

**THIRD SUPPLEMENTAL DECLARATION TO  
DECLARATION OF CONDOMINIUM  
OF  
SEASONS AT SANDPOINT**

THIS THIRD SUPPLEMENTAL DECLARATION TO DECLARATION OF CONDOMINIUM OF SEASONS AT SANDPOINT is made and executed by BVG SANDPOINT LTD., a Florida limited partnership ("Declarant"), with reference to the following:

**RECITALS**

WHEREAS, Declarant has executed and filed that certain Declaration of Condominium of Seasons at Sandpoint recorded on July 13, 2004, as Instrument No. 654608, and re-recorded on September 10, 2004, as Instrument No. 659133, Official Records of Bonner County, Idaho (the "Declaration"), together with that certain First Supplemental Declaration to Declaration of Condominium of Seasons at Sandpoint recorded on October 6, 2004, as Instrument No. 661116, Official Records of Bonner County, Idaho; together with that certain Second Supplemental Declaration to Declaration of Condominium of Seasons at Sandpoint recorded on December 16, 2004, as Instrument No. 666363, Official Records of Bonner County, Idaho with the First Supplemental Declaration, Second Supplemental Declaration and this Third Supplemental Declaration hereinafter being referred to collectively as the "Supplemental Declarations."

WHEREAS, Pursuant to Section 3 of the Declaration the Declarant has submitted to the Condominium Form of Ownership the property designated and described as Phase I in Exhibits "A" and "B" to the Declaration;

WHEREAS, the Declarant pursuant to the First Supplemental Declaration and Sections 4 and 5 of the Declaration revised and amended Phase II from that described in Exhibit "A-1" and depicted on the Condominium Plat Map contained in Exhibit "B" to the Declaration, and submitted the revised and amended Phase II to the Condominium Form of Ownership the property depicted and described as Phase II in Exhibits "A" and "A-1" to the First Supplemental Declaration;

WHEREAS, the Declarant pursuant to the Second Supplemental Declaration and Sections 4 and 5 of the Declaration revised and amended Phase III from that described in Exhibit "A-1" and depicted on the Condominium Plat Map contained in Exhibit "B" to the Declaration, and submitted the revised and amended Phase III to the Condominium Form of Ownership the property depicted and described as Phase III in Exhibits "A", "A-1" and "B" to the Second Supplemental Declaration;

WHEREAS, Pursuant to Section 4 of the Declaration the Declarant reserves the right in its exclusive discretion to control the mixture and location of buildings and other improvements in future Phases of the Condominium, and to modify the Condominium Plat Map as to configuration, size and dimensions of Buildings contained within the Phase, and to make changes in the legal description of a Phase; and

WHEREAS, Pursuant to Sections 4 and 5 of the Declaration the Declarant may submit additional Phases, as described in Section 4 of the Declaration, to the Condominium Form of Ownership by amendment to the Declaration.

NOW, THEREFORE the Declarant hereby amends the Declaration and the Supplemental Declarations as follows:

1. Pursuant to Sections 4 and 5 of the Declaration, the Declarant hereby amends the Declaration and the First Supplemental Declaration as it pertains to Phase II as depicted and described in the Declaration, and as revised and amended in the First Supplemental Declaration. Notwithstanding the legal descriptions of Phase II contained in Exhibit "A-1" to the Declaration or Exhibit "A-1" to the First Supplemental Declaration, or the depictions of Phase II on the Condominium Plat Map contained in Exhibit "B" to the Declaration or the Condominium Plat Map contained in Exhibit "A" to the First Supplemental Declaration; the revised and amended Phase II shall include Building Nos. 5 and 6 as depicted and more particularly described on Exhibits "A" and "A-1" attached hereto and incorporated by this reference into this Third Supplemental Declaration. The inclusion of Building Nos. 5 and 6 in the revised and amended Phase II as depicted in Exhibit "A" pursuant to this Third Supplemental Declaration shall supercede the inclusion of Building Nos. 5 and 6 in the former Phase III according to the Second Supplemental Declaration which is further amended herein. Section 4(a) of the Declaration regarding Phase II is hereby amended consistent with the foregoing.
2. Pursuant to Sections 4 and 5 of the Declaration, the Declarant hereby amends the Declaration and the Second Supplemental Declaration as it pertains to Phase III as depicted and described in the Declaration, and as revised and amended in the Second Supplemental Declaration. Notwithstanding the legal descriptions of Phase III contained in Exhibit "A-1" to the Declaration or Exhibit "A-1" to the Second Supplemental Declaration, or the depictions of Phase III on the Condominium Plat Map contained in Exhibit "B" to the Declaration or the Condominium Plat Map contained in Exhibit "B" to the Second Supplemental Declaration; the revised and amended Phase III shall include Building No. 7 as depicted and more particularly described on Exhibits "B" and "B-1" attached hereto and incorporated by this reference into this Third Supplemental Declaration. The inclusion of Building No. 7 in the revised and amended Phase III as depicted in Exhibit "B" pursuant to this Third Supplemental Declaration shall supercede the inclusion of Building No. 7 in the former Phase III according to the Second Supplemental Declaration which is further amended herein. Section 4(b) of the Declaration regarding Phase III is hereby amended consistent with the foregoing.
3. Pursuant to Sections 4 and 5 of the Declaration, the Declarant hereby amends the Declaration as it pertains to Phase IV as depicted and described in the Declaration. Notwithstanding the legal description of Phase IV contained in Exhibit "A-1" to the Declaration, or the depiction of Phase IV on the Condominium Plat Map contained in Exhibit "B" to the Declaration; the revised and amended Phase IV shall include Building No. 8 as depicted and more particularly described on Exhibits "C" and "C-1" attached hereto and incorporated by this reference into this Third Supplemental Declaration. The inclusion of Building No. 8 in the revised and amended Phase IV as depicted in Exhibit "C" pursuant to this Third Supplemental Declaration shall supercede the inclusion of only the first and second floors of Building No. 8 in the former Phase II according to the First Supplemental Declaration which is further amended

herein. Section 4(c) of the Declaration regarding Phase IV is hereby amended consistent with the foregoing.

4. Declarant hereby submits to the Condominium Form of Ownership the Phase II property as depicted on the Condominium Plat Map contained in Exhibit "A" and more particularly described in Exhibit "A-1", which Exhibits are attached hereto and incorporated by this reference into this Third Supplemental Declaration.

5. Declarant hereby submits to the Condominium Form of Ownership the Phase III property as depicted on the Condominium Plat Map contained in Exhibit "B" and more particularly described in Exhibit "B-1", which Exhibits are attached hereto and incorporated by this reference into this Third Supplemental Declaration.

6. Declarant hereby submits to the Condominium Form of Ownership the Phase IV property as depicted on the Condominium Plat Map contained in Exhibit "C" and more particularly described in Exhibit "C-1", which Exhibits are attached hereto and incorporated by this reference into this Third Supplemental Declaration.

7. Pursuant to Sections 4 and 5 of the Declaration and notwithstanding anything to the contrary in said Sections, the Declarant hereby amends Section 4(a) of the Declaration pertaining to the Property which may be submitted to the Condominium Form of Ownership to include Phase V, which Phase V may be submitted to the Condominium Form of Ownership by further supplement or amendment to the Declaration, as follows:

(a) Phase V: Subject to the Declarant's right to increase the number of Condominium Units as described below, Phase V, if added to the Condominium, will consist of the land depicted on the Condominium Plat Map contained in Exhibit "D" and more particularly described in Exhibit "D-1", which exhibits are attached hereto and incorporated by this reference, as Phase V and the improvements located thereon, including one (1) building ("Building 1"), containing forty-two (42) Condominium Units, with the right to increase or decrease by eighteen (18) units.

The Declarant may, however, (i) increase or decrease the number of Units in Phase V, provided that Phase V will include no less than five (5) nor more than fifty (50) Units, (ii) modify the floor plans of the Units, and (iii) change the number of buildings, as provided herein.

If the Declarant elects in its sole discretion to construct Phase V, the Declarant will at a minimum construct and assign at least one covered parking space for each Unit Owner in Phase V. Such assignment shall be in writing but shall not be recorded in the public records.

8. Section 5(d) of the Declaration is hereby amended in the following particular:

In the event Declarant develops all of the lands described in Exhibit "A-1" as additional separate condominiums or subdivisions of the project, the total number of Condominium Units in all phases of the project and/or residential dwelling units in all subdivisions of the project may total, but will not exceed one hundred sixty two (162).

In all other respects Section 5 (d) of the Declaration is hereby ratified and confirmed except as specifically amended hereby.

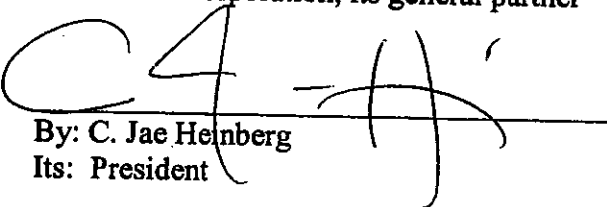
9. In all other respects each of the terms and provisions of the Declaration and the Supplemental Declarations are hereby ratified and confirmed except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 4<sup>th</sup> day of January, 2006.

**DECLARANT:**

BVG Sandpoint, Ltd., a  
Florida limited partnership

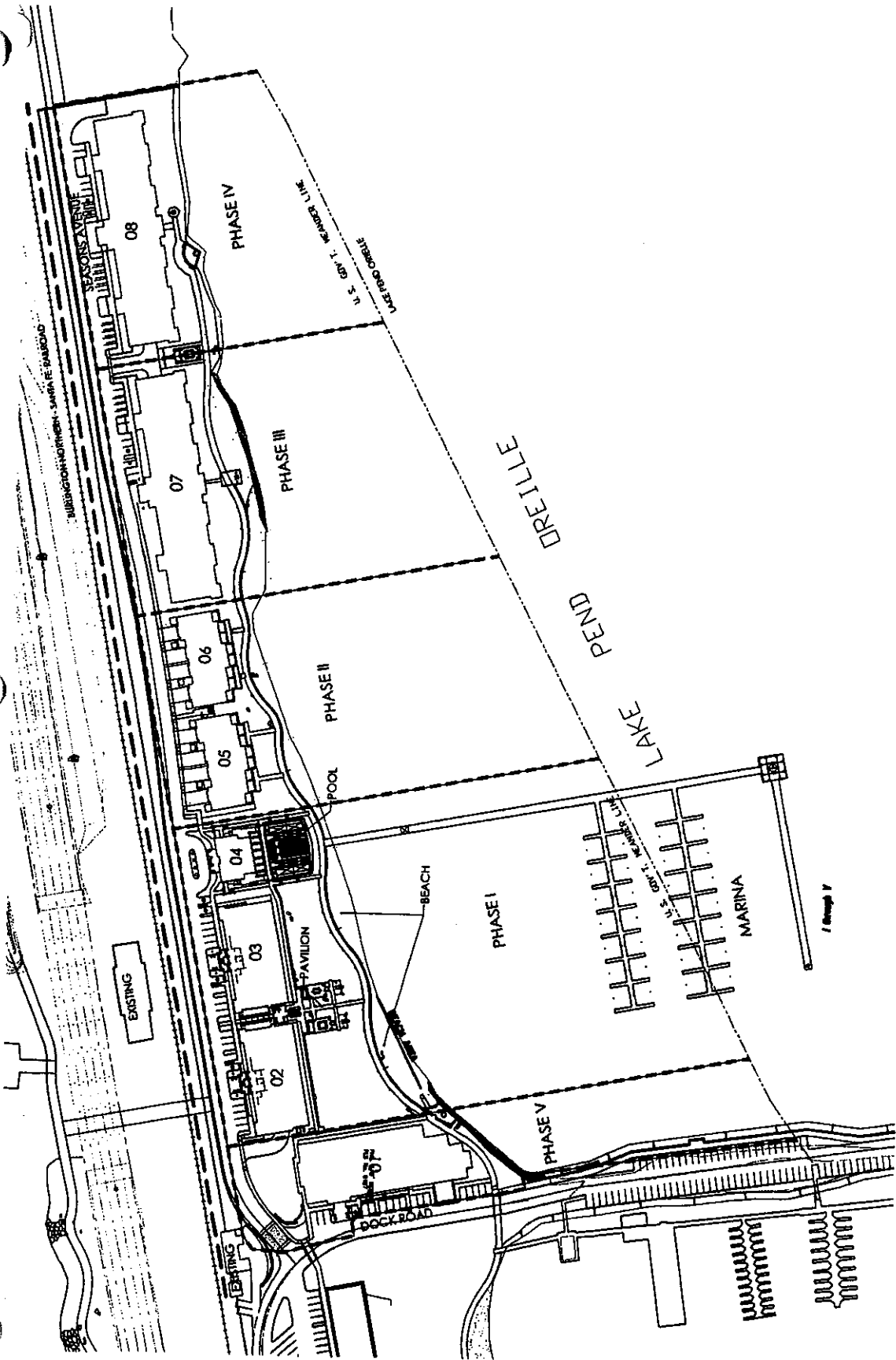
By: BVG Sandpoint, Inc., a Florida  
Corporation, its general partner

  
By: C. Jae Heinberg  
Its: President

**EXHIBIT A**

**Phase II**

**Condominium Plat Map**



PHASE I - V SITE PLAN  
 1" = 100' WHEN PRINTED AT 8.5 X 11"  
 0 50 100

PHASE I-V  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO PAGE 1

This document is submitted for review only. It is not a final plat map and does not constitute an offer of real estate. The plat map is subject to the provisions of the Supplemental Declaration to the Condominium Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, and Phase I through Phase V, the Declaration for each Phase for originally described in the Declaration of Condominium, and Phase I through Phase V of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

157.4 N89°55'47"E  
 22.23 130.95

S10°45'10"E  
 171.53

S79°14'50"W  
 150.00

364.1'

IV

348.50'

III

S79°14'50"W

S10°45'10"E  
 CENTRAL LINE OF RIGHT OF WAY

392.96'

S79°14'50"W

LAKE PEND DREILLE  
 U.S. GOVT. ROAD LINE

II



LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°16'36"E	89.24
L2	S84°17'18"E	43.00
L3	N74°12'17"E	73.00
L4	N79°14'51"E	20.00
L5	N89°45'10"E	25.14
L6	N17°25'26"W	19.47

447.75'

S79°14'50"W

V

N81°30'29"E

N79°25'53"E  
 244.04'

123.12'

L1

L3

L4

L5

L6

# SEASONS AT SANDPOINT CONDO PLAT MAP- PHASE II

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## DRAWING INDEX

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- 07 BUILDING #05, 06: TYPICAL EAST EXTERIOR ELEVATION
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PHASE II  
**SEASONS CONDO PLAT MAP**  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

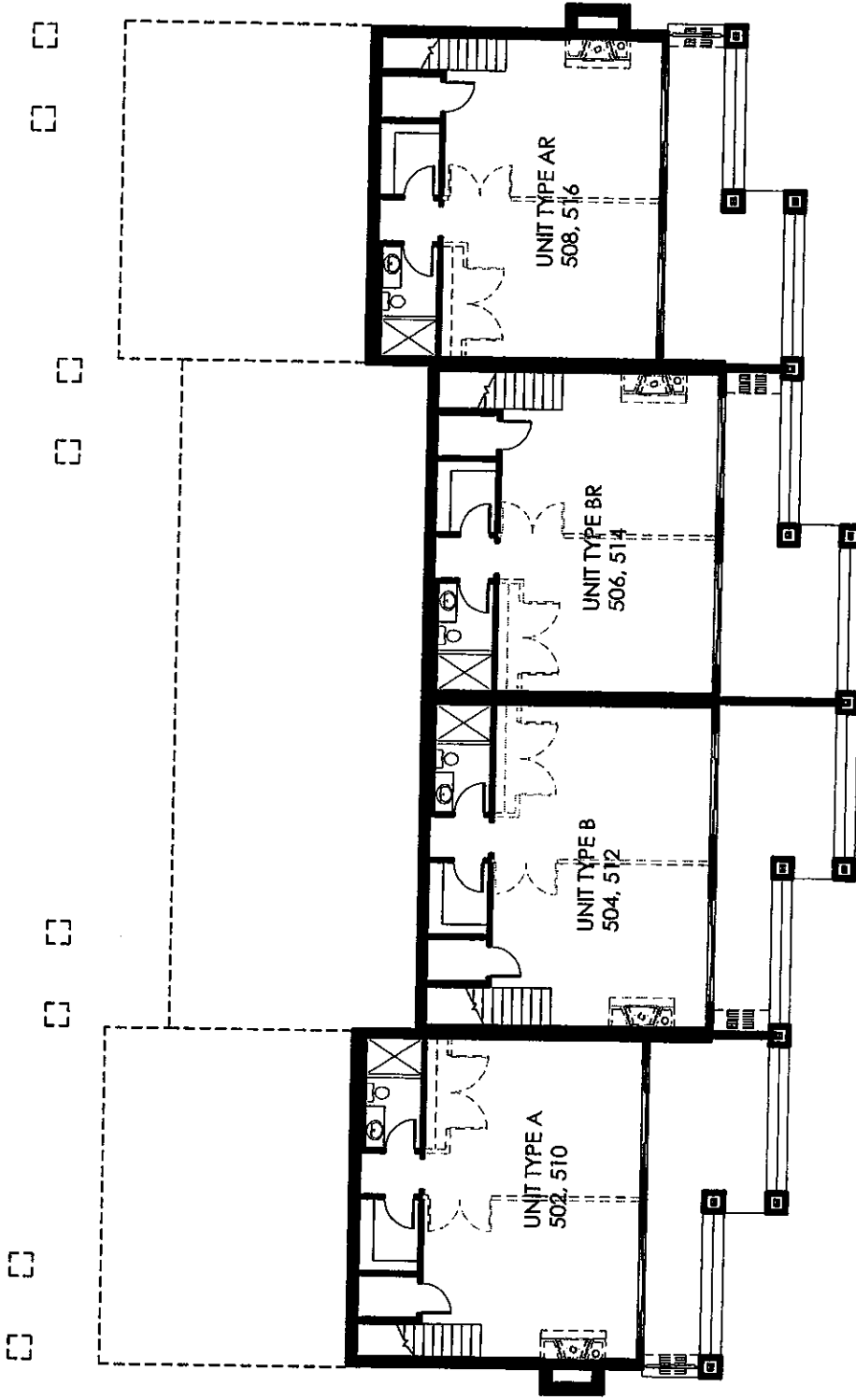
Decorum is submitting on file only the Phase II Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use. No other drawings or plans are being submitted to the Idaho Condominium Property Act, Title 55, Chapter 14, Idaho Code. Pursuant to the Declaration of Condominium, the Decorum has reserved Phase II as originally described in the Declaration of Condominium, and Phase II now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



**WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.**  
Printed: June 27, 2005







**BUILDINGS #05 & 06: TYPICAL 1ST FLOOR PLAN**  
 1/16" = 1'-0" WHEN PRINTED AT 8.5 X 11"



**PHASE II**  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Decedent is submitting of the true and correct floor plan of the Condominium Unit and described in the Decedent's Declaration to the Department of Planning and Public Works, State of Idaho, and the Department of Planning and Public Works, State of Idaho, for approval. The Decedent has read and understands the provisions of the Idaho Condominium Act, Title 55, Chapter 12, Idaho Code, and the Decedent's Declaration to the Department of Planning and Public Works, State of Idaho, and the Department of Planning and Public Works, State of Idaho, and the Decedent hereby certifies that the information provided is true and correct.



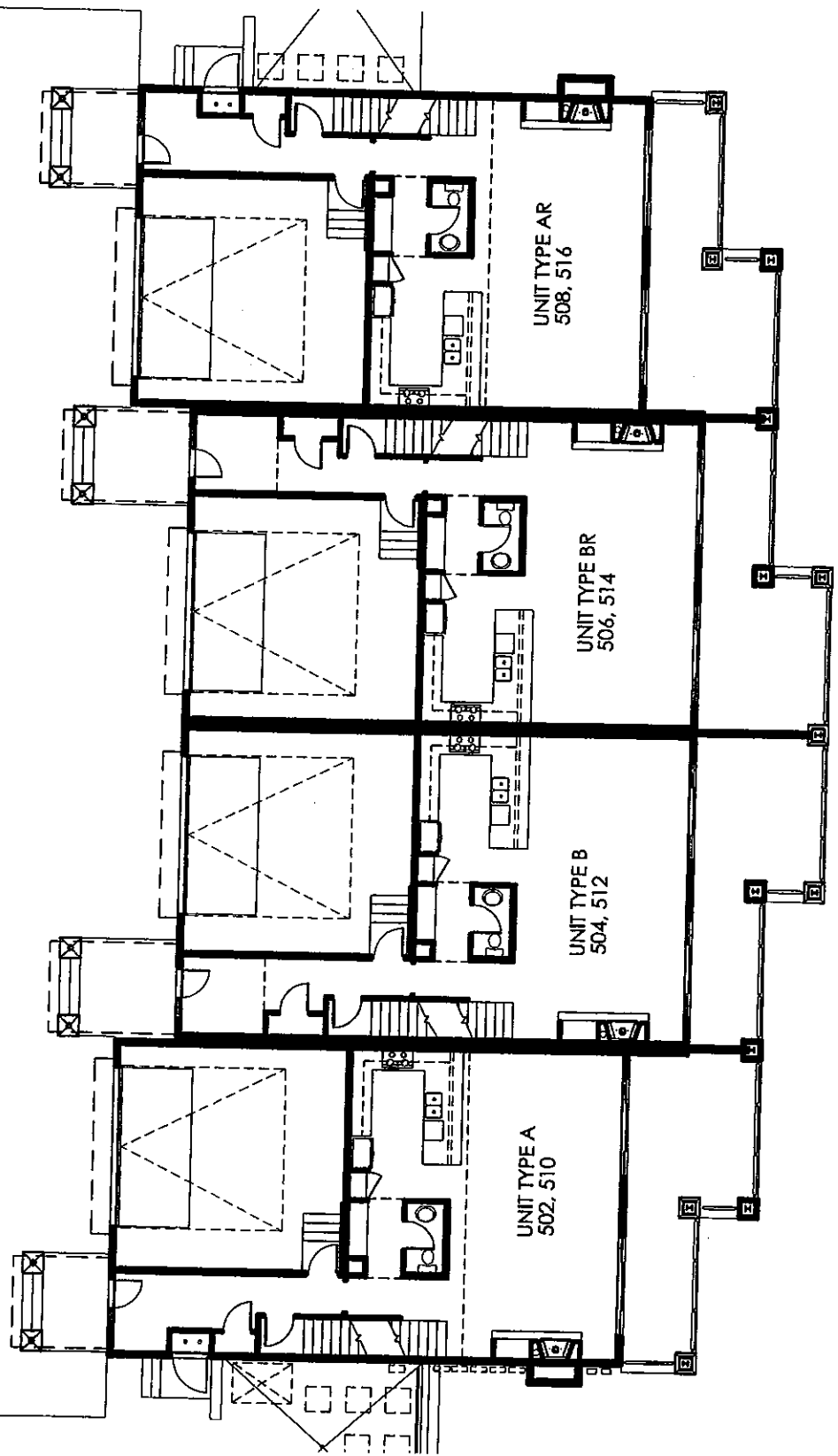
**WALTON H. CHANCEY**  
**& ASSOCIATES ARCHITECTS, P.A.**  
 Printect: June 27, 2005

Drawn is submitted of this floor plan Phase II Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Unit A to same to the condominium form of use and ownership for the purposes of the Idaho Uniform Property Act, Title 33, Chapter 15, Idaho Code. Pursuant to the declaration rights under the Declaration of Condominium, the Declaration of Condominium and the Declaration of Condominium, and Phase II floor plan consists of what is described in the Supplemental Declaration, Unit A and the Condominium Plat Map.

# PHASE II SEASONS CONDO PLAT MAP

SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

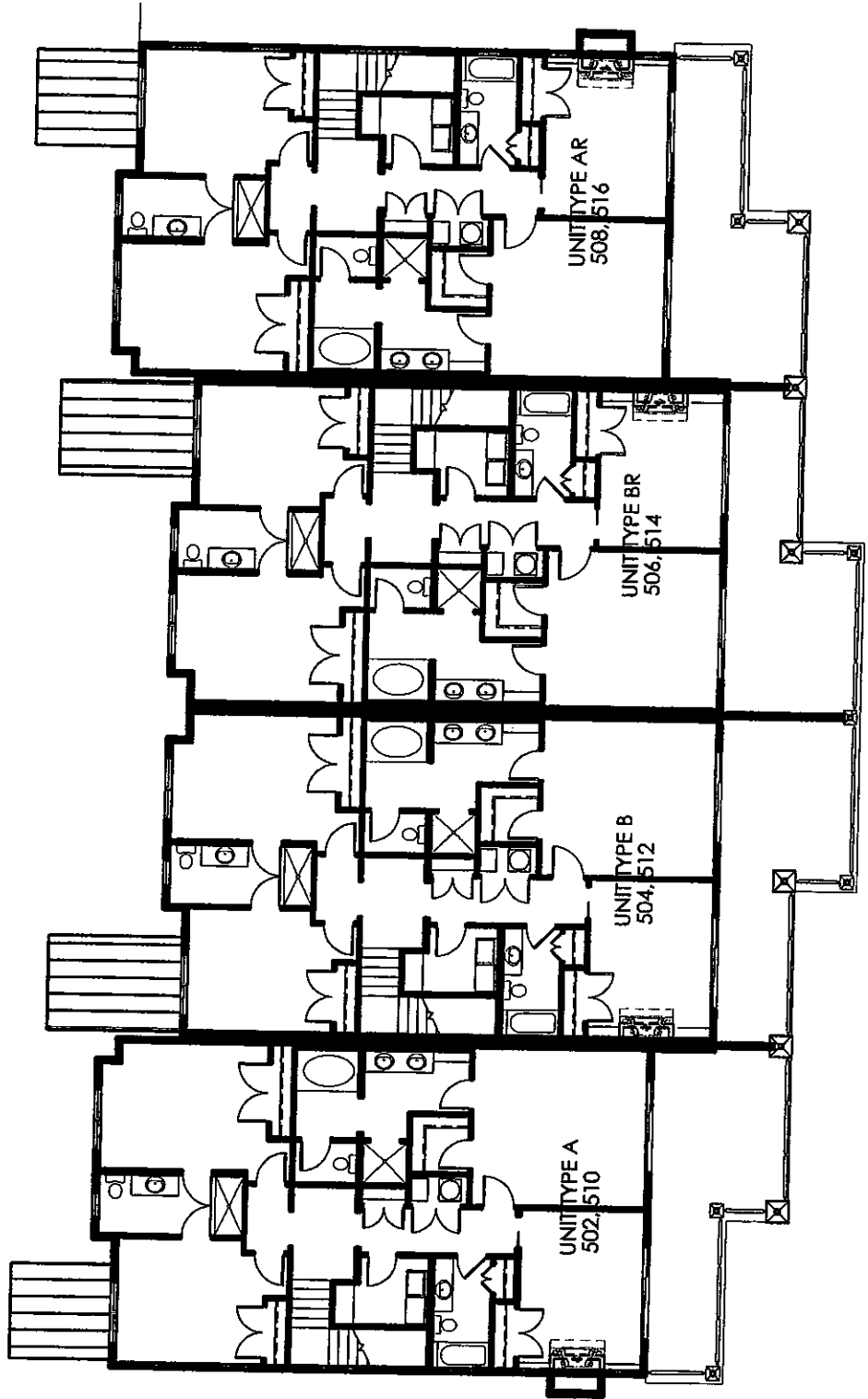
PAGE 04



**BUILDINGS #05 & 06: TYPICAL 2ND FLOOR PLAN (ENTRY LEVEL)**



1/8" = 1' - 0" INSET PROVIDED AT A5 X 11



BUILDINGS #05 & 06: TYPICAL 3RD FLOOR PLAN  
1/8" = 1' - 0" WHEN PRINTED AT 8.5 X 11



PHASE II  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

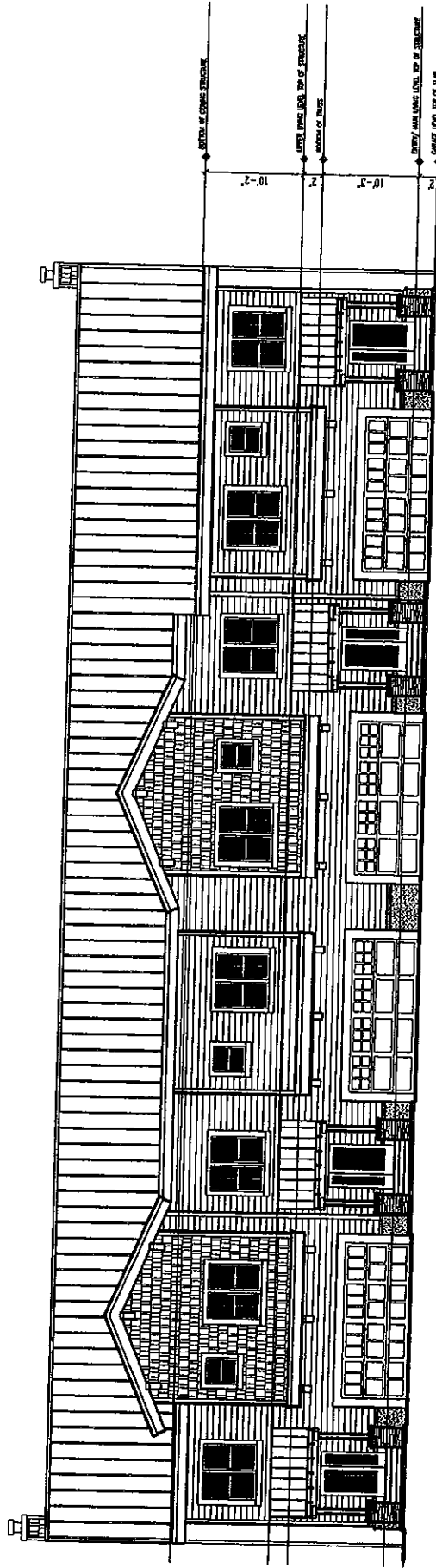
PAGE 05

Disclaimer: Issuance of this map only shows the Phase II property as shown on this Condominium Plat Map and does not constitute the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and is not available to the public under the Idaho Condominium Property Act, Title 55, Chapter 13, Idaho Code. Pursuant to the Declarant's rights under the Declaration of Condominium, the Declarant has reserved Phase II as originally reserved in the Declaration of Condominium, and Phase II now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.

Printed: June 27, 2005



**BUILDINGS #05 & 06: TYPICAL WEST ELEVATION**

1/16" = 1' - 0" WHEN PRINTED AT 8.5 X 11

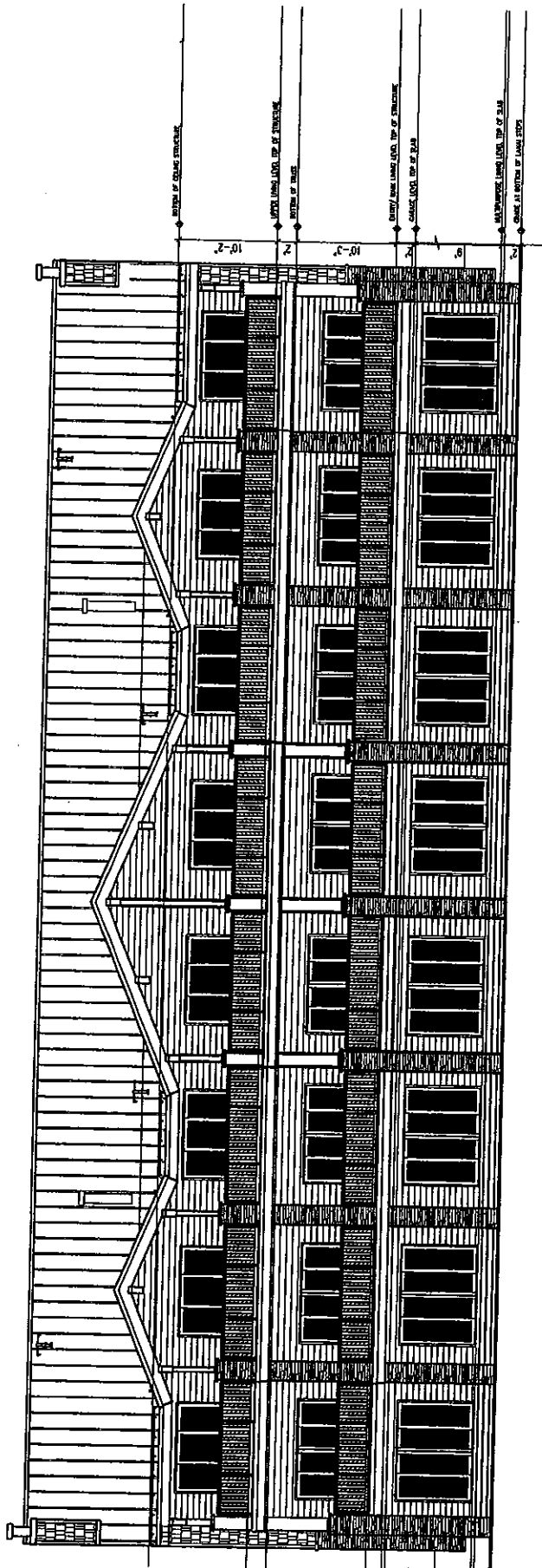
**PHASE II  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO**

Declaration is submitted of the facts only the Phase II Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and ownership in the provisions of the Idaho Condominium Property Act, Title 39, Chapter 15, Idaho Code. Pursuant to the Declarant's rights under the Declaration of Condominium, the Declarant hereby declares that the Phase II Property is as legally described in the Declaration of Condominium, and Phase II now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



**WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.**

Printed: June 27, 2005



**BUILDINGS #05 & 06: TYPICAL EAST ELEVATION**  
 1/16" = 1' - 0" WEST PRINTED AT 8.5 X 11



**PHASE II  
 SEASONS CONDO PLAT MAP  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO**

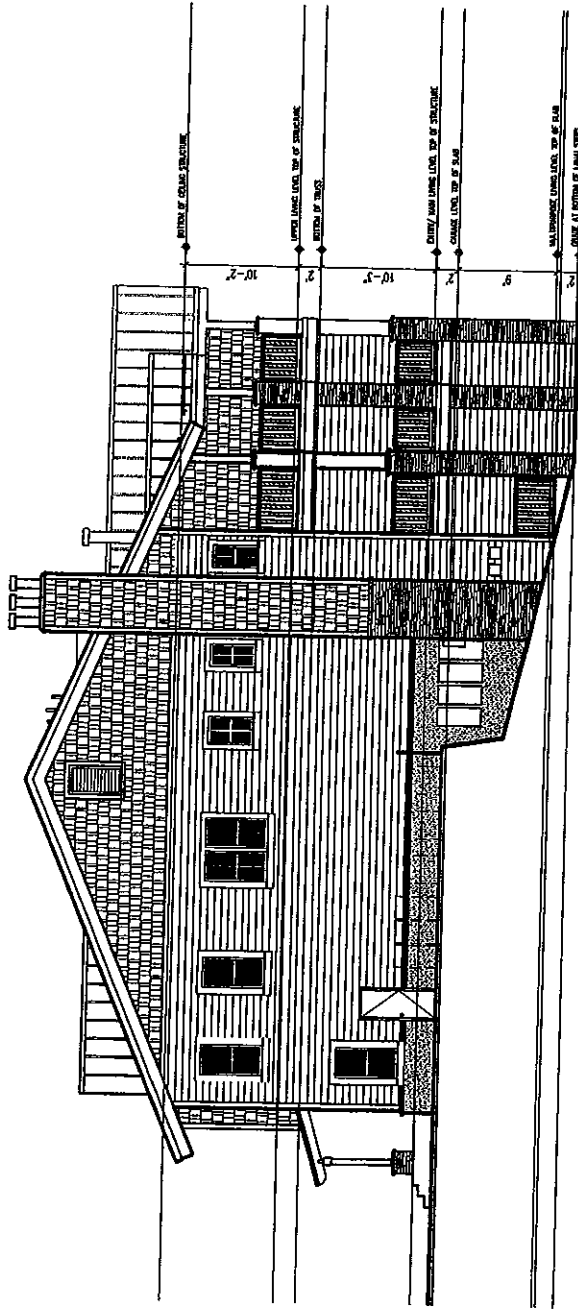
PAGE 07



**WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.**

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Decision is submitted at this time only the Phase II Property as shown on the Condominium Plat Map and described in the Supplemental Declaration and Exhibit A is given to the condominium form of use and ownership in the provisions of the Idaho Condominium Act, Chapter 15, Idaho Code, Pursuant to the Decedent's rights under the Declaration of Condominium, the Decedent has made Phase II use and ownership subject to the Declaration of Condominium, and these know contents of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



**BUILDINGS #05 & 06: TYPICAL SOUTH ELEVATION**

1/16" = 1' - 0" WHEN PRINTED AT 8.5 X 11"



**PHASE II**  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

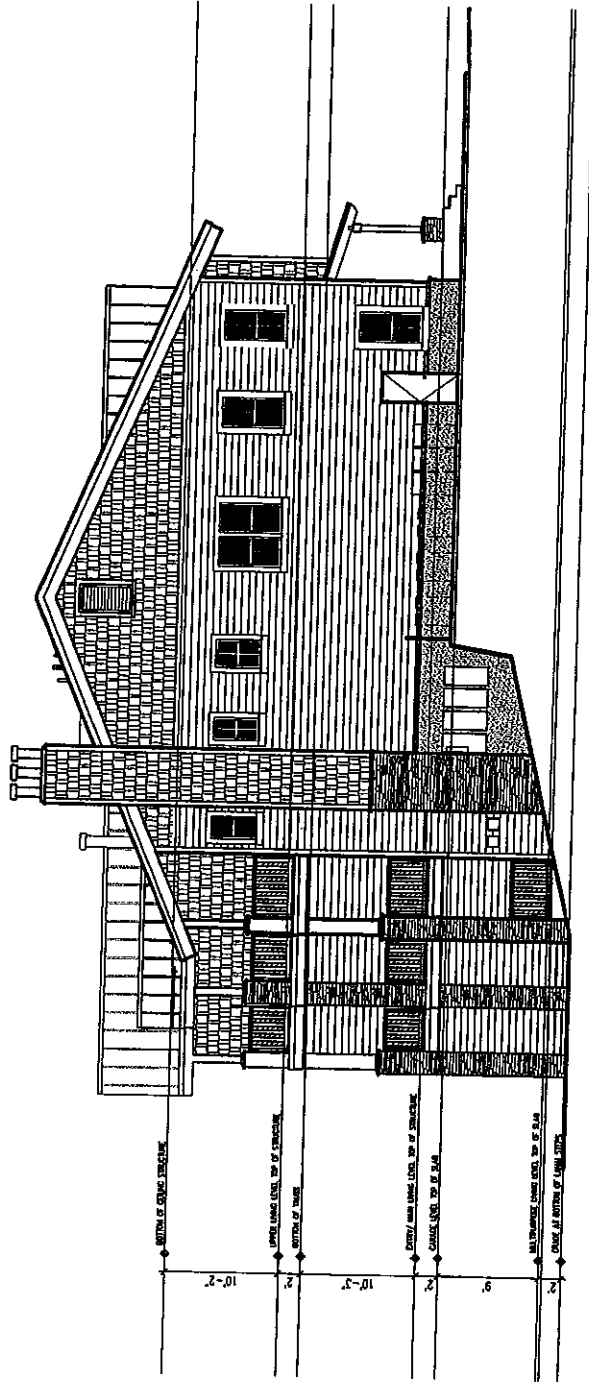
PAGE 08



**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.

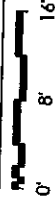
Printed: June 27, 2005

Decommit is submitting at this time only the Phase II Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and ownership to the jurisdiction of the Supplemental Declaration to Condominium Property Act, Title 35, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Decedent has reserved Phase II as originally described in the Declaration of Condominium, and Phase II now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



**BUILDINGS #05 & 06: TYPICAL NORTH ELEVATION**

1/16" = 1' - 0" WHEN PRINTED AT 8.5 X 11



**PHASE II**  
**SEASONS CONDO PLAT MAP**  
**SEASONS AT SANDPOINT**  
**SANDPOINT, IDAHO**

PAGE 08

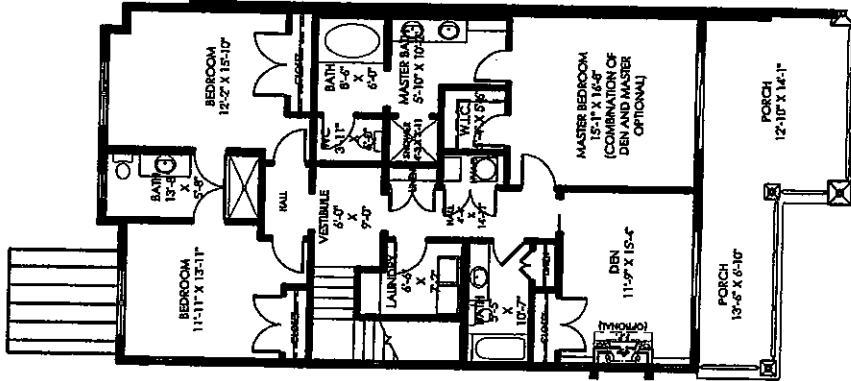
Consent to submit of this firm only the Phase II Property as shown on the Condominium Plat Map and described in the Declaration of Association for Condominium and Exhibit A, to serve as the condominium form of ten and ownership for the purposes of the Idaho Condominium Property Act, (Ida. CC, Chapter 15, Idaho Code. Pursuant to the Declaration of Association for Condominium, the Declaration of Association for Condominium, and these know consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



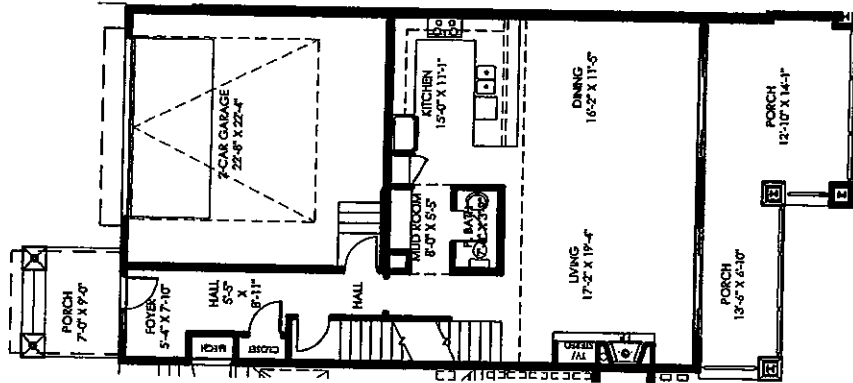
**WALTON H. CHANCEY**  
**& ASSOCIATES ARCHITECTS, P.A.**  
 Printed: June 27, 2005



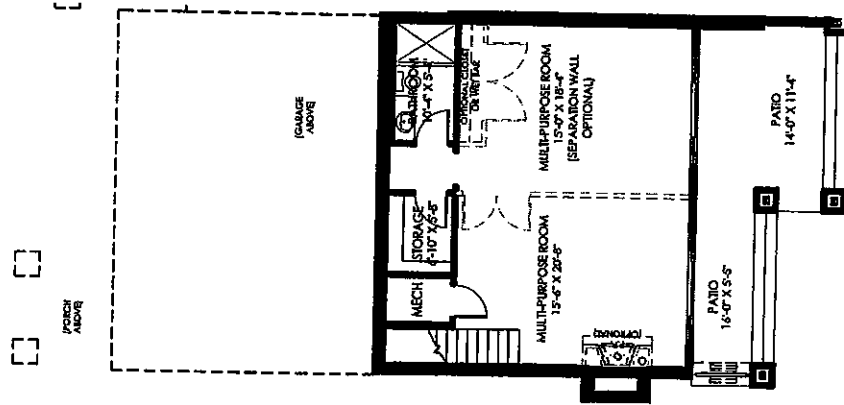
UPPER LEVEL (3RD)



ENTRY LEVEL (2ND)



BEACH LEVEL (1ST)



**BUILDINGS # 05 & 06: UNIT TYPE A**  
 1/16" = 1' - 0" MECH PRINTED AT 8.5 X 11



UNIT NUMBERS: 502, 510

UNIT TYPE AREAS:

INTERIOR CONDITIONED	3,433 S.F.
COVERED PORCHES	996 S.F.
HEATED STORAGE/GARAGE	508 S.F.
<b>TOTAL</b>	<b>4,937 S.F.</b>

PHASE II  
**SEASONS CONDO PLAT MAP**

SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

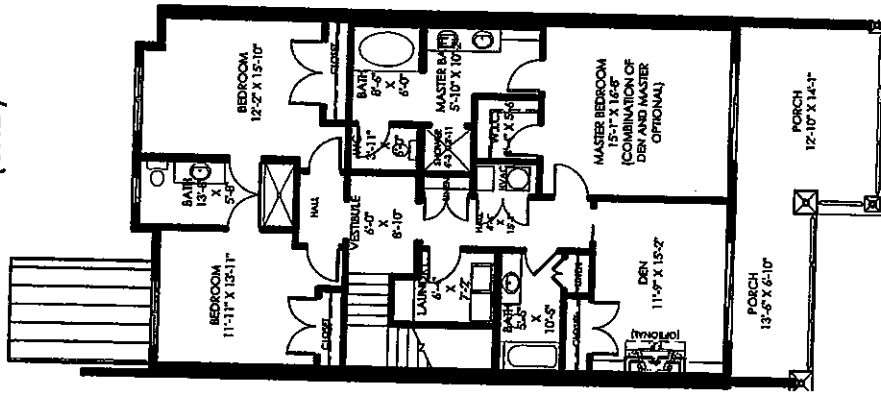
PAGE 10

WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.

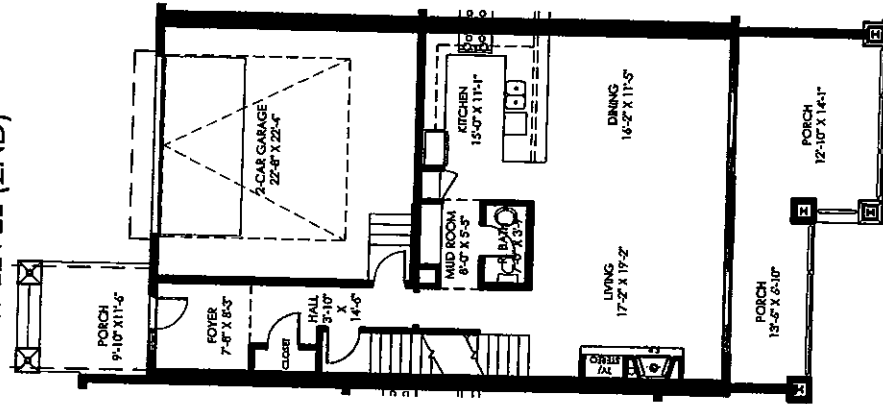
Printed: June 27, 2005



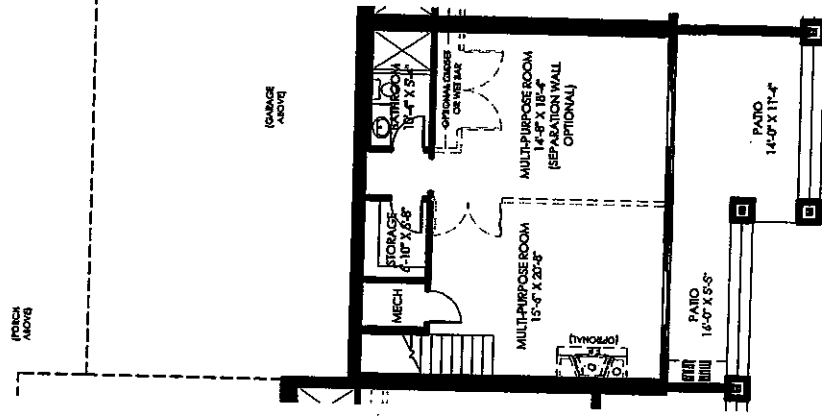
UPPER LEVEL (3RD)



ENTRY LEVEL (2ND)



BEACH LEVEL (1ST)



BUILDINGS 05 & 06: UNIT TYPE B

1/8" = 1' - 0" W/ESH PRINTED AT 8.5 X 11



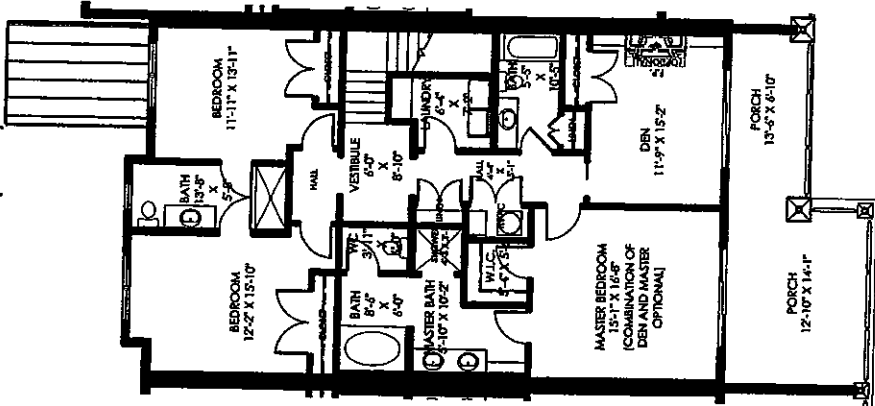
UNIT NUMBERS: 504, 512

UNIT TYPE AREAS:

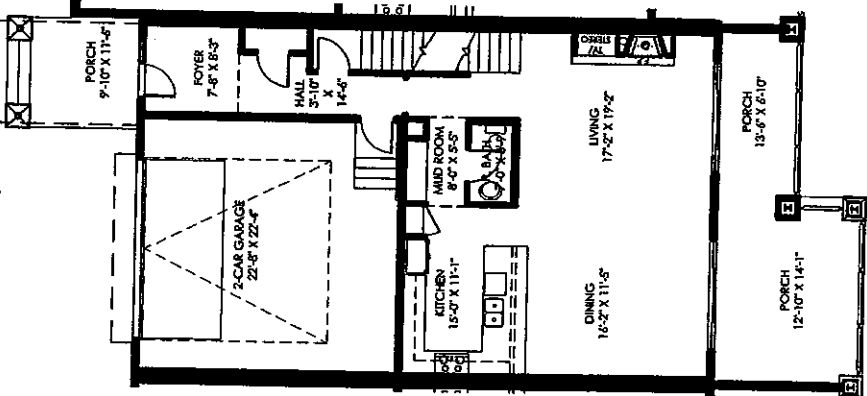
INTERIOR CONDITIONED	3,427 S.F.
COVERED PORCHES	1,031 S.F.
HEATED STORAGE/GARAGE	508 S.F.
<b>TOTAL</b>	<b>4,966 S.F.</b>

PHASE II  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

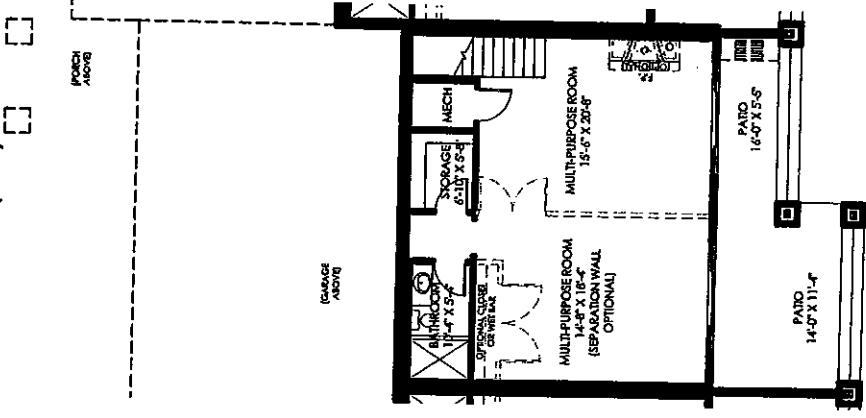
UPPER LEVEL (3RD)



ENTRY LEVEL (2ND)



BEACH LEVEL (1ST)



**BUILDINGS 05 & 06: UNIT TYPE BR**



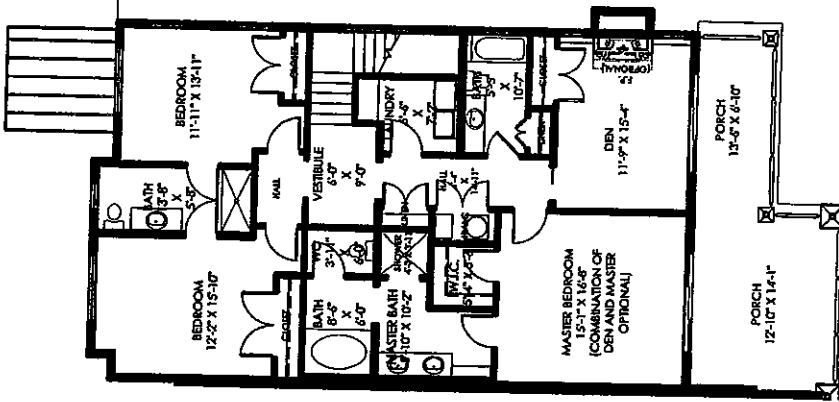
1/16" = 1' - 0" WHEN PRINTED AT 3.3 X 11"

UNIT NUMBERS:	506, 514
UNIT TYPE AREAS:	
INTERIOR CONDITIONED	3,427 S.F.
COVERED PORCHES	1,031 S.F.
HEATED STORAGE/GARAGE	508 S.F.
<b>TOTAL</b>	<b>4,966 S.F.</b>

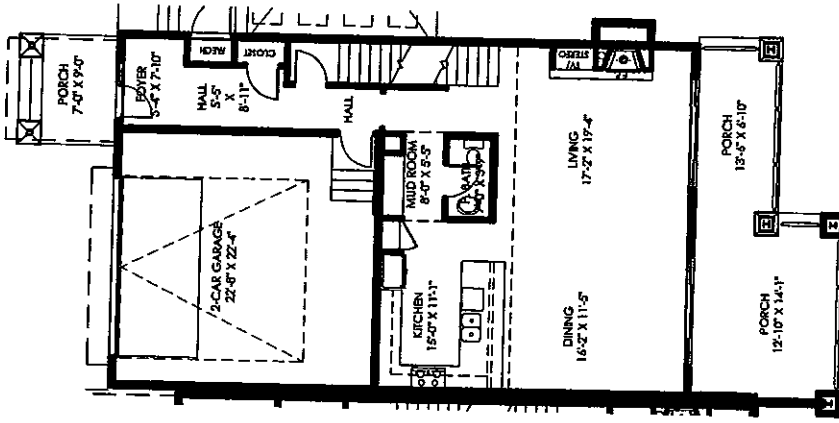
**PHASE II**  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO



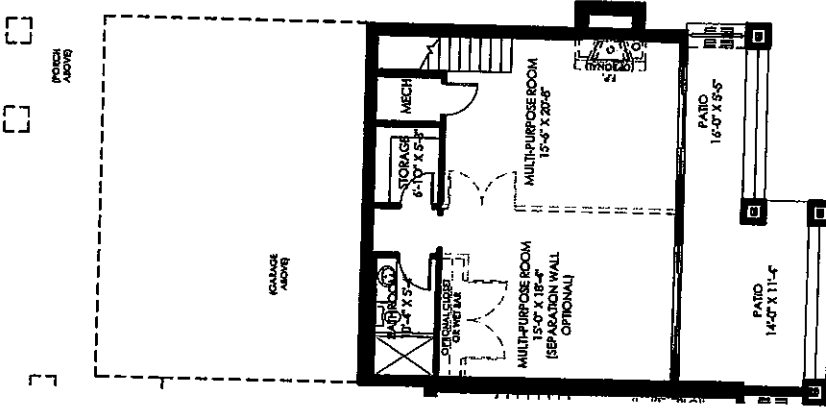
UPPER LEVEL (3RD)



ENTRY LEVEL (2ND)

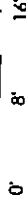


BEACH LEVEL (1ST)



BUILDINGS # 05 & 06: UNIT TYPE AR

1/16" = 1' - 0" MEAS PRINTED AT 1/8" X 11"



UNIT NUMBERS: 508, 516

UNIT TYPE AREAS:

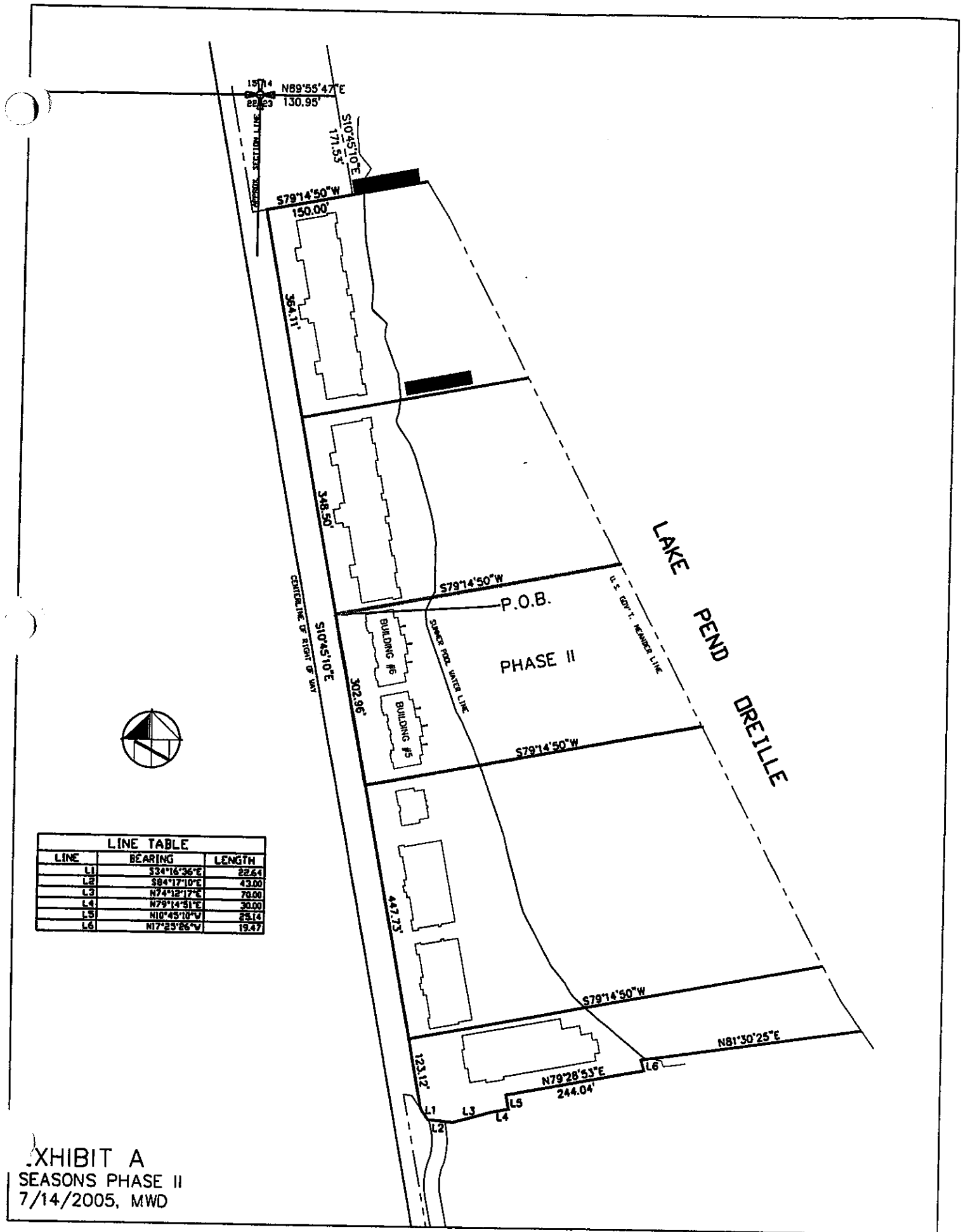
INTERIOR CONDITIONED	3,483 S.F.
COVERED PORCHES	996 S.F.
HEATED STORAGE/GARAGE	508 S.F.
TOTAL	4,987 S.F.

PHASE II  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO



WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.  
Printed: June 27, 2005

\\2007\0300\Drawings\001 Drawings\1st\Drawings\1st\Phase II\Map\13-0002.pdg



LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°16'36\"E	22.64
L2	S84°17'10\"E	43.00
L3	N74°12'17\"E	76.00
L4	N79°14'31\"E	30.00
L5	N10°45'10\"W	25.14
L6	N17°25'26\"W	19.47

**EXHIBIT A**  
 SEASONS PHASE II  
 7/14/2005, MWD

**EXHIBIT A-1**

**Phase II**

**Legal Description**

**LEGAL DESCRIPTION OF  
PHASE II PARCEL**

July 14, 2005

Being a parcel of land located in a portion of Section 23, Township 57 North, Range 2 West, B.M., Bonner County, Idaho more particularly described as follows:

COMMENCING at the northwest corner of said Section 23; thence  $N89^{\circ}55'47''E$  along the north line of said section, a distance of 130.95 feet to the intersection of said line with the easterly right-of-way line of the Burlington Northern-Santa Fe (B.N.S.F.) railroad; thence  $S10^{\circ}45'10''E$  along said easterly right-of-way line, a distance of 171.53 feet; thence  $S79^{\circ}14'50''W$ , 150.00 feet to a point on a line which is parallel with and 50.00 feet easterly of, as measured at right angles to, the centerline of said B.N.S.F. railroad; thence  $S10^{\circ}45'10''E$  along said parallel line, 712.61 feet to the **POINT OF BEGINNING**;

thence continuing  $S10^{\circ}45'10''E$  along said parallel line, 302.96 feet; thence  $N79^{\circ}14'50''E$  to the Original Mean High Water Line of Lake Pend Oreille; thence northwesterly along said high water line to a point which bears  $N79^{\circ}14'50''E$  from the Point Of Beginning; thence  $S79^{\circ}14'50''W$  to the **POINT OF BEGINNING**.

**EXHIBIT B**

**Phase III**

**Condominium Plat Map**



157.4 N89°55'47"E  
22.23 130.95'

S10°45'10"E  
171.53'

S79°14'50"W  
150.00'

304.11'

S79°14'50"W

P.O.B.

PHASE III

BUILDING #7  
348.50'

S79°14'50"W

CONTROL LINE OF RIGHT OF WAY  
S10°45'10"E  
302.96'

SHARED BDL. UNDED LINE

LAKE POND DREILLE  
U.S. GOV'T. RESERVED LINE

S79°14'50"W

447.75'

S79°14'50"W

N81°30'25"E

N79°28'53"E  
244.04'

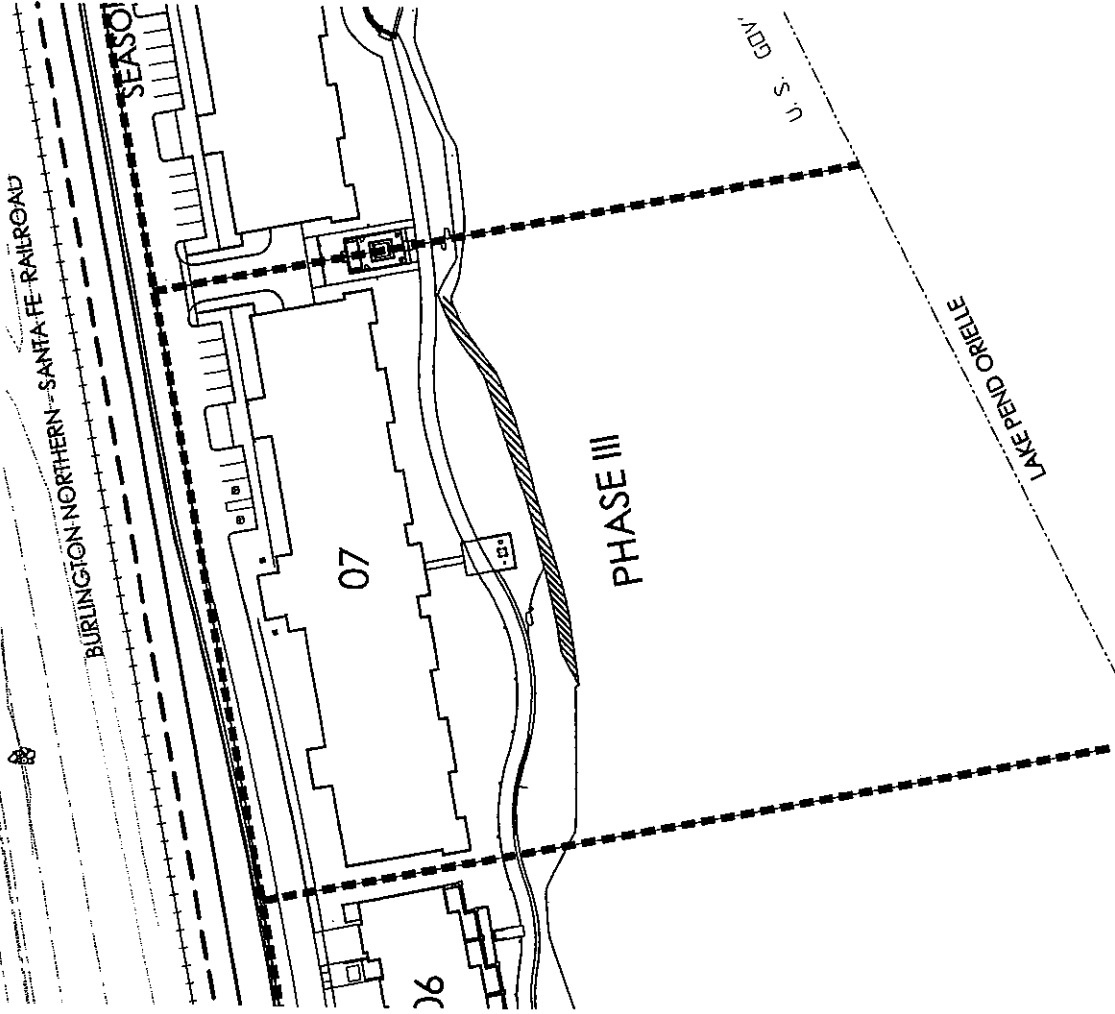
123.12'

L1 L2 L3 L4 L5 L6



LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°22'36"E	82.44
L2	S84°17'19"E	43.80
L3	N74°28'17"E	78.88
L4	N77°12'58"E	30.00
L5	N6°45'10"W	281.4
L6	N7°28'22"W	13.47

EXHIBIT A  
SEASONS PHASE III  
7/14/2005, MWD



PHASE III SITE PLAN

0' 50' 100'

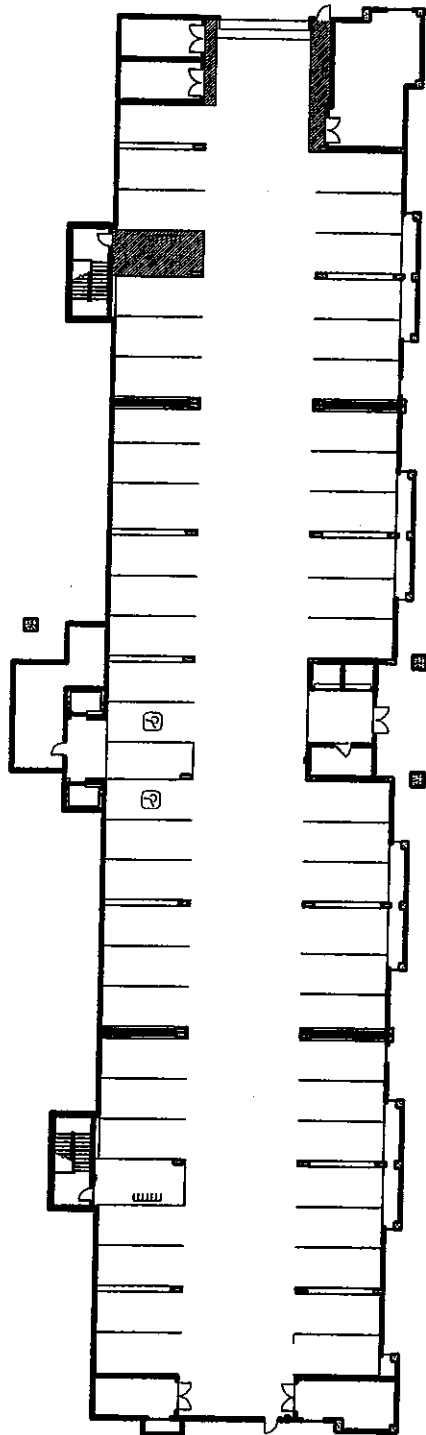
1" = 100' WHEN PRINTED AT 8.5 X 11"

PHASE III  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Disclaimer: It is the responsibility of the user to verify the Phase III Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium Property Act, Title 33, Chapter 15, Idaho Code. The Supplemental Declaration to Condominium Property Act, Title 33, Chapter 15, Idaho Code, and the Condominium Plat Map and Supplemental Declaration to Condominium Property Act, Title 33, Chapter 15, Idaho Code, are hereby incorporated by reference into this Declaration of Condominium. The Supplemental Declaration, Exhibit A and the Condominium Plat Map.



**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: August 18, 2005



**BUILDING #07: FLOOR PLAN PARKING LEVEL**

1" = 40' WHEN PRINTED AT 8.5 X 11"



**KEY PLAN**

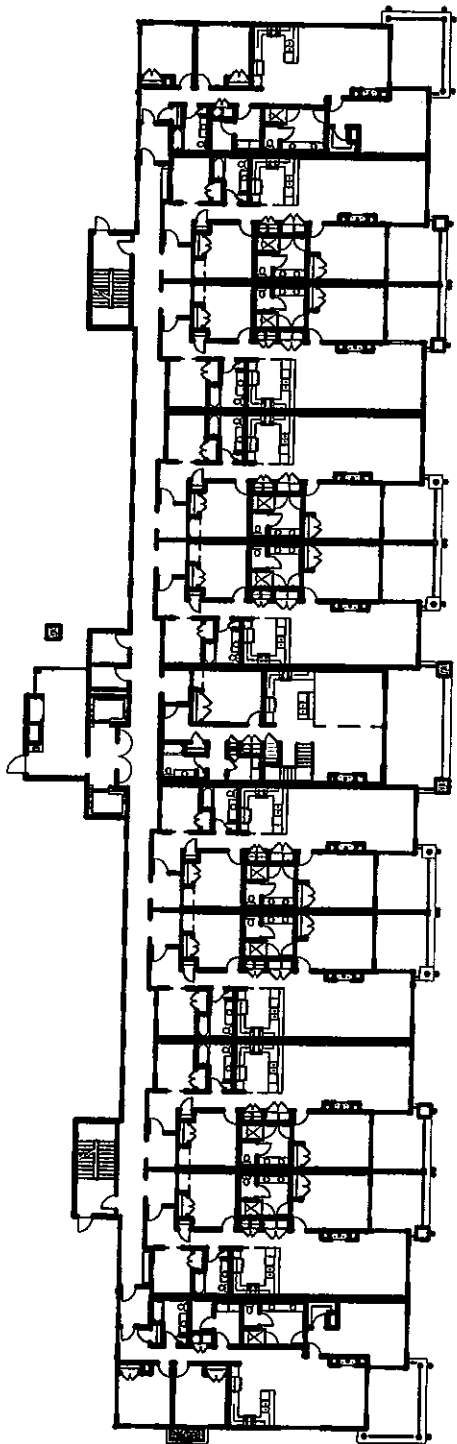
**PHASE III  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO**

PAGE 02

Decrement is a subsidiary of the other phases of the project as shown on the Condominium Plat Maps and described in the Supplemental Declaration to Condominium Property Act, Title 55, Chapter 15, which is incorporated by reference into the Declaration of Condominium, the Condominium Property Act, Title 55, Chapter 15, which is incorporated by reference into the Declaration of Condominium, the Declaration for any and all phases of the project as originally described in the Declaration of Condominium, and phases of the project as described in the Supplemental Declaration, Exhibit A and the Condominium Plat Maps.



**WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.**  
Printed: August 18, 2005



UNIT TYPE A	UNIT TYPE B1-R	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE C (FIRST LEVEL)	UNIT TYPE B1-R	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE AR



**BUILDING #07: FLOOR PLAN LEVEL 1 (ENTRY LEVEL)**



1" = 40' PRESH PRINTED AT 8.5 X 11



**KEY PLAN**

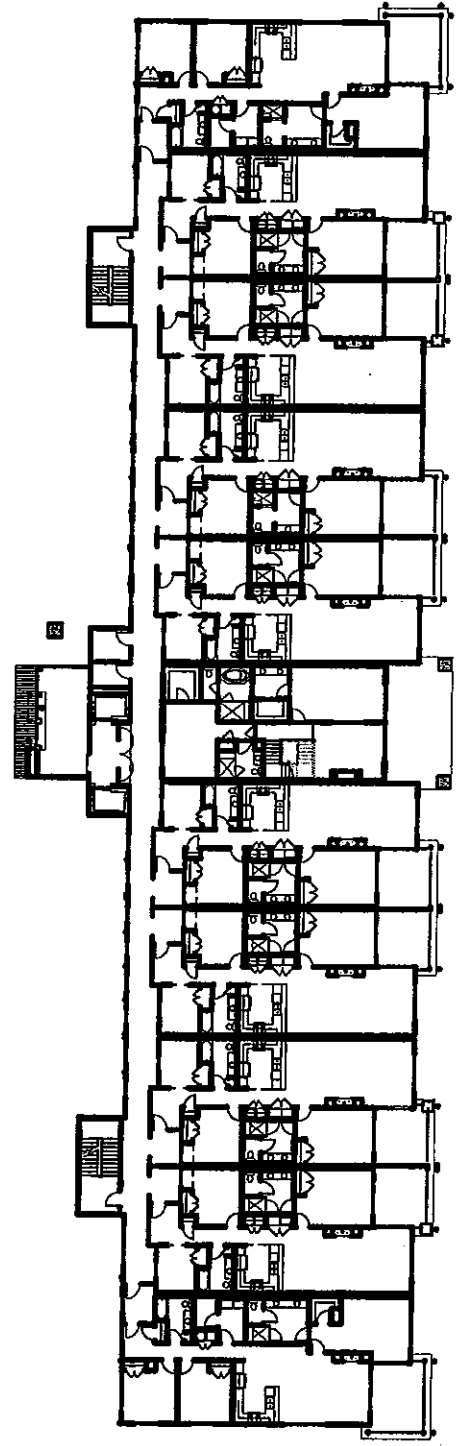
**PHASE III  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO**

Decision is submitted of this item only the Phase II Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and ownership into the provisions of the Idaho Condominium Property Act, the SS Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Declarant has reserved Phases I as originally described in the Declaration of Condominium, and Phase II now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

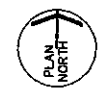


**WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.**

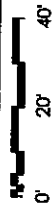
Printed: August 18, 2005



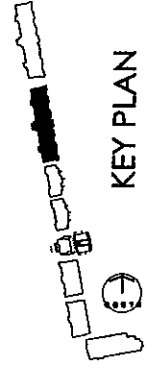
UNIT TYPE A	UNIT TYPE B1-R	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE C (SECOND LEVEL)	UNIT TYPE B1-R	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE BR	UNIT TYPE A	UNIT TYPE R	UNIT TYPE AR	UNIT TYPE HC
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**BUILDING #07: FLOOR PLAN LEVEL 2**



1" = 40' WHEN PRINTED AT 8.5 X 11"



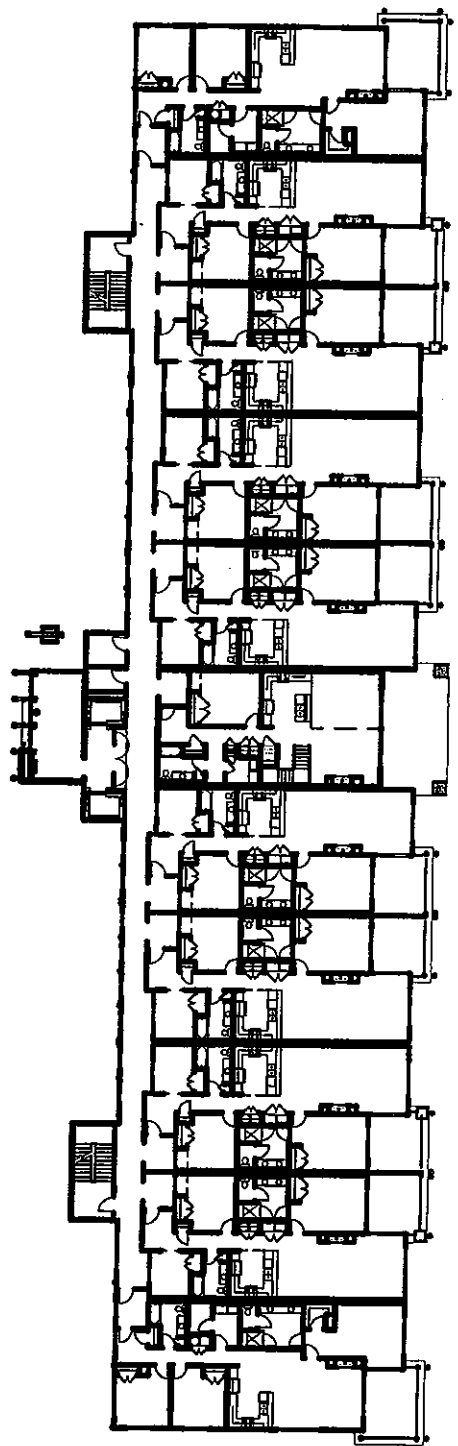
# PHASE III SEASONS CONDO PLAT MAP

SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

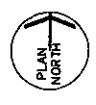
Decendant is submitting this map only. The Phase III Property is shown on the Condominium Plat Map and described in the Decendant Declaration in Condominium and Exhibit A to come to the condominium form of use and ownership of the phases of the Seasons Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Decendant's rights under the Declaration of Condominium, the Decendant has reserved Phase III as originally described in the Declaration of Condominium, and Phase III now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



**WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.**  
Printed: August 18, 2005



UNIT TYPE A	UNIT TYPE B1-R	UNIT TYPE B	UNIT TYPE B-R	UNIT TYPE B1	UNIT TYPE C (FIRST LEVEL)	UNIT TYPE B1-R	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE A-R
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**BUILDING #07: FLOOR PLAN LEVEL 3**



1" = 40' WHEN PRINTED AT 8.5 X 11"



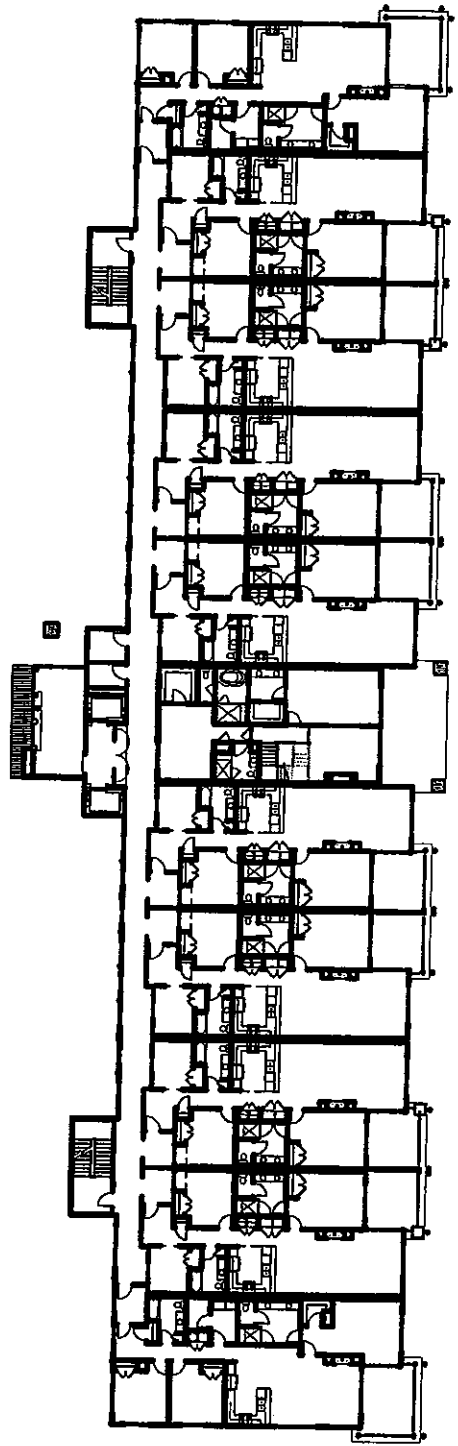
**KEY PLAN**

**PHASE III**  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

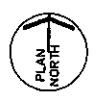
Developer's acknowledgment of this plan and the Phase III Project is shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to some of the units shown on this plan. The use and ownership of the units shown on this plan is subject to the Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the provisions of the Declaration of Condominium, the Declaration has limited Phase III as originally described in the Declaration of Condominium, and those that have been created or later described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



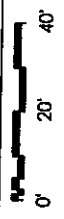
**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: August 18, 2005



UNIT TYPE A	UNIT TYPE B1-R	UNIT TYPE B-R	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE C (SECOND LEVEL)	UNIT TYPE B1-R	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE A-R
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**BUILDING #07: FLOOR PLAN LEVEL 4**



1" = 40' WHEN PRINTED AT 8.5 X 11"



**KEY PLAN**

**PHASE III  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO**

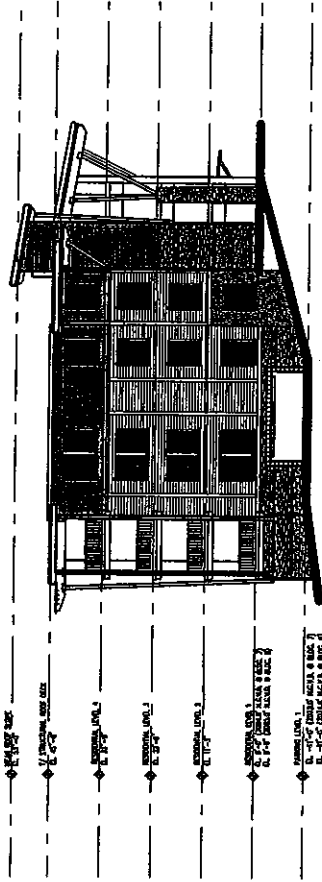
Declarant is submitting this floor plan only for Phase III of the property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and EPLA A, in compliance with the provisions of the Idaho Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Condominium Act, the Declarant has reserved Phase III as a portion of the property. The Condominium Act, the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



**WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.**  
Printed: August 18, 2005

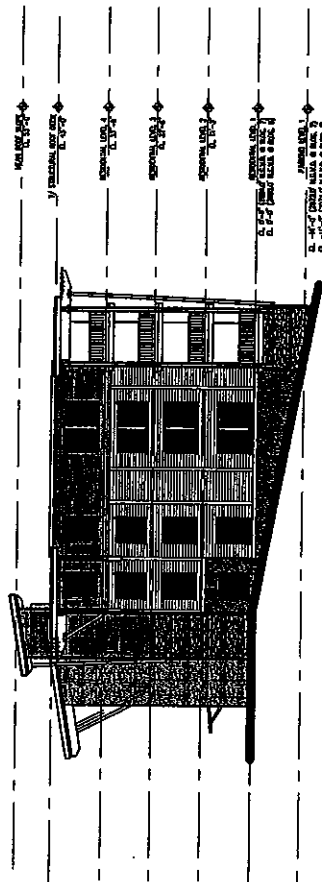
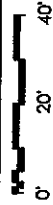






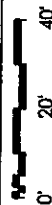
**BUILDING #07: TYPICAL NORTH ELEVATION**

1" = 40' WHEN PRINTED AT 8.5 X 11"



**BUILDING #07: TYPICAL SOUTH ELEVATION**

1" = 40' WHEN PRINTED AT 8.5 X 11"



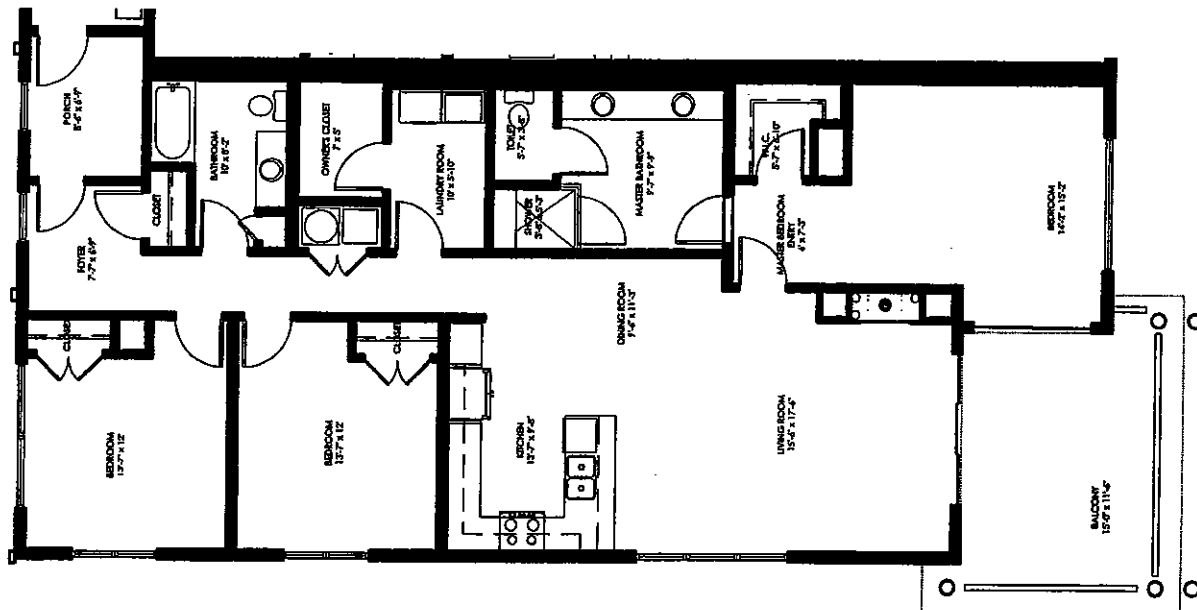
**PHASE III  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO**

PAGE 08

Declaration is submitting at this time only the Phases III Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to come to the condominium form of use and ownership into the provisions of the Idaho Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Declarant's rights under the Declaration of Condominium, the Declaration has revised Phases III as originally described in the Declaration of Condominium, and Phases III now consist of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



**WALTON H. CHANCEY  
& ASSOCIATES ARCHITECTS, P.A.**  
Printed: August 18, 2005



**PHASE III  
UNIT TYPE A NUMBERS:**  
 BUILDING # 7: 171  
 BUILDING # 7: 271  
 BUILDING # 7: 371  
 BUILDING # 7: 471

**UNIT TYPE A AREAS:**  
 UNIT TYPE A 1613 S.F.  
 UNIT TYPE A - BALCONY 233 S.F.  
 TOTAL 1846 S.F.



**BUILDING #07: UNIT A**

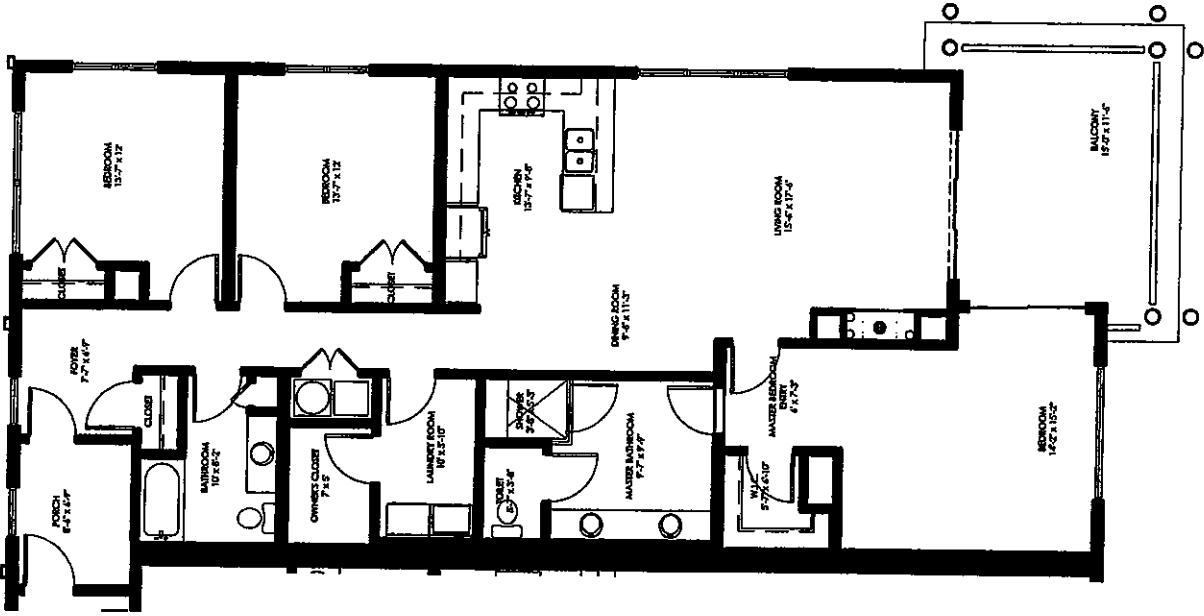
3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11"



**KEY PLAN**

**PHASE III  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO**

Declaration is submitted at this time only for Phase III. Property or share in all Condominiums are also and described in the Condominium Declaration to Condominium and Exhibit A, to same for the condominium form of use and agreement for the Condominiums of the Seasons at Sandpoint Condominiums, Inc., S.S. Chapter 16, Idaho Code. Pursuant to the Declaration rights under the Declaration of Condominium, the Declaration has been filed in Phase III as originally described in the Declaration of Condominium, and Phase III now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



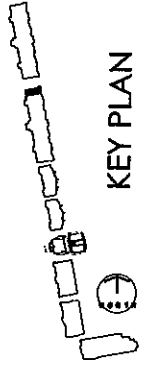
**PHASE III**  
**UNIT TYPE A-R NUMBERS:**  
 BUILDING # 7: 1711  
 BUILDING # 7: 3711  
 BUILDING # 7: 4711

**UNIT TYPE A-R AREAS:**  
 UNIT TYPE A-R 1613 S.F.  
 UNIT TYPE A-R - BALCONY 233 S.F.  
 TOTAL 1846 S.F.



**BUILDING #07: UNIT A-R**

3/32" = 1'-0" WHEN PRINTED AT E.S. P. 11

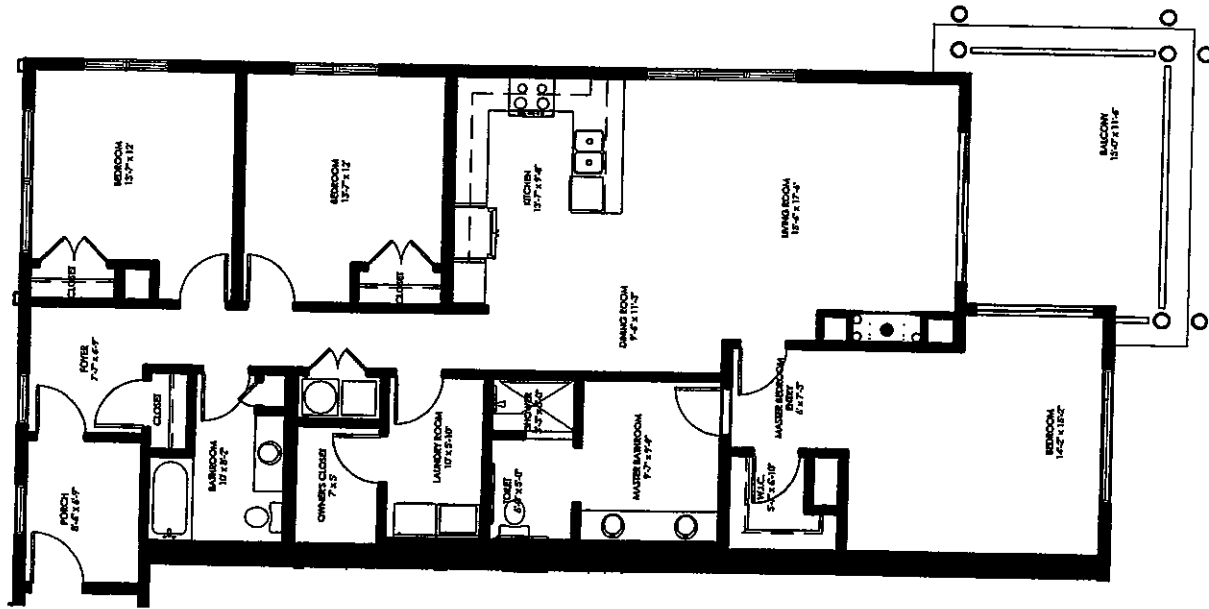


**KEY PLAN**

**PHASE III**  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Decision is a recital of the law only. The Phases of Property as shown on this Condominium Plat Map and described in the Supplemental Declaration, Exhibit A, to name to the condominium team of use and ownership for the purposes of the 2004 Condominium Declaration, Section 3.1, and the Declaration of Condominium, are hereby approved by the Board of Directors of Seasons at Sandpoint, Inc. pursuant to the declaration's rights under the Declaration of Condominium. The Declaration has approved Phase III as originally described in the Declaration of Condominium and Phase III now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.





PHASE III  
 UNIT TYPE A-R HC NUMBERS:  
 BUILDING # 7: 2711

UNIT TYPE A-R HC AREAS:  
 UNIT TYPE A-R HC 1613 S.F.  
 UNIT TYPE A-R HC - BALCONY 233 S.F.  
 TOTAL 1846 S.F.



BUILDING #7: UNIT A-R HC



3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11"



KEY PLAN

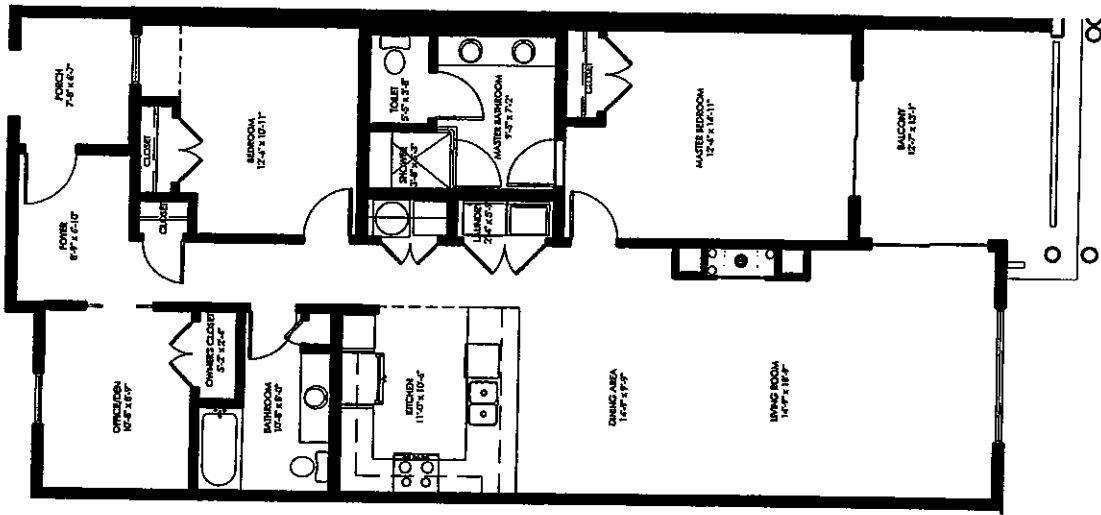
PHASE III  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

PAGE 11

Declaration is submitted at this time only. The Phases of Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to comply with the Condominium form of use and ownership filed with the provisions of the Idaho Condominium Property Act, Title 31, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Declaration of Phases II and Phases III as originally described in the Declaration of Condominium, and Phases II now consists of what is described in the Supplemental Declaration, Exhibit A, and the Condominium Plat Map.



**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: August 18, 2005



PHASE III  
 UNIT TYPE B NUMBERS:  
 BUILDING # 7: 174  
 BUILDING # 7: 274  
 BUILDING # 7: 374  
 BUILDING # 7: 474  
 BUILDING # 7: 179  
 BUILDING # 7: 279  
 BUILDING # 7: 379  
 BUILDING # 7: 479

UNIT TYPE B AREAS:  
 UNIT TYPE B 1424 S.F.  
 UNIT TYPE B - BALCONY 170 S.F.  
 TOTAL 1594 S.F.



BUILDING #07: UNIT B



3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



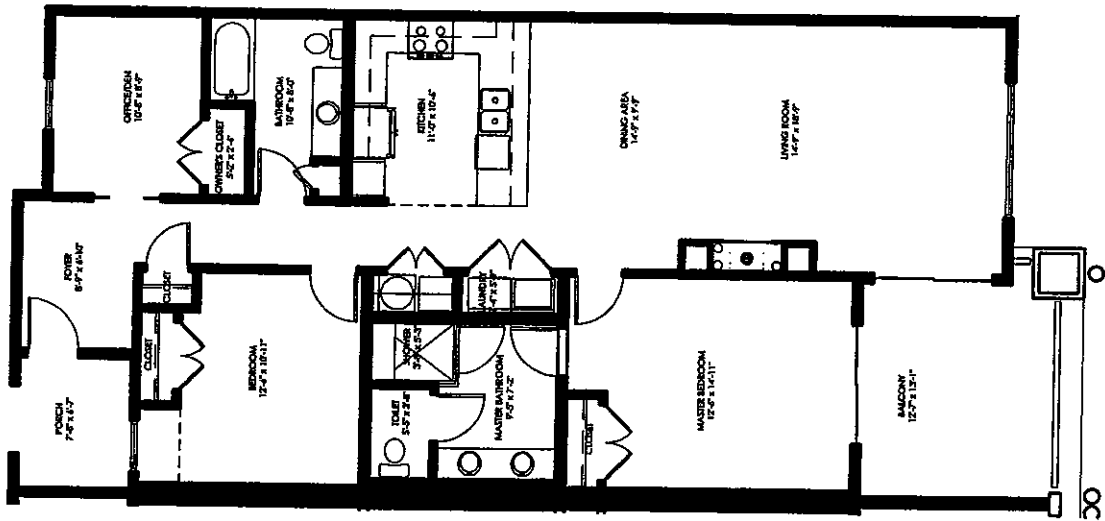
KEY PLAN

PHASE III  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Decisions is submitting of the final only the Phase III Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the appropriate form of use and rights under the Declaration of Condominium Property Act, Title 35, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, and Phase III now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: August 18, 2005



PHASE III  
 UNIT TYPE B-R NUMBERS:  
 BUILDING # 7: 173  
 BUILDING # 7: 273  
 BUILDING # 7: 373  
 BUILDING # 7: 473  
 BUILDING # 7: 178  
 BUILDING # 7: 378  
 BUILDING # 7: 478

UNIT TYPE B-R AREAS:  
 UNIT TYPE B-R 1424 S.F.  
 UNIT TYPE B-R - BALCONY 170 S.F.  
 TOTAL 1594 S.F.



BUILDING #07: UNIT B-R

3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



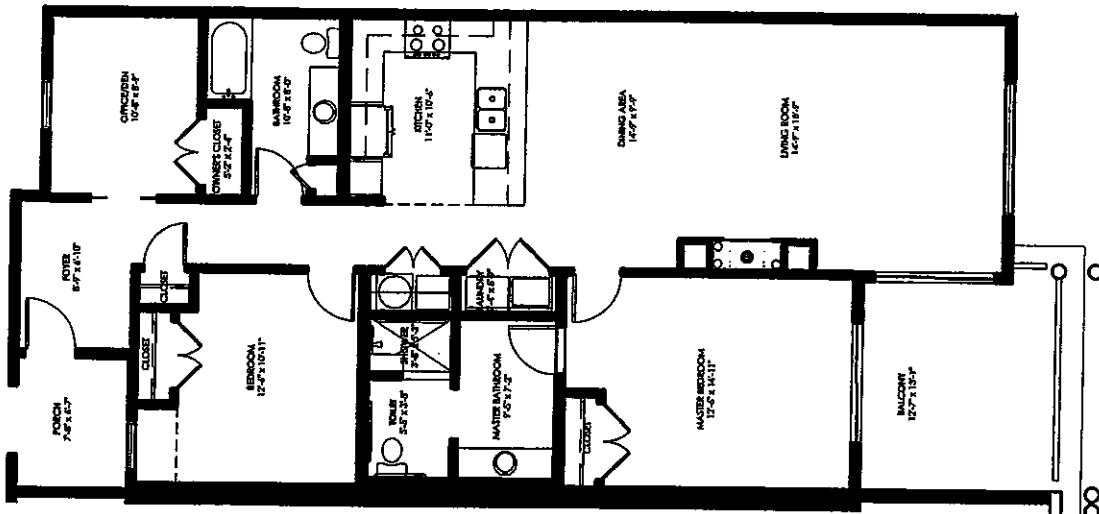
KEY PLAN

PHASE III  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Decisions made by the Board of Directors are shown on this Condominium Plat Map and described in the Supplemental Declaration in Condominium and Subdivision. The Condominium terms of use and ownership into the premises of the lots, Condominium Property Act, 38A-10, Chapter 15, Idaho Code. Decisions made by the Board of Directors are shown on this Declaration. For more information, please refer to the Declaration of Condominium, and those provisions of the Declaration of Condominium, and those provisions of the Supplemental Declaration, Subpart A and the Condominium Plat Map.



**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: August 18, 2005



PHASE III  
 UNIT TYPE B-R HC NUMBERS:  
 BUILDING # 7: 278

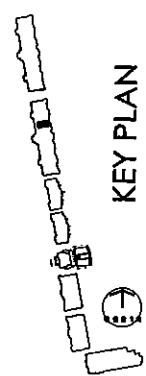
UNIT TYPE B-R HC AREAS:  
 UNIT TYPE B-R HC 1424 S.F.  
 UNIT TYPE B-R HC - BALCONY 170 S.F.  
 TOTAL 1594 S.F.



BUILDING #07: UNIT B-R HC



3/32" = 1'-0" WHEN PRINTED AT 4.5 X 11



KEY PLAN

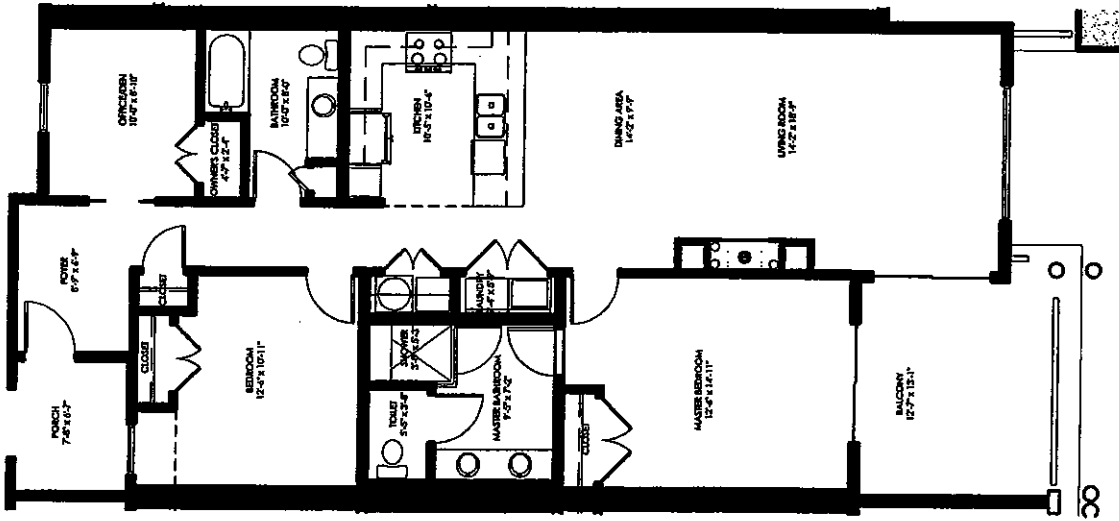
PHASE III  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

PAGE 14

Disclaimer: This is a preliminary site plan. It is not intended to be used as a legal document. It is subject to change without notice. It is provided for information purposes only. It does not constitute an offer of any financial product. Please contact your broker for more information. The disclaimer and other important information are contained in the Declaration of Condominium, the Supplemental Declaration, and the Condominium Fee Schedule.



WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: August 18, 2005



PHASE III  
 UNIT TYPE B1 NUMBERS:  
 BUILDING # 7: 175  
 BUILDING # 7: 275  
 BUILDING # 7: 375  
 BUILDING # 7: 475  
 BUILDING # 7: 1710  
 BUILDING # 7: 2710  
 BUILDING # 7: 3710  
 BUILDING # 7: 4710

UNIT TYPE B1 AREAS:  
 UNIT TYPE B1 1390 S.F.  
 UNIT TYPE B1 - BALCONY 170 S.F.  
 TOTAL 1560 S.F.



BUILDING #07: UNIT B1



1/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



KEY PLAN

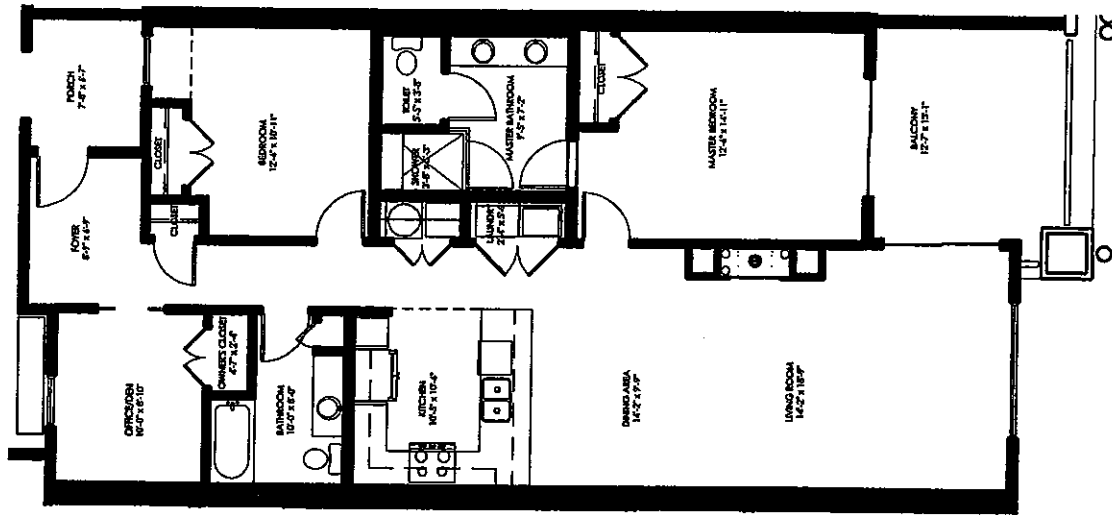
PHASE III  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Decedent is submitting this map only for Phase III of the Project as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same in the Condominium form of use and occupancy for the Project. The Decedent, the Condominium Property and, 55, Chapter 15, Idaho Code, Pursuant to the Declaration of Condominium and the Declaration of Condominium, the Decedent has reserved Phase III as separately described in the Declaration of Condominium, and Phase III now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: August 18, 2005





PHASE III  
 UNIT TYPE B1-R NUMBERS:  
 BUILDING # 7: 172  
 BUILDING # 7: 272  
 BUILDING # 7: 372  
 BUILDING # 7: 472  
 BUILDING # 7: 177  
 BUILDING # 7: 277  
 BUILDING # 7: 377  
 BUILDING # 7: 477

UNIT TYPE B1-R AREAS:  
 UNIT TYPE B1-R 1390 S.F.  
 UNIT TYPE B1-R - BALCONY 170 S.F.  
 TOTAL 1560 S.F.



BUILDING #07: UNIT B1-R



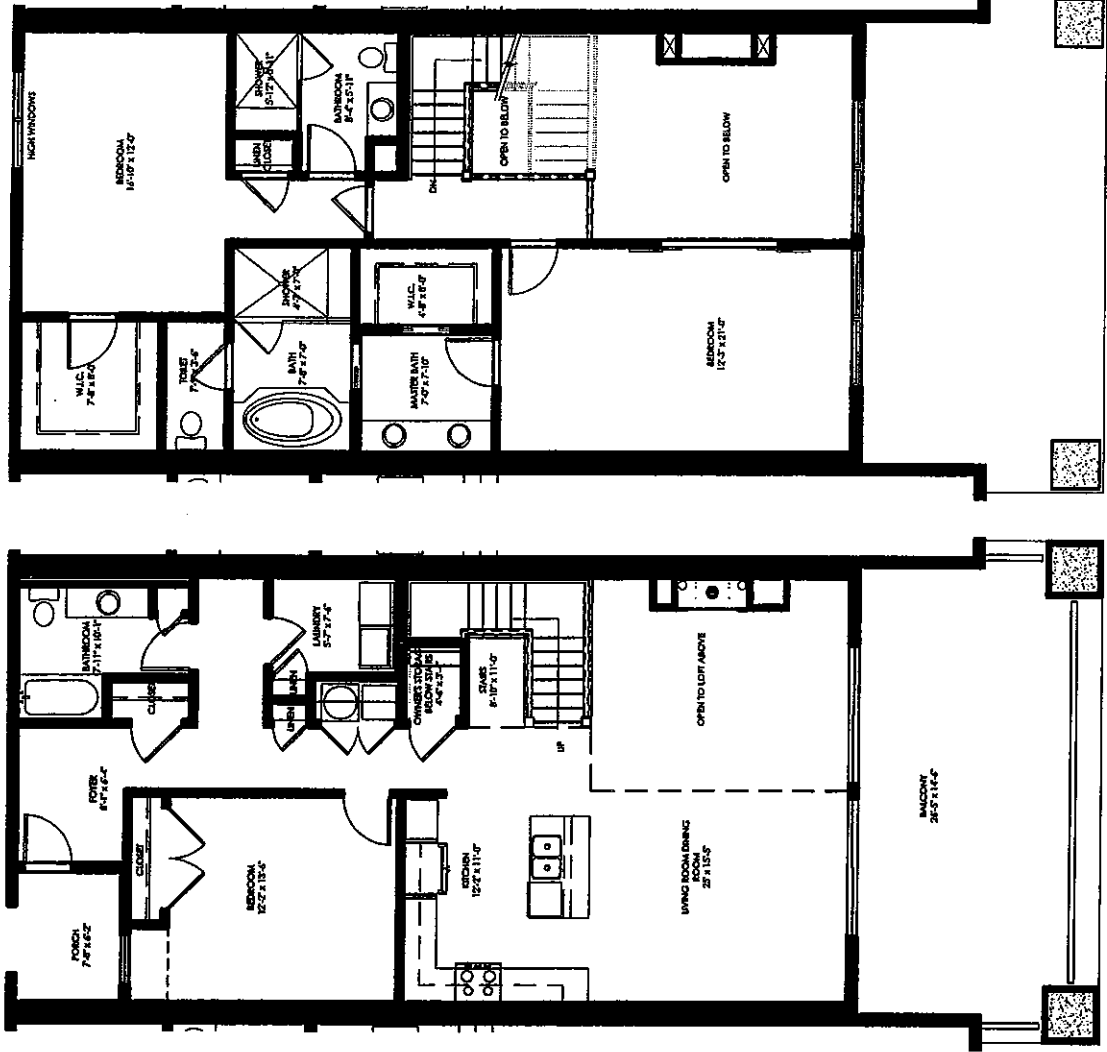
KEY PLAN

PHASE III  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Drawings are submitted as they are only the Phase III property, as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the Condominium form of use and ownership and the Condominium Declaration, the Condominium Property Act, Title 38, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Declarant has reserved Phase III as originally described in the Declaration of Condominium, and Phase III now consists of what is described in the supplemental Declaration, Exhibit A and the Condominium Plat Map.



**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: August 18, 2005



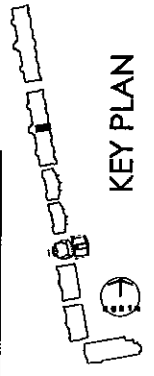
PHASE III  
 UNIT TYPE C NUMBERS:  
 BUILDING # 7: 276  
 BUILDING # 7: 476

UNIT TYPE C - LOWER LEVEL	1172 S.F.
UNIT TYPE C - UPPER LEVEL	946 S.F.
UNIT TYPE C - BALCONY	340 S.F.
<b>TOTAL</b>	<b>2458 S.F.</b>



**BUILDING #07: UNIT C**

3/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



**PHASE III**  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Declared in submitting of this form only the Phase if Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to comply with the Condominium Act of Idaho and to comply with the provisions of the Idaho Condominium Property Act, Title 32, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Declaration has revised Phase if as originally described in the Declaration of Condominium, and Phase if now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

**EXHIBIT B-1**

**Phase III**

**Legal Description**

**LEGAL DESCRIPTION OF**

**PHASE III PARCEL**

July 14, 2005

Being a parcel of land located in a portion of Section 23, Township 57 North, Range 2 West, B.M., Bonner County, Idaho more particularly described as follows:

COMMENCING at the northwest corner of said Section 23; thence  $N89^{\circ}55'47''E$  along the north line of said section, a distance of 130.95 feet to the intersection of said line with the easterly right-of-way line of the Burlington Northern-Santa Fe (B.N.S.F.) railroad; thence  $S10^{\circ}45'10''E$  along said easterly right-of-way line, a distance of 171.53 feet; thence  $S79^{\circ}14'50''W$ , 150.00 feet to a point on a line which is parallel with and 50.00 feet easterly of, as measured at right angles to, the centerline of said B.N.S.F. railroad; thence  $S10^{\circ}45'10''E$  along said parallel line, 364.11 feet to the **POINT OF BEGINNING**;

thence continuing  $S10^{\circ}45'10''E$  along said parallel line, 348.50 feet; thence  $N79^{\circ}14'50''E$  to the Original Mean High Water Line of Lake Pend Oreille; thence northwesterly along said high water line to a point which bears  $N79^{\circ}14'50''E$  from the Point Of Beginning; thence  $S79^{\circ}14'50''W$  to the **POINT OF BEGINNING**.

**LEGAL DESCRIPTION OF  
PHASE III, BUILDING 7 CONDOMINIUM PARCEL**

February 9, 2006

That tract of land designated as the Phase III parcel, described below and shown on the attached Exhibit A, together with all improvements located thereon, including the structure designated as Building 7 and shown on the attached copy of the Seasons At Sandpoint Condo Plat Map – Phase III.

The description of said Phase III parcel follows:

A parcel of land located in a portion of Section 23, Township 57 North, Range 2 West, B.M., Bonner County, Idaho more particularly described as follows:

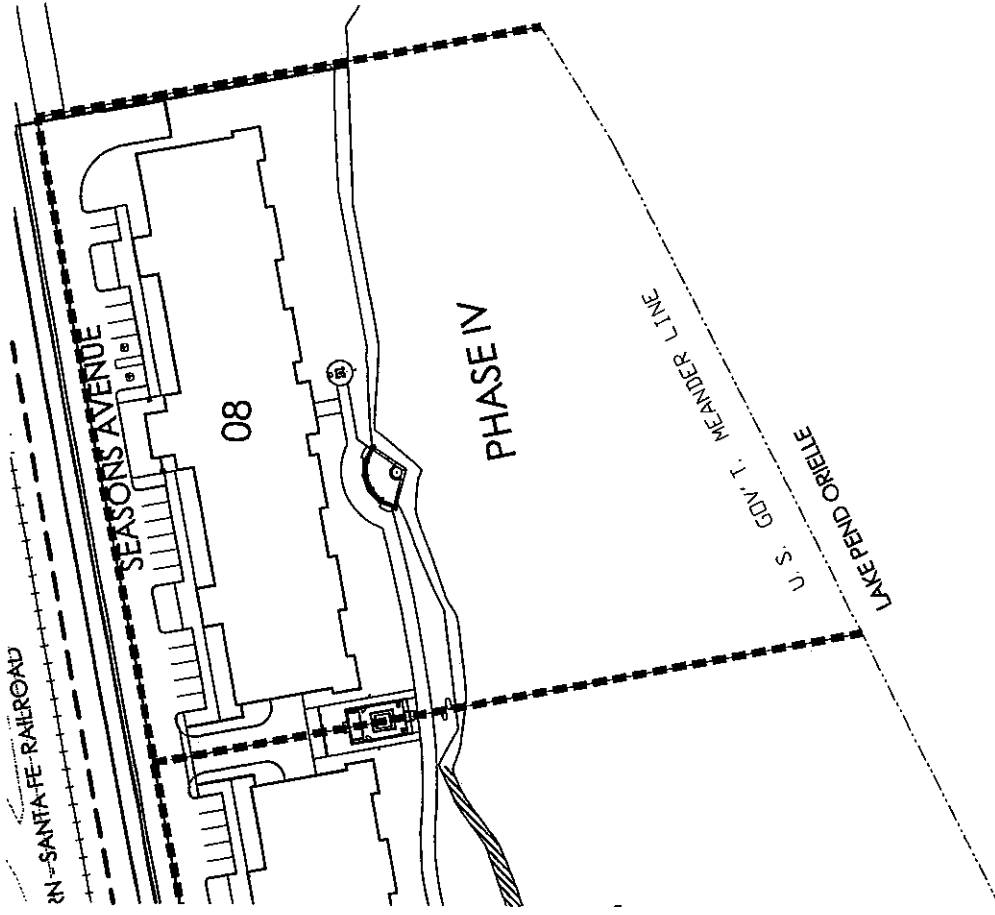
COMMENCING at the northwest corner of said Section 23; thence N89°55'47"E along the north line of said section, a distance of 130.95 feet to the intersection of said line with the easterly right-of-way line of the Burlington Northern-Santa Fe (B.N.S.F.) railroad; thence S10°45'10"E along said easterly right-of-way line, a distance of 171.53 feet; thence S79°14'50"W, 150.00 feet to a point on a line which is parallel with and 50.00 feet easterly of, as measured at right angles to, the centerline of said B.N.S.F. railroad; thence S10°45'10"E along said parallel line, 364.11 feet to the **POINT OF BEGINNING**;

thence continuing S10°45'10"E along said parallel line, 348.50 feet; thence N79°14'50"E to the Original Mean High Water Line of Lake Pend Oreille; thence northwesterly along said high water line to a point which bears N79°14'50"E from the Point Of Beginning; thence S79°14'50"W to the **POINT OF BEGINNING**.

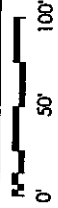
**EXHIBIT C**

**Phase IV**

**Condominium Plat Map**



PHASE IV SITE PLAN



1" = 100' WHEN PRINTED AT 8.5 X 11"

PHASE IV  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

PAGE 1

  
**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: August 18, 2005

Decided to submit of the lots, with the Phase IV Property or shown on the Condominium Plat Map and described in the Supplemental Decision to Condominium Plat Map, shall be subject to the same terms of use and ownership as the remainder of the lots. Condominium Property Act, 39A, S.C. Chapter 33, Section 33-301. The Supplemental Decision to Condominium Plat Map, the Decedent has revised Phase IV as originally described in the Declaration of Condominium, and Phase IV now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

# PHASE IV SEASONS CONDO PLAT MAP

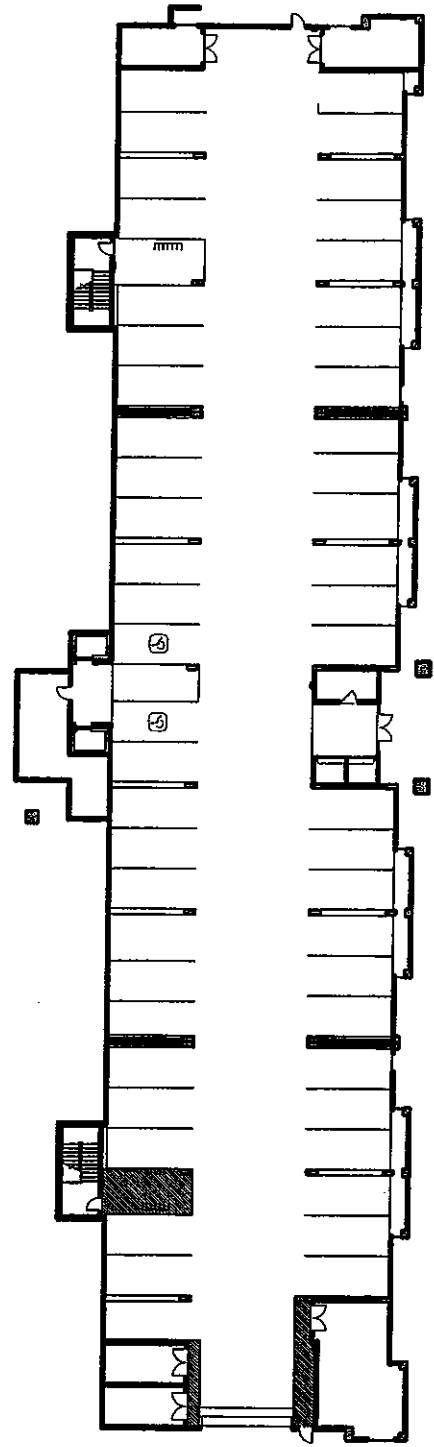
SANDPOINT, IDAHO

PHASE 02

Declaration is available at the time of the Phase IV Project or shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium Declaration, and shall be subject to the terms of use and ownership set forth in the Declaration of Condominium, the Condominium Project Act, Title 33, Chapter 15, Idaho Code. All reserved rights under the Declaration of Condominium, the Declaration for initial Phase IV or originally reserved by the Declaration of Condominium, or Phase IV now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

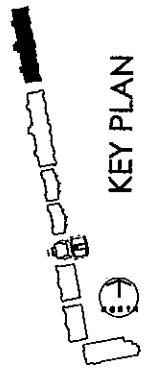


**WALTON H. CHANCEY & ASSOCIATES ARCHITECTS, P.A.**  
Printed: August 17, 2005



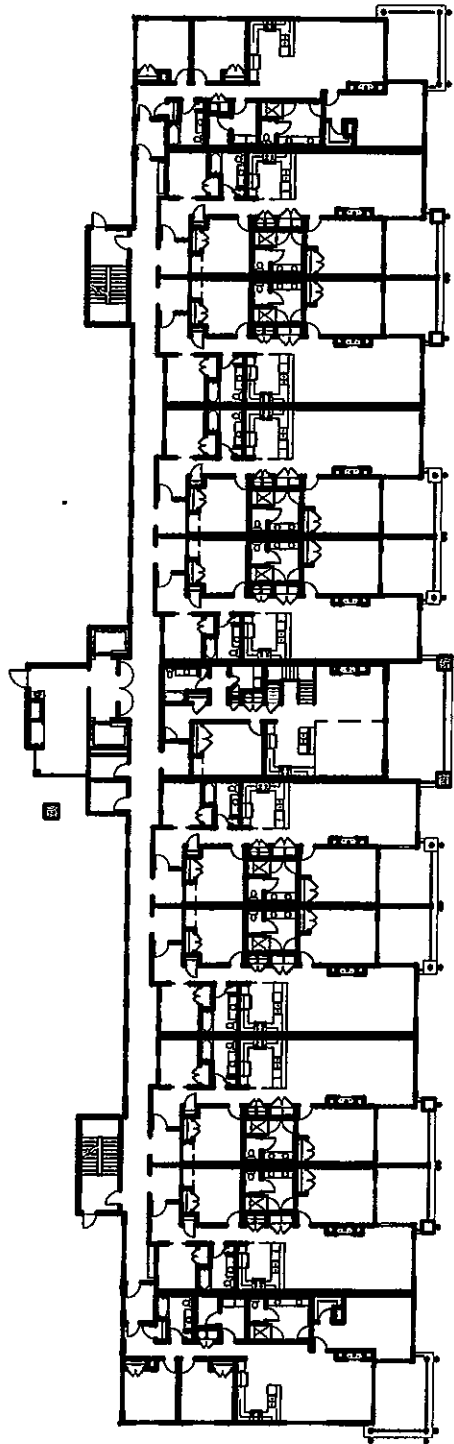
**BUILDING #08: FLOOR PLAN PAVING LEVEL**

1" = 40' WHEN PRINTED AT 8.5 X 11"



**KEY PLAN**





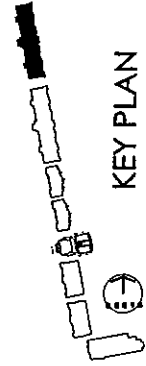
UNIT TYPE A	UNIT TYPE B1-R	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE C	UNIT TYPE B1-R	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE AR
				(FIRST LEVEL)								



**BUILDING #08: FLOOR PLAN LEVEL 1 (ENTRY LEVEL)**



1" = 40' WHEN PRINTED AT 8.5 X 11"



KEY PLAN

PHASE IV  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

PAGE 03

Declaration is submitted as a part of the Phase IV Plan and is subject to the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A. In order to be recorded, the Declaration must be approved by the Commission of the Idaho Condominium Property Act, the U.S. Chapter 15, Idaho Code, pursuant to the Declaration. Rights under the Declaration, the Declaration has not been previously described in the Declaration of Condominium, and Phase IV now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.



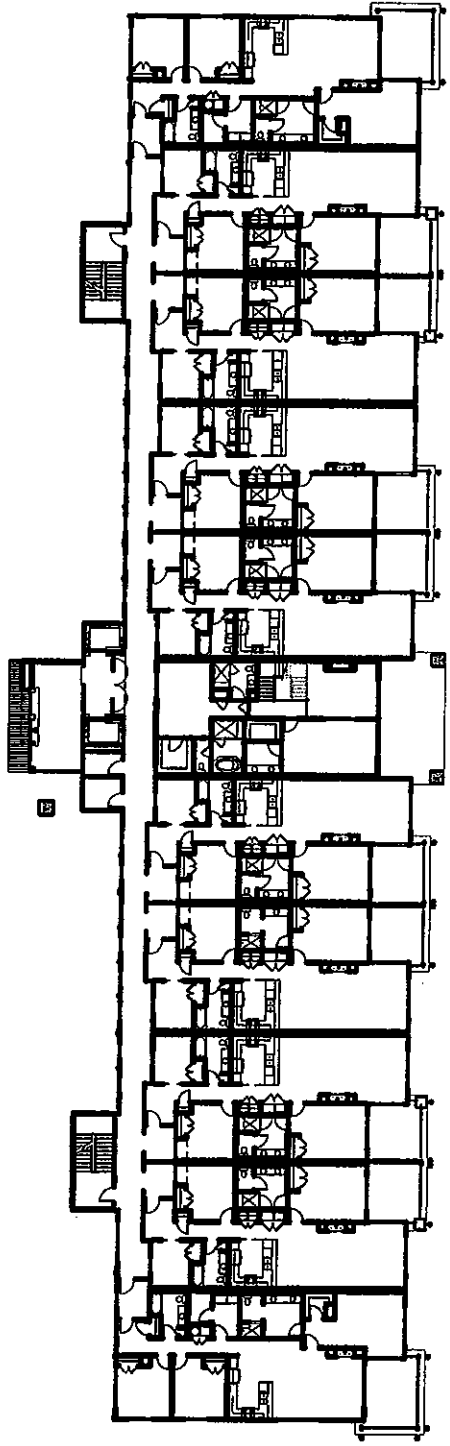
**WALTON H. CHANCEY  
 & ASSOCIATES ARCHITECTS, P.A.**  
 Printed: August 17, 2005

PHASE IV  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

PAGE 04

Developer's authorization of this plan for Phase IV is based on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and recorded into the records of the Sandpoint Public Property Act, Title 35, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Declaration for Phase IV as originally described in the Declaration of Condominium, and Phase IV now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

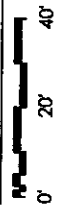
**WALTON H. CHANCEY & ASSOCIATES ARCHITECTS, P.A.**  
 Printed: August 18, 2005



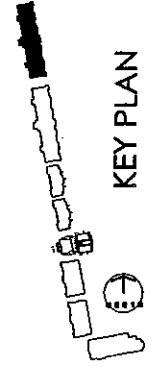
UNIT TYPE A HC	UNIT TYPE B1-R	UNIT TYPE BR	UNIT TYPE B HC	UNIT TYPE B1	UNIT TYPE C (SECOND LEVEL)	UNIT TYPE B1-R	UNIT TYPE BR	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE AR



**BUILDING #08: FLOOR PLAN LEVEL 2**



1" = 40' REB'D PRINTED AT 8.5 X 11"



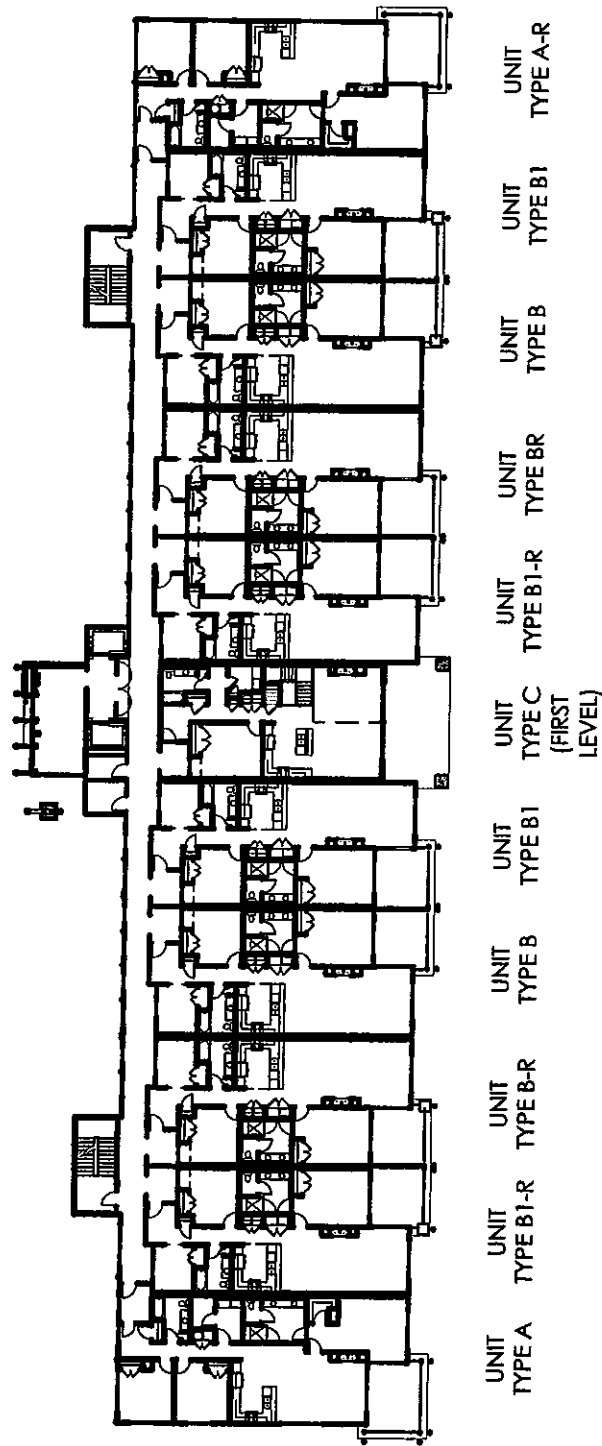
**KEY PLAN**

PHASE IV  
**SEASONS CONDO PLAT MAP**  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO

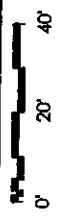
PAGE 05

Declaration is submitted at this time only the Phase IV property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A, is subject to the condominium form of use and ownership. The Condominium Property Act, Title 33, Chapter 15, Idaho Code, Assent to the Declaration is required to the Declaration of Condominium. The Declaration for Phase IV or other units described in the Declaration of Condominium, and Phase IV now consists of what is identified in the Supplemental Declaration, Exhibit A, and the Condominium Plat Map.

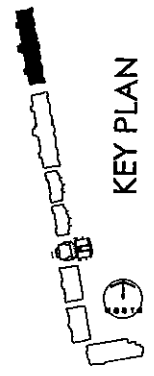
**WALTON H. CHANCEY & ASSOCIATES ARCHITECTS, P.A.**  
Printed: August 18, 2005



**BUILDING #08: FLOOR PLAN LEVEL 3**



1" = 40' WHEN PRINTED AT 8.5 X 11"

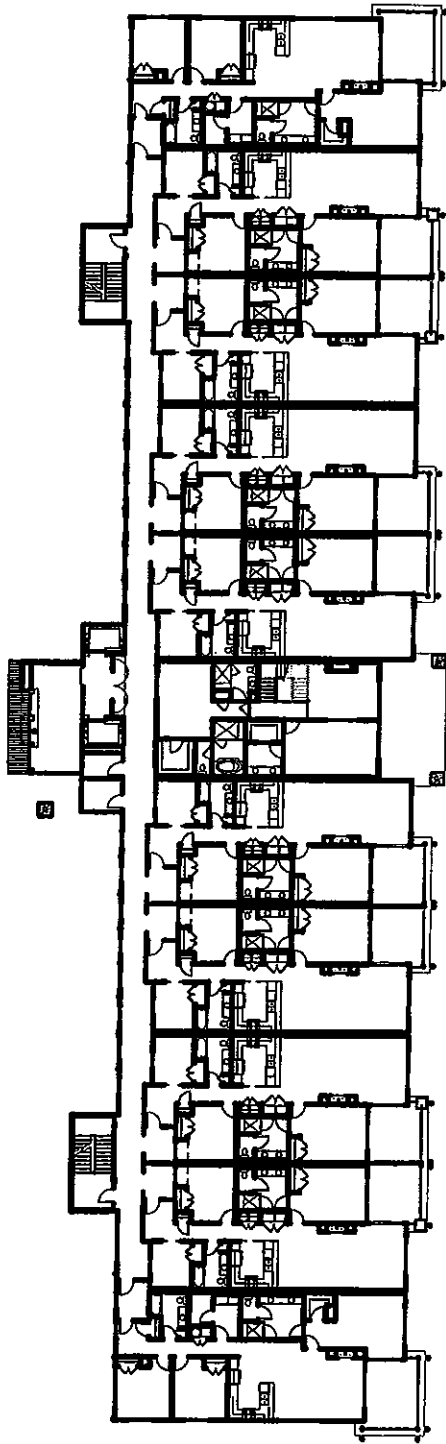


**KEY PLAN**

**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.  
 Printed: August 18, 2005

*Disclaimer is scrolling at this time only. The Reseller Property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A is same to the condominium form of use and ownership to the provisions of the Idaho Condominium Property Act, Title 39, Chapter 15, Idaho Code. Pursuant to the Declaration of Condominium, the Declarant has retained certain rights as originally described in the Declaration of Condominium, and those rights now consist of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.*

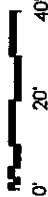
**PHASE IV  
 SEASONS CONDO PLAT MAP  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO** PAGE 08



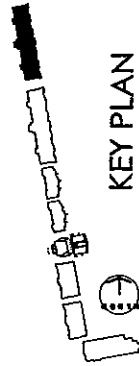
UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT
TYPE A	TYPE B1-R	TYPE B	TYPE B1	TYPE C	TYPE B1-R	TYPE BR	TYPE B	TYPE B1	TYPE A-R			
(SECOND LEVEL)												



**BUILDING #08: FLOOR PLAN LEVEL 4**



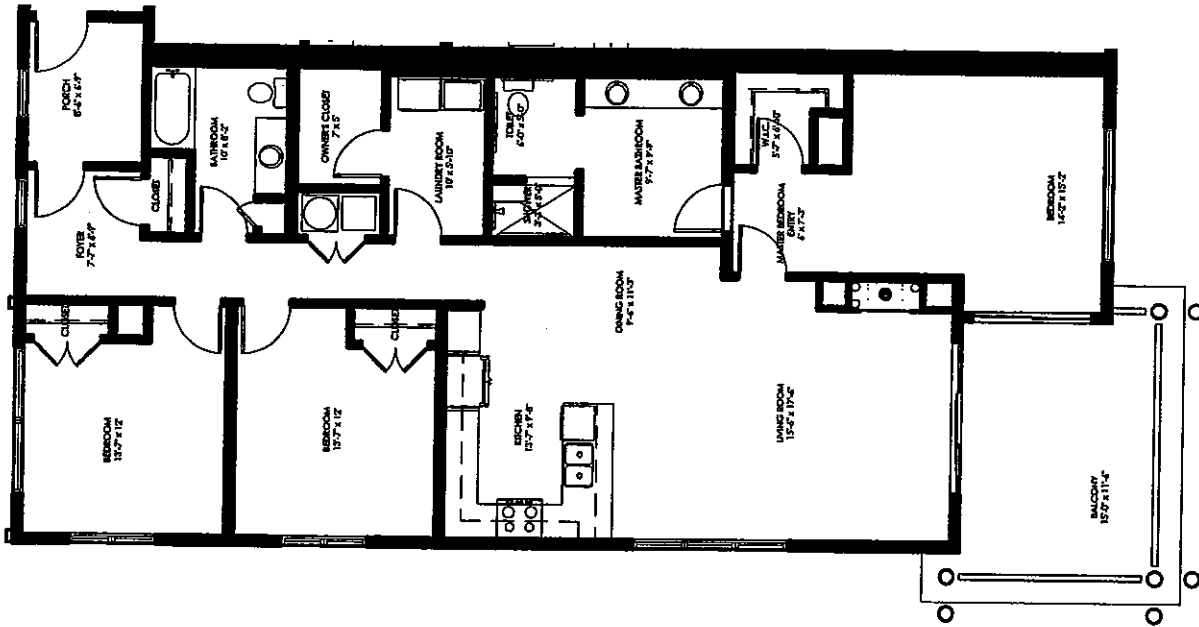
1" = 40' INCH PRINTED AT 8.5 X 11











PHASE IV  
UNIT TYPE A HC NUMBERS:  
BUILDING # 8: 281

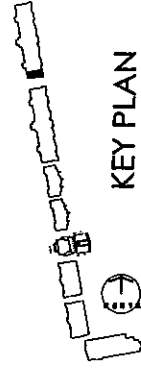
UNIT TYPE A HC AREAS:  
UNIT TYPE A HC 1613 S.F.  
UNIT TYPE A HC - BALCONY 233 S.F.  
TOTAL 1846 S.F.



BUILDING #08: UNIT A HC



3/32" = 1'-0" INCH PRINTED AT 8.5 X 11

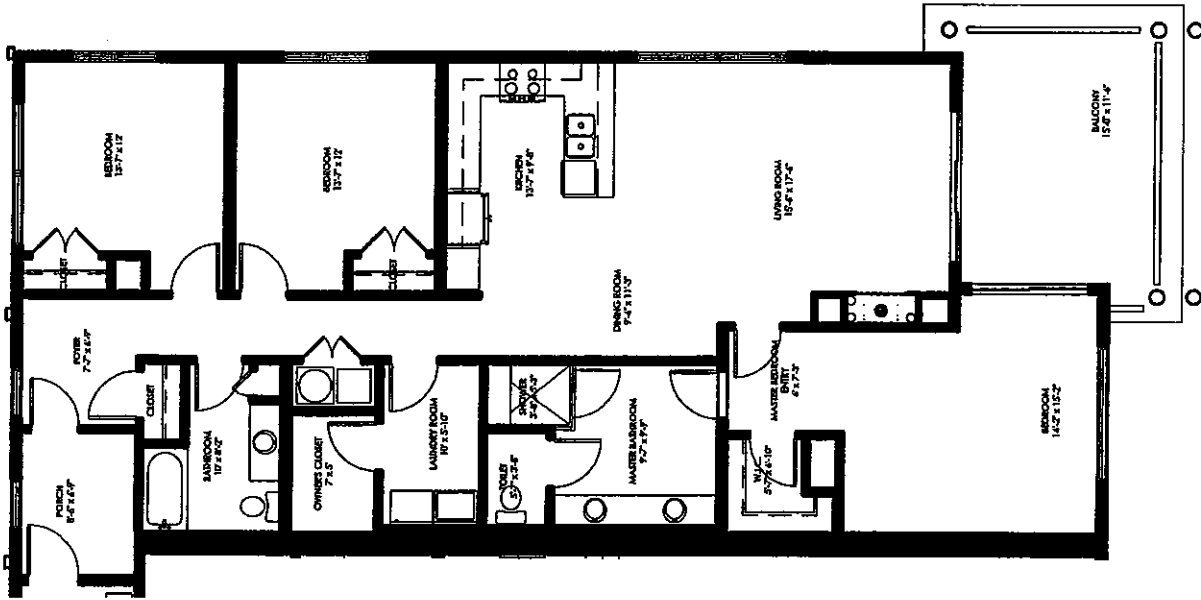


KEY PLAN

Decided by recording of this Plan and the Phase IV Property on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A, the maximum term of use and ownership into the possession of the Idaho Condominium Property Act, 1991, SS. Chapter 15, Idaho Code, and in accordance with the Declaration of Condominium, the Declaration has revised Phase IV as originally described in the Declaration of Condominium, and Phase IV now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

PHASE IV  
**SEASONS CONDO PLAT MAP**  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO





PHASE IV  
 UNIT TYPE A-R NUMBERS:  
 BUILDING # 8: 1811  
 BUILDING # 8: 2811  
 BUILDING # 8: 3811  
 BUILDING # 8: 4811

UNIT TYPE A-R AREAS:  
 UNIT TYPE A-R 1613 S.F.  
 UNIT TYPE A-R - BALCONY 233 S.F.  
 TOTAL 1846 S.F.



BUILDING #08: UNIT A-R



1/32" = 1'-0" WHEN PRINTED AT 8.5 X 11



KEY PLAN

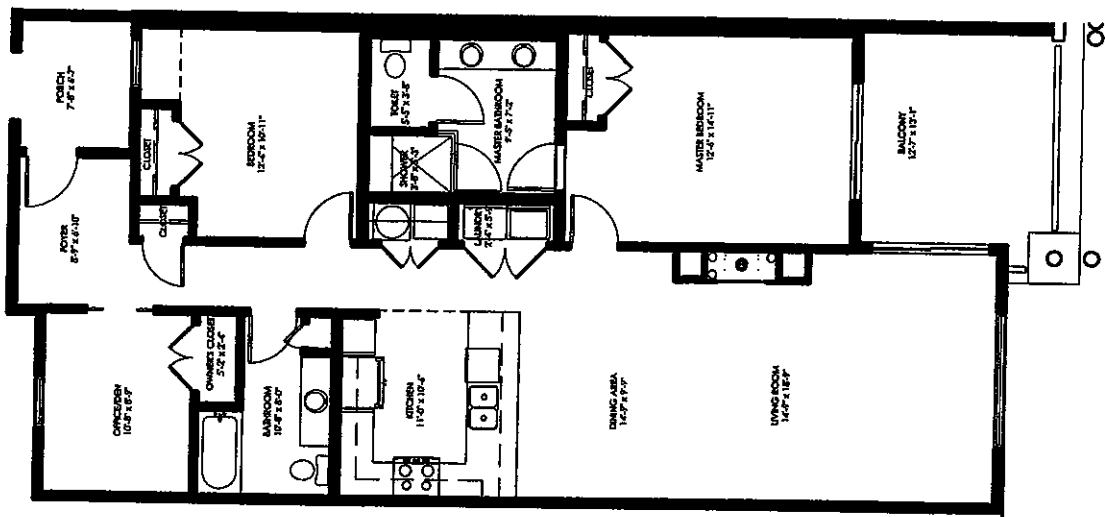
PHASE IV  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Disclaimer: All drawings of this plan and the Project Property are shown as the Condominium Plat Map and described in the Supplemental Declaration to Condominium Property Act, Title 39, Chapter 15, Idaho Code. The drawings are for informational purposes only. The Condominium Plat Map and the Supplemental Declaration to Condominium Property Act, Title 39, Chapter 15, Idaho Code, are the only legal documents that describe the Project Property. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.



**WALTON H. CHANCEY & ASSOCIATES ARCHITECTS, P.A.**

Printed: August 17, 2005

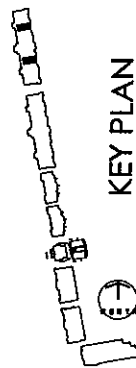


PHASE IV  
 UNIT TYPE B NUMBERS:  
 BUILDING # 8: 184  
 BUILDING # 8: 384  
 BUILDING # 8: 484  
 BUILDING # 8: 189  
 BUILDING # 8: 289  
 BUILDING # 8: 389  
 BUILDING # 8: 489

UNIT TYPE B AREAS:  
 UNIT TYPE B 1424 S.F.  
 UNIT TYPE B - BALCONY 170 S.F.  
 TOTAL 1594 S.F.



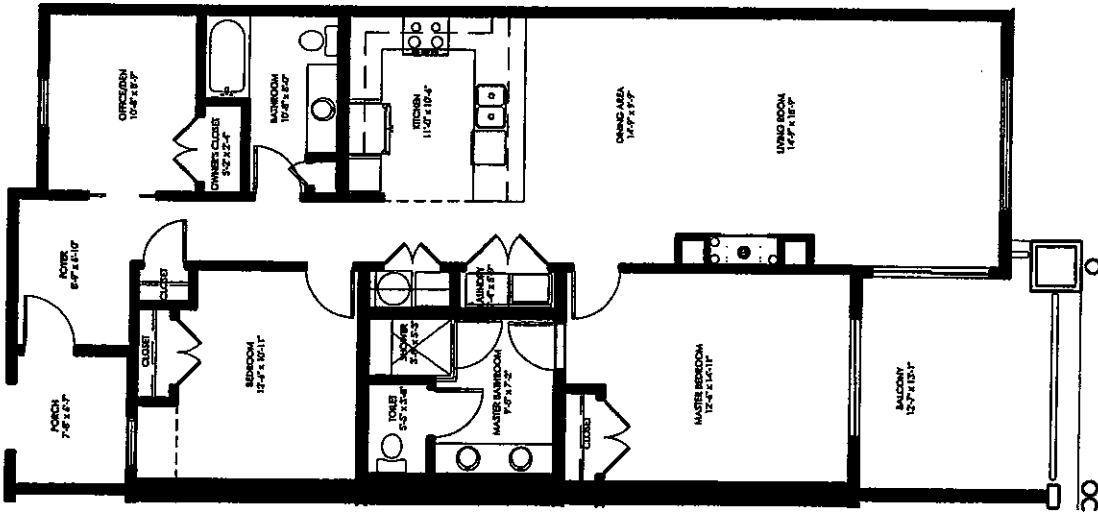
BUILDING #08: UNIT B



KEY PLAN

PHASE IV  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Decisions in the vicinity of the site only the Phases I Property as shown on the Condominium Plat Map and described in the Supplemental Decisions to Condominium Decisions No. 2002-123. All Parties to the Condominium form of use and ownership into the partitions of the Idaho Condominium Property Act, §§ 15-15-100 through 15-15-108, are bound by the decisions under the Decisions of Condominium, the Decisions has revised Phases II, and Phases III, and Phases IV now consists of what is described in the Supplemental Decisions, Decisions 1 and the Condominium Plat Map.



PHASE IV  
 UNIT TYPE B-R NUMBERS:  
 BUILDING # 8: 183  
 BUILDING # 8: 283  
 BUILDING # 8: 383  
 BUILDING # 8: 483  
 BUILDING # 8: 188  
 BUILDING # 8: 288  
 BUILDING # 8: 388  
 BUILDING # 8: 488

UNIT TYPE B-R AREAS:  
 UNIT TYPE B-R 1424 S.F.  
 UNIT TYPE B-R - BALCONY 170 S.F.  
 TOTAL 1594 S.F.



BUILDING #08: UNIT B-R



3/32" = 1'-0" HIGH PRINTED AT 6.5 X 11



KEY PLAN

PHASE IV  
**SEASONS CONDO PLAT MAP**  
 SEASONS AT SANDPOINT  
 SANDPOINT, IDAHO

Decedent's assembly of this firm only the Phase IV property as shown on this Condominium Plat Map and described in the Supplemental Declaration to Condominium and Exhibit A to same to the condominium form of use and servitude in the Condominium Act, the Condominium Property Act, Title 55, Chapter 15, Idaho Code. Pursuant to the Decedent's gift under the Declaration of Condominium, the Decedent transferred Phase IV as originally described in the Declaration of Condominium, and Phase IV now consists of what is described in the Supplemental Declaration, Exhibit A and the Condominium Plat Map.

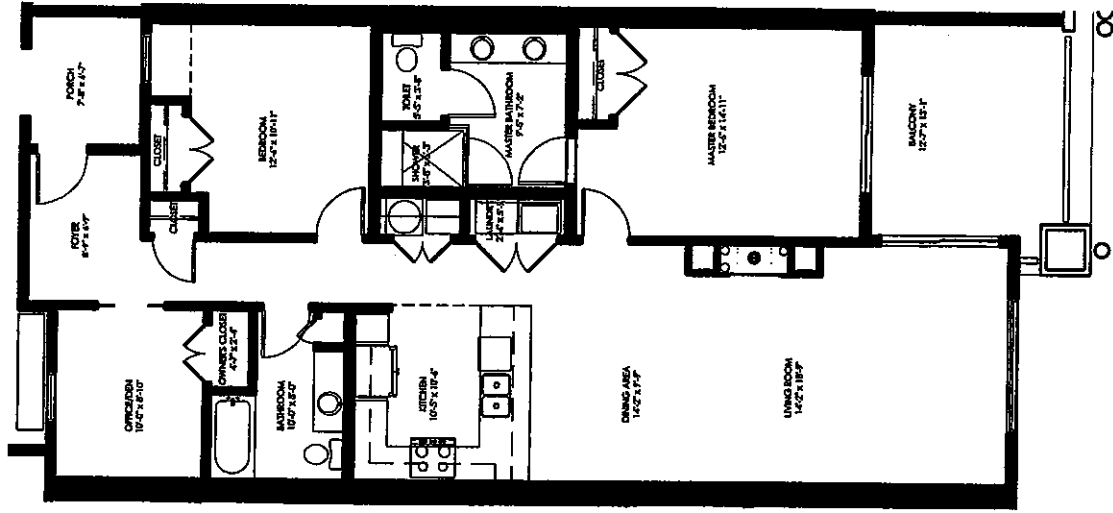


**WALTON H. CHANCEY**  
 & ASSOCIATES ARCHITECTS, P.A.

Printed: August 17, 2005







**PHASE IV  
UNIT TYPE B1-R NUMBERS:**

BUILDING # 8: 182
BUILDING # 8: 282
BUILDING # 8: 382
BUILDING # 8: 482
BUILDING # 8: 187
BUILDING # 8: 287
BUILDING # 8: 387
BUILDING # 8: 487

**UNIT TYPE B1-R AREAS:**

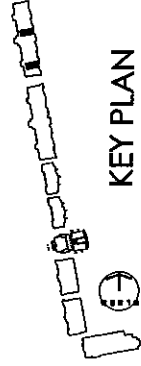
UNIT TYPE B1-R	1390 S.F.
UNIT TYPE B1-R - BALCONY	170 S.F.
TOTAL	1560 S.F.



**BUILDING #08: UNIT B1-R**



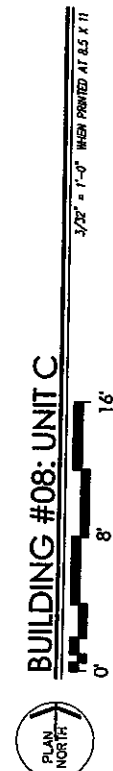
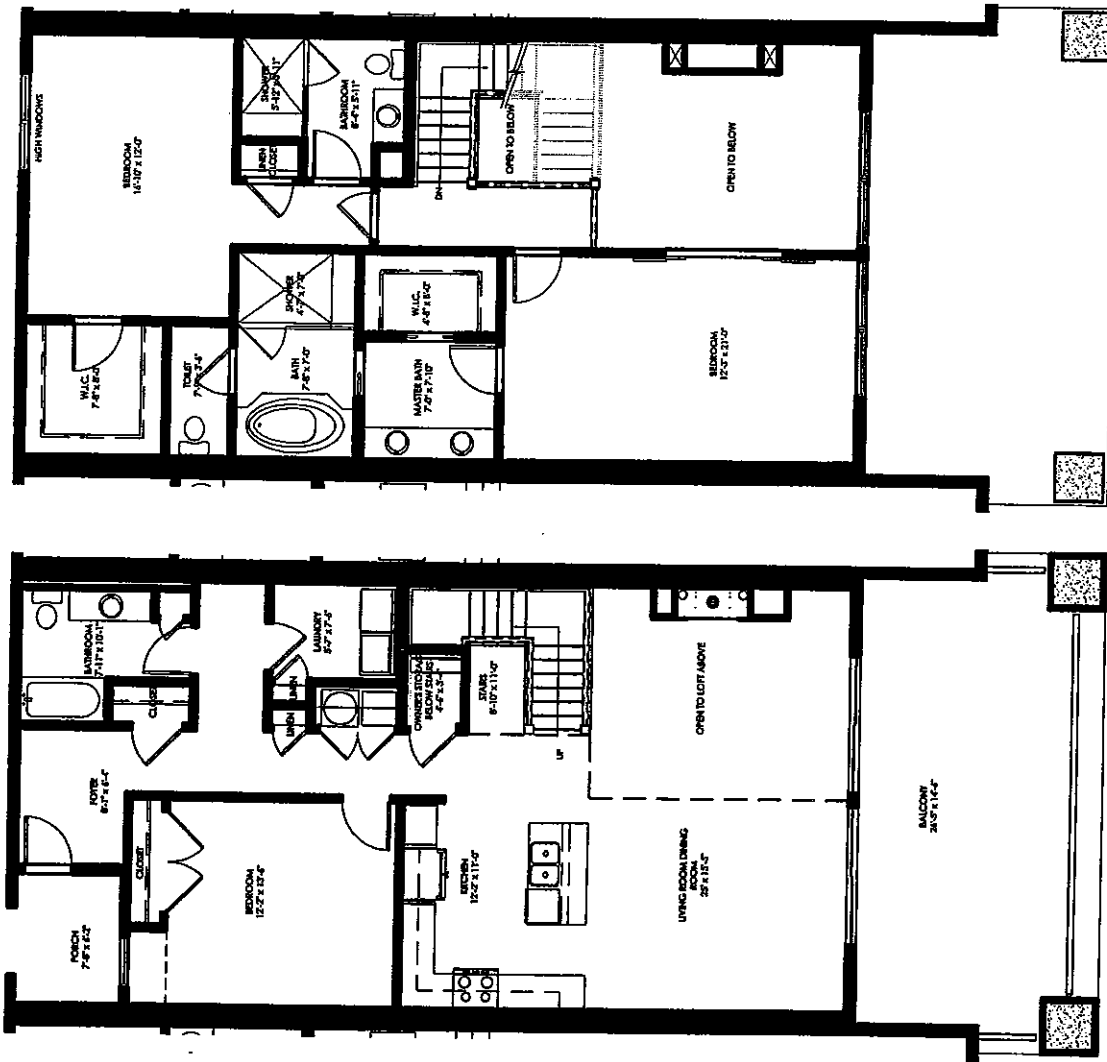
3/32" = 1'-0" NOT PRINTED AT 25 X 11"



**KEY PLAN**

**PHASE IV  
SEASONS CONDO PLAT MAP  
SEASONS AT SANDPOINT  
SANDPOINT, IDAHO**

Disclaimer: This plan is subject to the Phases IV as shown on the Condominium Plat Map and described in the Supplemental Declaration of Condominium. It is not a contract and does not constitute an offer. The use of this plan is subject to the Condominium Act, the U.S. Code, Title 41, Chapter 129, and the rules of the State of Idaho. The use of this plan is subject to the Condominium Act, the U.S. Code, Title 41, Chapter 129, and the rules of the State of Idaho. This plan is not intended to be construed as a contract or as a part of any other legal instrument.



PHASE IV  
**SEASONS CONDO PLAT MAP**  
SANDPOINT, IDAHO

**WALTON H. CHANCEY**  
& ASSOCIATES ARCHITECTS, P.A.  
Printed: August 18, 2005

Declaration of scheduling of this site and the Phase IV Property as shown on the Condominium Plat Map and described in the Supplemental Declaration to Condominium Property Act, 38A, S.C.A.S. 38-301, is hereby made by the Declarant in accordance with the provisions of the Idaho Condominium Property Act, 38A, S.C.A.S. 38-301, and the Supplemental Declaration to Condominium Property Act, 38A, S.C.A.S. 38-301, and the Declarant has reserved the right to describe the location of the Unit in the Supplemental Declaration, Exhibit A, and the Condominium Plat Map.

**EXHIBIT C-1**

**Phase IV**

**Legal Description**



**LEGAL DESCRIPTION OF  
PHASE IV PARCEL**

July 14, 2005

Being a parcel of land located in a portion of Section 23, Township 57 North, Range 2 West, B.M., Bonner County, Idaho more particularly described as follows:

COMMENCING at the northwest corner of said Section 23; thence  $N89^{\circ}55'47''E$  along the north line of said section, a distance of 130.95 feet to the intersection of said line with the easterly right-of-way line of the Burlington Northern-Santa Fe (B.N.S.F.) railroad; thence  $S10^{\circ}45'10''E$  along said easterly right-of-way line, a distance of 171.53 feet to the **POINT OF BEGINNING**;

thence  $S79^{\circ}14'50''W$ , 150.00 feet to a point on a line which is parallel with and 50.00 feet easterly of, as measured at right angles to, the centerline of said B.N.S.F. railroad; thence  $S10^{\circ}45'10''E$  along said parallel line, 364.11 feet; thence  $N79^{\circ}14'50''E$  to the Original Mean High Water Line of Lake Pend Oreille; thence northwesterly along said high water line to a point which bears  $N79^{\circ}14'50''E$  from the Point Of Beginning; thence  $S79^{\circ}14'50''W$  to the **POINT OF BEGINNING**.

**LEGAL DESCRIPTION OF  
PHASE II, BUILDINGS 5 & 6 CONDOMINIUM PARCEL**

July 14, 2005

That tract of land designated as the Phase II parcel, described below and shown on the attached Exhibit A, together with all improvements located thereon, including the structures designated as Buildings 5 & 6 and shown on the attached copy of the Seasons At Sandpoint Condo Plat Map – Phase II.

The description of said Phase II parcel follows:

A parcel of land located in a portion of Section 23, Township 57 North, Range 2 West, B.M., Bonner County, Idaho more particularly described as follows:

COMMENCING at the northwest corner of said Section 23; thence N89°55'47"E along the north line of said section, a distance of 130.95 feet to the intersection of said line with the easterly right-of-way line of the Burlington Northern-Santa Fe (B.N.S.F.) railroad; thence S10°45'10"E along said easterly right-of-way line, a distance of 171.53 feet; thence S79°14'50"W, 150.00 feet to a point on a line which is parallel with and 50.00 feet easterly of, as measured at right angles to, the centerline of said B.N.S.F. railroad; thence S10°45'10"E along said parallel line, 712.61 feet to the **POINT OF BEGINNING**;

thence continuing S10°45'10"E along said parallel line, 302.96 feet; thence N79°14'50"E to the Original Mean High Water Line of Lake Pend Oreille; thence northwesterly along said high water line to a point which bears N79°14'50"E from the Point Of Beginning; thence S79°14'50"W to the **POINT OF BEGINNING**.

**EXHIBIT D**

**Phase V**

**Condominium Plat Map**

157.4 N89°55'47"E  
22.93 130.95'

S10°45'10"E  
171.53'

S79°14'50"W  
150.00'

364.11'

IV

348.50'

III

S79°14'50"W

CENTRAL LINE OF RIGHT OF WAY  
S10°45'10"E  
302.95'

SIMPLE DOG WALK LINE

LAKE POND DREILLE  
U.S. GOV'T. RESERVE LINE

S79°14'50"W

II

447.75'

S79°14'50"W

V

N81°30'25"E

N79°28'53"E  
244.04'

123.12'

L1

L2

L3

L4

L5

L6



LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°15'36"E	82.24
L2	S84°17'10"E	43.00
L3	N74°18'17"E	79.00
L4	N79°14'51"E	36.00
L5	N8°45'20"W	85.14
L6	N7°57'26"W	19.47

EXHIBIT A

7/14/2005, MWD

**EXHIBIT D-1**

**Phase V**

**Legal Description**

**LEGAL DESCRIPTION OF  
PHASE V PARCEL**

August 16, 2004

Being a parcel of land located in a portion of Section 23, Township 57 North, Range 2 West, B.M., Bonner County, Idaho more particularly described as follows:

COMMENCING at the northwest corner of said Section 23; thence N89°55'47"E along the north line of said section, a distance of 130.95 feet to the intersection of said line with the easterly right-of-way line of the Burlington Northern-Santa Fe (B.N.S.F.) railroad; thence S10°45'10"E along said easterly right-of-way line, a distance of 171.53 feet; thence S79°14'50"W, 150.00 feet to a point on a line which is parallel with and 50.00 feet easterly of, as measured at right angles to, the centerline of said B.N.S.F. railroad; thence S10°45'10"E along said parallel line, 1463.31 feet to the **POINT OF BEGINNING**;

thence continuing S10°45'10"E along said parallel line, 123.12 feet; thence S34°16'36"E, 22.64 feet; thence S84°17'10"E, 43.00 feet; thence N74°12'17"E, 70.00 feet; thence N79°14'50"E, 30.00 feet; thence N10°45'10"W, 25.14 feet; thence N79°28'53"E, 244.04 feet; thence N17°25'26"W, 19.47 feet; thence N 81°30'25" E to the Original Mean High Water Line of Lake Pend Oreille; thence northwesterly along said high water line to a point which bears N79°14'50"E from the Point Of Beginning; thence S79°14'50"W to the **POINT OF BEGINNING**.

*g/coessell*  
FILED BY  
2006 FEB 15 10:51  
816.06  
MARIE SCOTT  
BONNER COUNTY RECORDER  
*MS*  
DEPUTY

## ESCROW AGREEMENT

THIS ESCROW AGREEMENT (the "Agreement") made as of this \_\_\_\_\_ day of June, 2004, by and between **BVG SANDPOINT, LTD.**, a Florida limited liability company, whose address is 777 South Harbor Island Boulevard, Suite 925, Tampa, FL 33602 (the "Developer") and **TOMLINSON BLACK**, whose address is 200 Main Street, Sandpoint, Idaho 83864 (the "Escrow Agent").

### WITNESSETH:

WHEREAS, Developer is engaged in the construction and development of a condominium in Bonner County, Idaho, to be known as SEASONS AT SANDPOINT.

WHEREAS, Developer shall be entering into Purchase and Sale Agreements with third parties for the purchase of condominium units in SEASONS AT SANDPOINT, and desires Escrow Agent to hold deposits made thereon by the Prospective Purchaser, in escrow, pursuant to terms and conditions outlined below.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Developer and Escrow Agent agree and acknowledge that Escrow Agent shall receive and hold Purchase and Sale Agreement deposits made on Purchase and Sale Agreements by Purchasers of units, in SEASONS AT SANDPOINT pursuant to the following terms and conditions:

A. RECEIPT. Escrow Agent shall furnish a receipt for each such deposit in a timely manner, as required by the Condominium Act, and deposit said sums to the escrow account or accounts maintained by Escrow Agent for SEASONS AT SANDPOINT.

B. DEPOSITS TO BE HELD IN ESCROW. Each earnest money deposit and all sales proceeds from a closing, as the case may be, shall be held in escrow by Escrow Agent pursuant to these presents, and the applicable Purchase and Sale Agreement forwarded by Developer to Escrow Agent with each deposit; however, Escrow Agent shall have no responsibility for enforcing or determining compliance by Developer or Purchaser with any provisions of said Purchase and Sale Agreement.

C. DEPOSITS ACCOUNT. All amounts paid by Purchaser shall be held in a special account pursuant to the provisions hereof and section D(4) below. The escrowed funds received by Escrow Agent hereunder may be deposited under separate accounts or in common escrow accounts or commingled with other escrow accounts handled by or received by Escrow Agent. Individual Records shall be maintained of all funds received by the Escrow Agent. The parties understand that the Purchaser shall not receive any interest on his or her deposit, unless said Purchaser closes on the Unit in accordance with the terms and conditions of the Purchase and Sale Agreement.

The escrowed funds shall at all reasonable times be available for withdrawal in full by Escrow Agent in accordance with this Agreement and the Purchase and Sale Agreement.

**D. RELEASE OF PURCHASE AGREEMENT FUNDS.** The escrowed Purchase and Sale Agreement funds shall be released from escrow by Escrow Agent only as follows:

1. If the Developer defaults under the Purchase and Sale Agreement, the escrow deposit shall be paid directly to the Purchaser upon written notice signed by Purchaser and Developer.

2. If a Purchaser defaults in the performance of his obligations under the Purchaser Contract, the Escrow Agent shall mail to the Purchaser a copy of the written notice of default delivered to Escrow Agent by Developer, upon its receipt. Purchaser shall then have seven (7) days following the mailing of the copy of said notice in which to deliver to Escrow Agent written notice that the Purchaser is disputing the default notice or to cure the default. If the Purchaser's written dispute notice is not actually received within seven (7) days following the mailing of the copy of default notice to Purchaser, or the default is not cured within that time, then the escrow deposit shall be paid directly to the Developer. If Purchaser's written dispute notice is timely received by Escrow Agent, then Escrow Agent's actions concerning such deposit shall be controlled by the dispute procedures provided herein.

3. If the escrow deposit of a Purchaser has not been previously disbursed in accordance with the provisions of section D(4) below, the deposit shall be disbursed to the Developer by Escrow Agent at the closing of the transaction, unless prior to the disbursement the Escrow Agent received from the Purchaser, written notice of a dispute between the Purchaser and the Developer or the Developer and Purchaser agree to other treatment in writing and present such writing to Escrow Agent.

4. The deposit delivered to Escrow Agent under a Purchase and Sale Agreement shall be placed in a special escrow account and the Developer may withdraw part or all of the funds deposited in said special escrow account; provided that any such funds withdrawn shall only be used for actual construction and development of the Condominium Property when the construction of improvements has begun and not for salaries, commissions, or expenses of salesmen or for advertising purposes.

**E. DUTIES OF ESCROW AGENT.** It is agreed that the duties of Escrow Agent are only such as are herein specifically provided, being purely ministerial in nature, and that Escrow Agent shall incur no liability whatever, except for its negligence or willful misconduct. Escrow Agent shall be under no responsibility in respect to any of the monies deposited with it other than faithfully to follow the instructions herein contained. Escrow Agent may confer with and take advice from counsel and shall be fully protected in any action taken in good faith in accordance with such advice. Escrow Agent shall not be required to defend any legal proceedings which may be instituted against it in respect to the subject matter of these instructions and unless requested to do so by Developer or Purchaser and indemnified to the satisfaction of Escrow Agent against the cost of such defense. Escrow Agent shall not be required to institute legal proceedings of any kind. Escrow Agent shall have no responsibility for the genuineness or validity of any document or other item deposited with it, and shall be fully protected in acting in accordance with any written instructions given to it hereunder and believed by it to have been signed by the proper parties. If there is any dispute as to whether Escrow Agent is obligated to deliver the escrow



monies, or as to whom the sum is to be delivered, Escrow Agent will not be obligated to make any delivery of the sum, but in such event may hold the sum until receipt by Escrow Agent of an authorization in writing signed by all the persons having interest in such dispute, directing the disposition of the sum, or in the absence of such authorization, Escrow Agent may hold the sum until the final determination of the rights of the parties in an appropriate proceeding. If such written authorization is not given, or proceedings for such determination are not begun and diligently continued, Escrow Agent shall have the right, but not the obligation, to bring an appropriate action or proceeding for leave to deposit the sum in court by interpleader or otherwise, pending such determination, and thereupon shall be relieved from any further responsibilities or liabilities in connection with such deposit or deposits, unless attributed to its negligence or willful misconduct. In making delivery of the monies in the manner provided for in this Agreement, Escrow Agent shall have no further liability in the matter.

F. **RELIANCE**. Developer agrees that where any further instructions, documents or papers are delivered to Escrow Agent in connection with said escrow by either Developer or by a Purchaser of a Unit, Escrow Agent can assume and rely upon the assumption that said documents or papers are genuine, executed by the person or persons by whom the same purport to be executed, and that the person presenting or tendering the same is duly authorized so to do. Where any documents, papers or money are to be delivered or paid over to the agent of any party and such agent has apparent authority in writing and Escrow Agent relies on such apparent authority and delivers such documents or papers or pays out any money in good faith, Escrow Agent shall not be liable to Developer or to any Purchaser of a Unit or any third persons for any loss or damage growing out of or occasioned thereby. The exoneration of Escrow Agent from liability hereunder shall not be applicable in cases of willful default or fraud upon the part of Escrow Agent or its servants, agents or employees.

G. **TERMINATION**. Either Escrow Agent or Developer shall have the right to terminate this Agreement as it affects any future deposits to be made by giving written notice of such termination. In such event, no further deposits hereunder shall be made, but the parties shall remain bound by the terms of this Agreement as to the then existing deposits unless adequately managed by agreement with a successor Escrow Agent.

H. **SEVERABILITY**. If any provision hereof shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity only, without invalidating the remainder of such provisions or of the remaining provisions of this Agreement.

I. **IDAHO CONTRACT**. This Agreement shall be deemed a Idaho contract and shall be construed according to the laws of the State of Idaho, regardless whether this Agreement is executed by certain of the parties hereto in other states.

J. **BINDING EFFECT**. This Agreement shall bind the successors and assigns of the parties hereto. It constitutes the entire understanding of the parties, and it may not be modified except in writing.

K. **COUNTERPARTS**. This Agreement may be executed in several counterparts, each of which shall be deemed an original.

L. EXECUTION. This Agreement shall not be effective nor shall it have any force and effect whatsoever until all of the parties hereto have duly executed this Agreement.

M. DESCRIPTIVE HEADINGS. The descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Witnesses:

"DEVELOPER":

**BVG SANDPOINT, LTD**, a Florida limited partnership

By: **BVG Sandpoint, Inc.**, a Florida corporation

By: [Signature]  
Print Name: C. Joe Heinberg  
Print Title: President

"ESCROW AGENT":

**TOMLINSON BLACK**

By: [Signature]  
Print Name: Jeff Bond  
Print Title: Owner/Broker