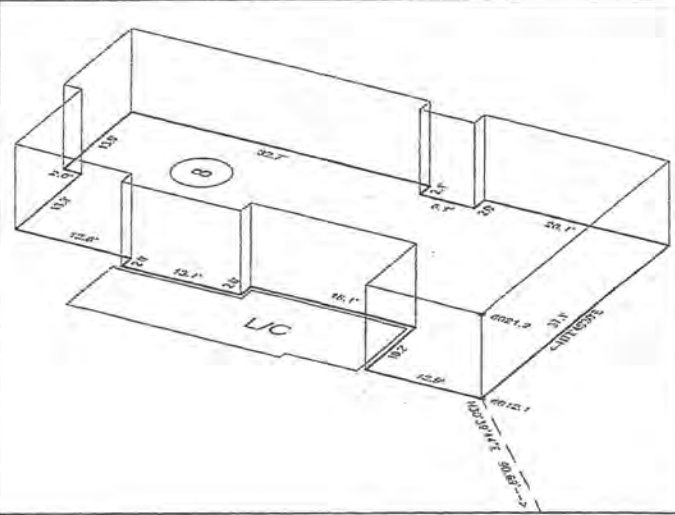
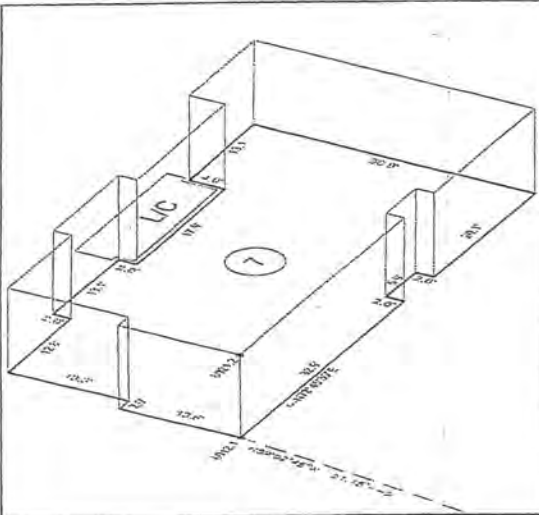
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PROJECT NO. 04108	DATE: 10/18/06	SHEET 3 OF 8

# ELKHORN SPRINGS: HILLSIDE TERRACE SOUTH SECOND FLOOR UNITS 7-12

**LEGEND**

L/C	LIMITED COMMON AREA
C/A	COMMON AREA
CHU	COMMUNITY HOUSING UNITS
---	TIES TO T.P.O.E.

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(208) 738-8514 FAX

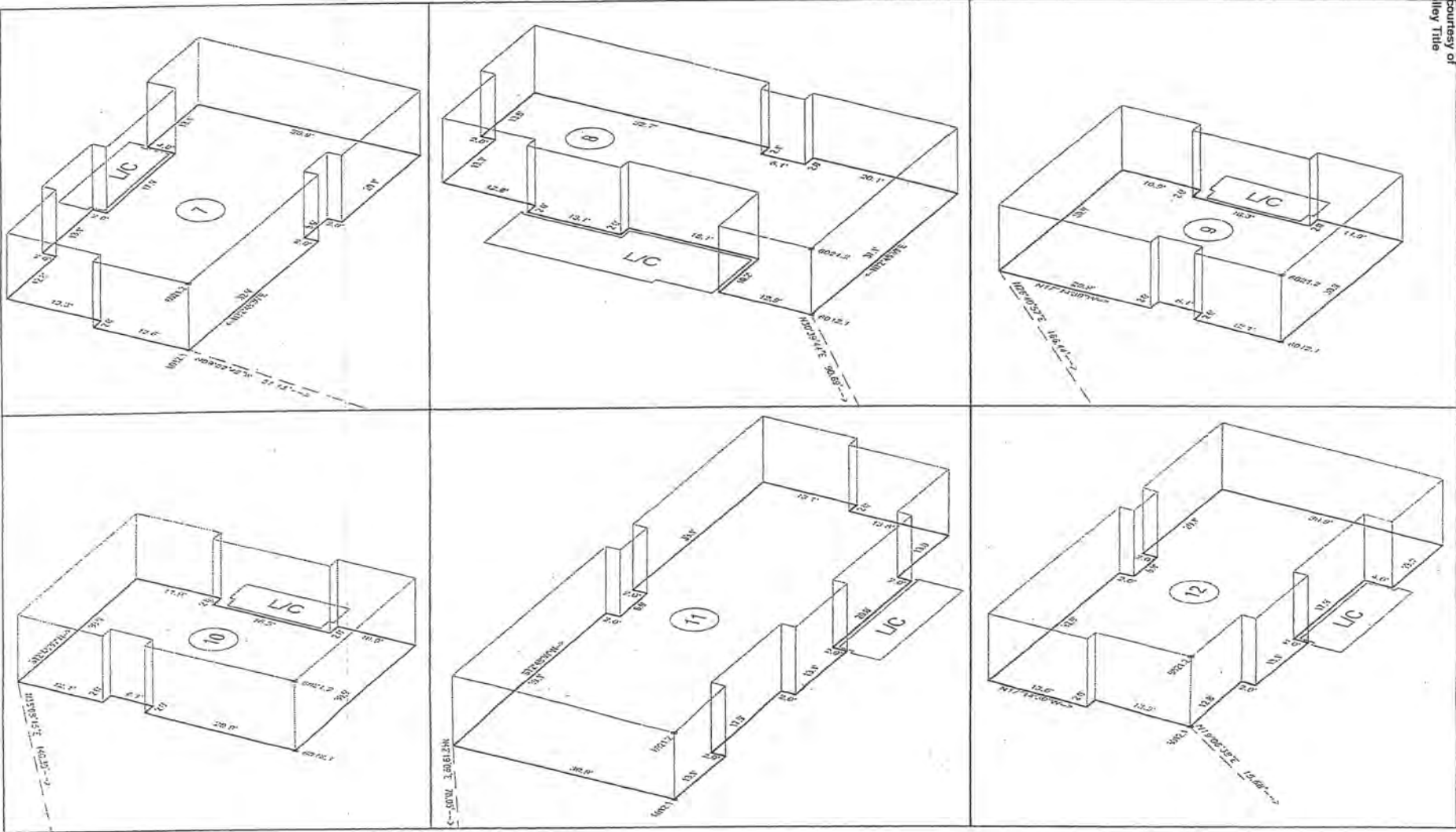
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A CONDOMINIUM PLAT PROJECT NO. 04108	PLOT BY: LLJ DATE: 10/18/08	FILE: 0410803PG1-7.DWG SHEET 4 OF 8




# ELKHORN SPRINGS: HILLSIDE TERRACE SOUTH SECOND FLOOR UNITS 7-12

- LEGEND
- L/C LIMITED COMMON AREA
  - C/A COMMON AREA
  - CHU COMMUNITY HOUSING UNIT
  - TIES TO TYP. O.B.


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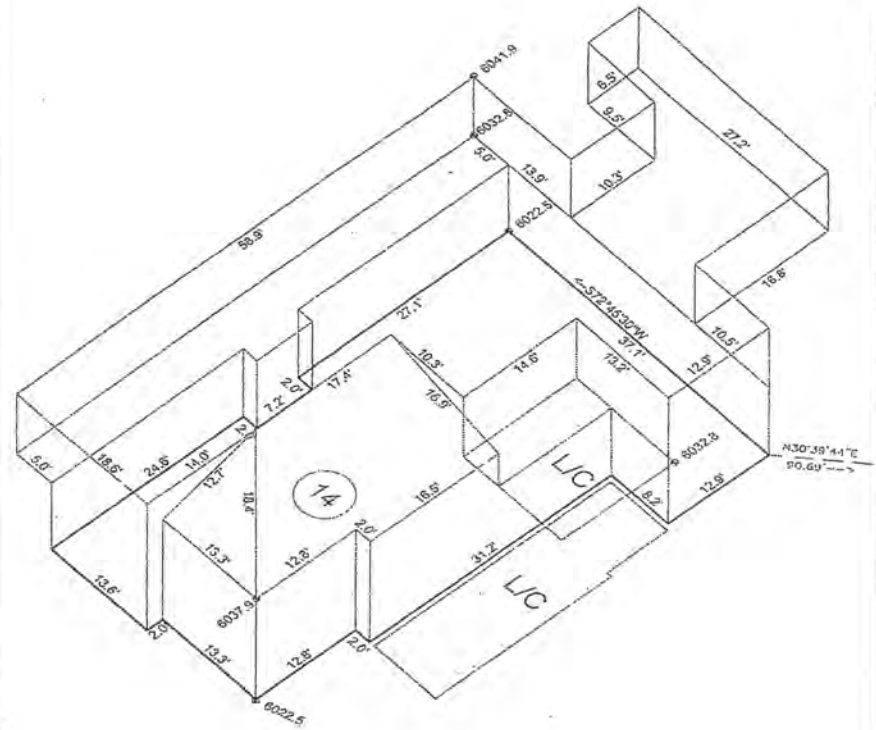
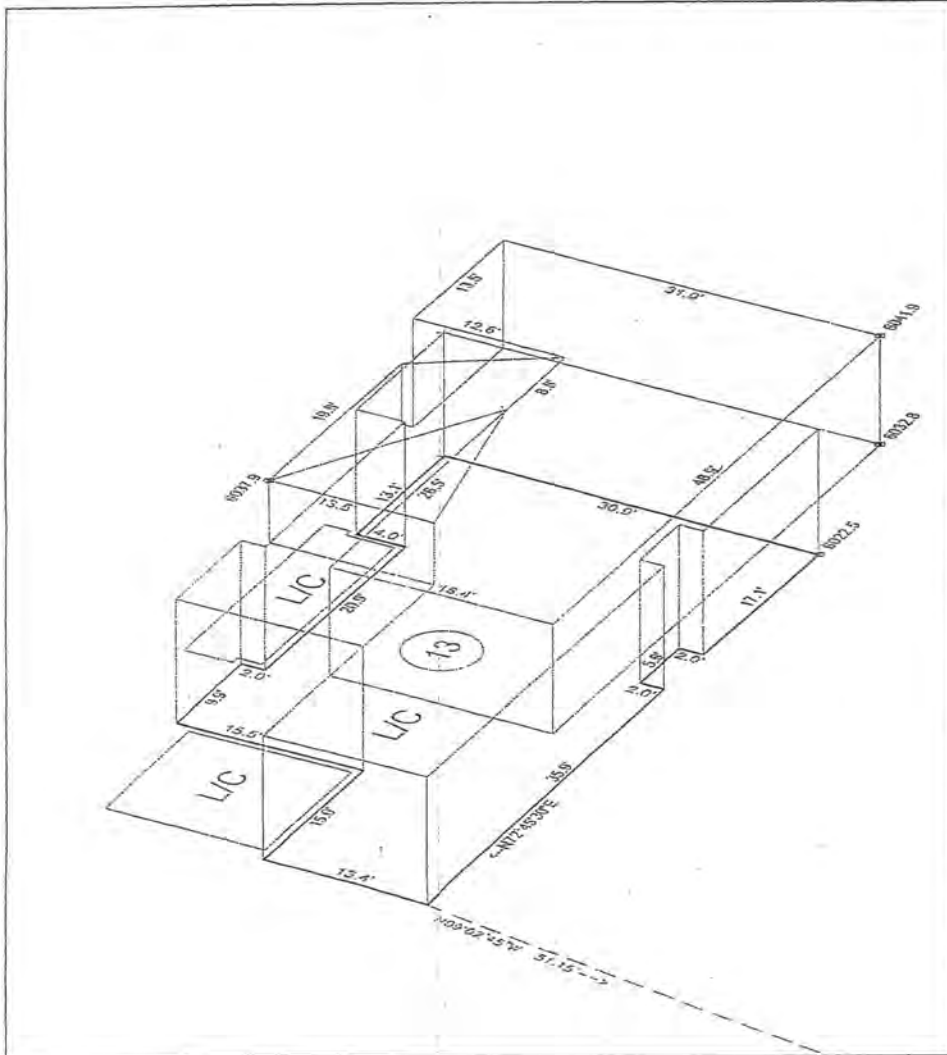
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A CONDOMINIUM PLAT	PLOT BY: LLJ	FILE: 0410303PG1-7.DWG
PROJECT NO. 04108	DATE: 10/18/06	SHEET 4 OF 8

ELKHORN SPRINGS: HILLSIDE TERRACE SOUTH  
THIRD AND FOURTH FLOOR UNITS 13-14

LEGEND

L/C	LIMITED COMMON AREA
C/A	COMMON AREA
CHU	COMMUNITY HOUSING UNITS
---	RES TO T P D B

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(208) 726-0514 FAX



ELKHORN SPRINGS:  
HILLSIDE TERRACE SOUTH  
SECOND FLOOR UNITS 13-14


LOCATED WITHIN:  
T4N, R18E, SEC. 17, S.M., SUN VALLEY, BLAINE  
COUNTY, IDAHO

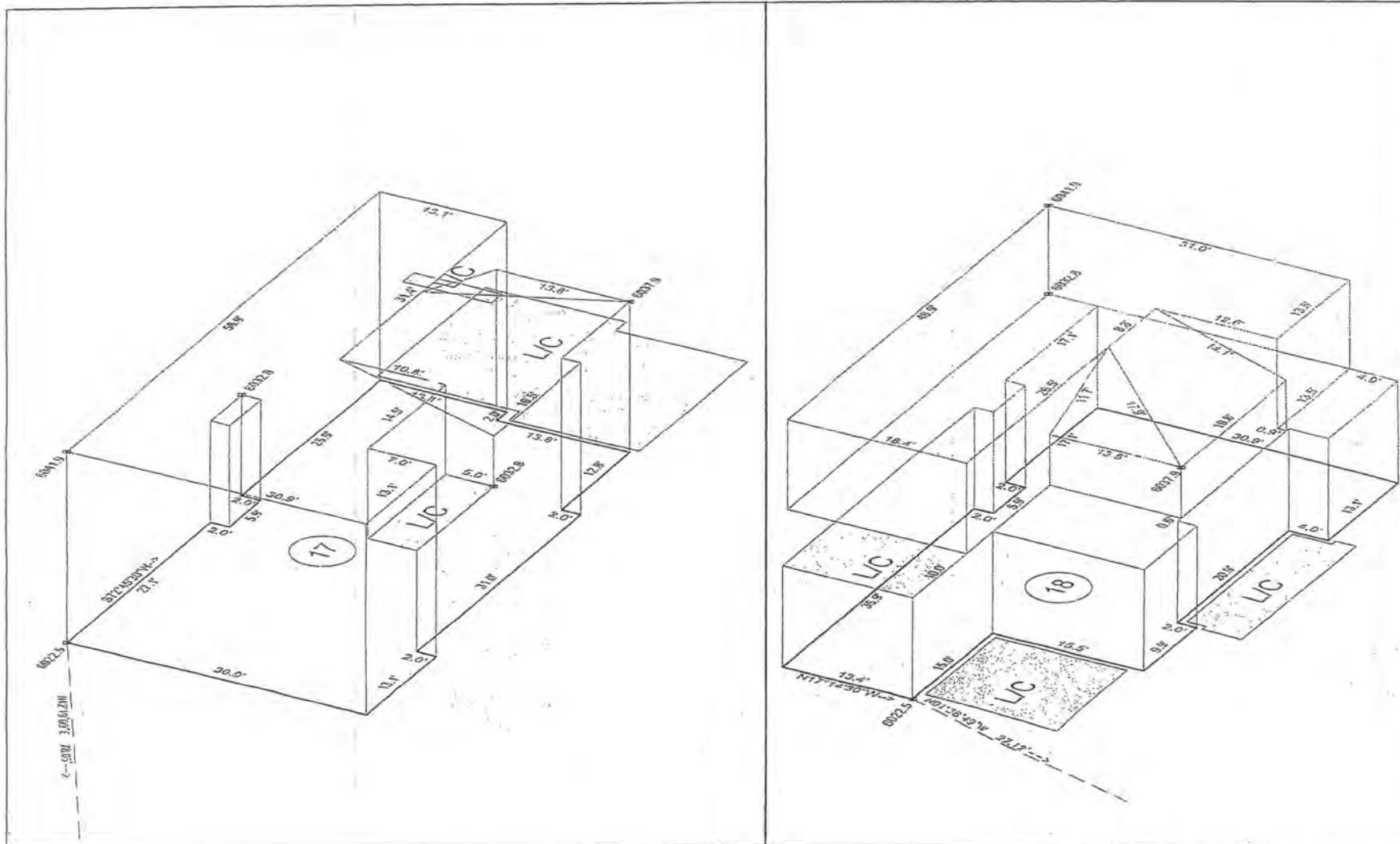
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PROJECT NO. 04109	DATE: 10/19/06	SHEET 5 OF 8

# ELKHORN SPRINGS: HILLSIDE TERRACE SOUTH THIRD AND FOURTH FLOOR UNITS 17-18

**LEGEND**

- L/C LIMITED COMMON AREA
- C/A COMMON AREA
- CHU COMMUNITY HOUSING UNITS
- TIES TO T.P.C.H.


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**ELKHORN SPRINGS:  
HILLSIDE TERRACE SOUTH  
SECOND FLOOR UNITS 17-18**

LOCATED WITHIN:  
 T4N, R18E, SEC. 17, B.M., SUN VALLEY, BLAINE  
 COUNTY, IDAHO

A CONDOMINIUM PLAT	PLOT BY: LLI	FILE: 0410803PG1-7.DWG
PROJECT NO. 04108	DATE: 10/18/06	SHEET 7 OF 8



# ELKHORN SPRINGS : HILLSIDE TERRACE SOUTH

This document provided courtesy of Sun Valley Title

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that CG-ELKHORN <sup>H0782</sup> ~~6667~~ LLC, a Delaware limited liability company, does hereby certify that it is the owner of a parcel of land described as follows:

A parcel of land within Section 17, Township 4 North, Range 18 East, B.M., Blaine County, Idaho, being more particularly described by as follows:

Block 4 within ELKHORN SPRINGS LARGE BLOCK PLAT, according to the official plat thereof recorded as Instrument No. 556008, records of Blaine County, Idaho.

Pursuant to Idaho Code 50-1334, the undersigned, as owner, does hereby state that the lots on this plat are eligible to receive water service from the Sun Valley Water & Sewer District.

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands:

<sup>H0782</sup>  
CG-ELKHORN ~~6667~~ LLC, a Delaware limited liability company

By: [Signature]  
BARRY F. MARCUS  
Its: Senior Vice President

Signed this 2nd day of August, 2006



## ACKNOWLEDGEMENT

STATE OF CONNECTICUT  
COUNTY OF Fairfield

On this 2nd day of August, 2006, before me, the undersigned, a Notary Public for said State, personally appeared Barry F. Marcus, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity; and that by his signature on the instrument, the individual, or the person upon behalf of which individual acted, executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written.

My commission expires: 5-31-07

[Signature]  
Notary Public



JENNIFER L. SKAWINSKI  
Notary Public  
Fairfield City, CT  
My Commission Expires 5-31-08

Instrument # 541206  
HALEY, BLAINE, IDAHO  
2006-10-27 02:30:09 No. of Pages: 8  
Recorded for: AMERITITLE  
MARSHA RUBENKIN Fee: \$7.00  
EA-Office Recorder Deputy  
Index to PLAT: DLS

## SURVEYOR'S CERTIFICATE

I, James E. Robinson, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision, that the location of lots and blocks have definitely been established and perpetuated in strict accordance with the State of Idaho Code relating to plats and surveys.

[Signature]  
JAMES E. ROBINSON, P.L.S.  
REGISTERED LAND SURVEYOR  
4345  
STATE OF IDAHO  
JAMES E. ROBINSON  
8/14/06

## CITY ENGINEER'S APPROVAL

I, GLENN HILL, City Engineer for Sun Valley, Idaho do hereby approve the foregoing plat.

By: [Signature] 8/16/06  
DATE

## COUNTY SURVEYOR'S APPROVAL

This is to certify that I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

[Signature] 8/16/06  
JIM W. KOONCE DATE

## SUN VALLEY CITY COUNCIL'S APPROVAL

The foregoing plat was approved and accepted this 11th day of September 2006, by the Sun Valley City Council, Sun Valley, Idaho.

By: [Signature]

## BLAINE COUNTY TREASURER'S CERTIFICATE

On this 27th day of October, 2006, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: [Signature]

## COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of \_\_\_\_\_ at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock, \_\_\_\_\_, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., in my office and duly recorded to book \_\_\_\_\_ of plats of page \_\_\_\_\_  
Instrument No. \_\_\_\_\_ Fee: \$ \_\_\_\_\_

By: \_\_\_\_\_

**ELKHORN SPRINGS  
HILLSIDE TERRACE SOUTH**

LOCATED WITHIN:  
T4N, R18E, SECTION 17, BOISE MERIDIAN  
SUN VALLEY, BLAINE COUNTY, IDAHO

PROJECT NO. 04108	DWG BY: CPL	DATE: 7/21/06
FINAL PLAT	FILE: 0410803CRT.DWG	SHEET: 8 OF 8