

Recorded at the Request of,
And please return to: Gil Pierce
Greenstone-Kootenai II, INC.
1421 N. Meadowwood Lane, Suite 200
Liberty Lake, WA 99019

DECLARATION OF ANNEXATION

NORTH PLACE EAST PRELIM (Revised 1-14-21) and NORTH PLACE EAST REZONE
(Revise 1-14-21)
CITY OF POST FALLS
KOOTENAI COUNTY, IDAHO

This Declaration of Annexation is made on the date hereinafter set forth, by GREENSTONE-KOOTENAI II, INC., an Idaho corporation ("Declarant"), with reference to the following facts:

A. Declarant is the developer of a certain tract of land located in the City of POST FALLS, Kootenai County, Idaho, being a mixed use planned unit development commonly known as North Place, which development is governed by that certain Master Declaration of Covenants, Conditions, and Restrictions, dated July 26, 2016 and recorded July 28, 2016 as Document No. 2555551000, official records of Kootenai County, Idaho (the "Master Declaration"), the definitions and terms of which Master Declaration are incorporated herein by this reference.

B. Declarant is the purchaser/developer of the following property in the vicinity of the North Place project, but which has not yet been subjected to the Master Declaration (the "Annexed Property"):

SEE ATTACHED LEGAL DISCRPTIONS OF EXHIBIT A and
EXHIBIT B

C. Declarant desires to subject the Annexed Property to the North Place project, as provided in this Declaration of Annexation.

NOW, THEREFORE, the Declarant declares as follows:

I. Annexation. Pursuant to the rights reserved to Declarant under Article 15 of the Master Declaration, the Annexed Property is hereby made subject to the Master Declaration and shall for all purposes be a part of the North Place Project, effective on the date of recordation of the above-referenced Plat. The Annexed Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved, subject to the declarations, limitations, covenants, conditions, restrictions, and easements set forth in the Master Declaration, all of which are for the purpose of enhancing and protecting the value and attractiveness of the entire North Place Project. All of the limitations, covenants, conditions, restrictions, and easements set forth in the Master Declaration shall constitute covenants and encumbrances which shall run with the Annexed Property for the benefit of the entire Project, and shall be perpetually binding upon

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ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

DECLARATION OF ANNEXATION

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Declarant and its successors-in-interest and assigns, and all parties having or acquiring any right, title or interest in or to any part of the Annexed Property.

2. Grant and Reservation of Easements. Declarant hereby grants to all Owners of Lots in the Annexed Property all rights and easements created for the benefit of the entire Project, which rights and easements are reserved to Declarant in the Master Declaration. Declarant also hereby reserves from all Owners of Lots in the Annexed Property, and grants to the Owners of Lots in previously Annexed Phases, all rights and easements which were reserved to Declarant under the Master Declaration.

3. Master Association Assessments. Without limiting the generality of the foregoing, Declarant, for each Lot owned within the Annexed Property, hereby covenants, and each Owner of any Lot within the Annexed Property, by acceptance of a deed therefore, is hereby deemed to covenant and agree to pay to North Place Master Association (the "Association") regular monthly assessments or charges, and extraordinary and special assessments for capital improvements and unexpected expenses, all according to the Master Declaration.

4. Common Area. Those portions of the Annexed Property identified on the Plat, being park areas, shall be deemed "Common Area," which shall be owned in fee and maintained by the Master Association according to the Master Declaration.

The undersigned, being the Declarant herein, has executed this Declaration of Annexation on this 3rd day of February 2021.

DECLARANT

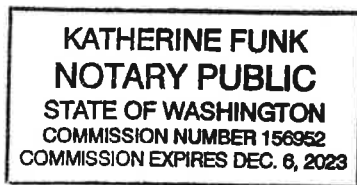
GREENSTONE-KOOTENAI II, INC.,
an Idaho Corporation

By: 
KEVIN SCHNEIDMILLER, Vice
President

STATE OF WASHINGTON)
)
County of Spokane)

On this 3rd day of February, 2021 before me, Katherine Funk, a Notary Public and for the State of Washington, personally appeared KEVIN SCHNEIDMILLER, known or identified to me to be the Vice President of GREENSTONE-KOOTENAI II, INC., the corporation that executed the instrument and the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Katherine Funk
Notary Public for Washington
Residing at Hayden, Idaho
My Commission Expires on
December 6, 2023

EXHIBIT A

Legal Description
For
North Place East Rezone
(12-9-20)
(Revised 1-7-21)
(Revised 1-14-21)

All of Lots 2 thru 5, Lots 11 thru 15, Lots 18 thru 22, and Lots 27 thru 31 of Post Falls Irrigation Tracts, Recorded in Book C of Plats, Page 78, together with all Rights of Way lying adjacent to said Lots and together with that portion of the Northwest Quarter of Section 26, Township 51 North, Range 5 West, Boise Meridian, in the City of Post Falls, Kootenai County, Idaho, lying Northwesterly of said Post Falls Irrigation Tracts.

EXCEPT Idaho Street and Prairie Avenue Rights of Way.

ALSO EXCEPT portions of Lots 22 and 27 of said Post Falls Irrigated Tracts, and a portion of the Northwest Quarter of said Section 26, described as follows:

COMMENCING at the West Quarter corner of said Section 26; thence S88°48'49"E along the South Line of the Northwest Quarter of said Section 26 a distance of 30.00 feet to the Easterly Right of Way Line of Idaho Road and the POINT OF BEGINNING; thence N00°39'55"E along said Right of Way line a distance of 585.14 feet; thence leaving said Right of Way Line S56°04'36"E a distance of 64.93 feet; thence S70°43'20"E a distance of 60.97 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 589.17 feet and a chord bearing and distance of N68°10'03"E, 343.48 feet; thence Northeasterly along said curve through a central angle of 33°53'44" an arc distance of 348.54 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 435.50 feet and a chord bearing and distance of N42°02'21"E, 41.39 feet; thence Northeasterly along said curve through a central angle of 05°26'49" an arc distance of 41.40 feet to the beginning of a reverse curve concave to the Southeast and having a radius of 1097.50 feet and a chord bearing and distance of N45°11'39"E, 224.80 feet; thence Northeasterly along said curve through a central angle 11°45'24" an arc distance of 225.20 feet; thence N52°40'12"E a distance of 57.00 feet to the beginning of a non-tangent curve concave to the Southeast and having a radius of 897.50 feet and a chord bearing and distance of N57°42'39"E, 102.73 feet; thence Northeasterly along said curve through a central angle of 6°33'43" an arc distance of 102.79 feet to the beginning of a compound curve concave to the Southeast and having a radius of 510.00 feet and a chord bearing and distance of N74°21'39"E, 235.85 feet; thence Northeasterly along said curve through a central angle of 26°44'17" an arc distance of 238.00 feet to the beginning of a reverse curve concave to the North and having a radius of 941.50 feet and a chord bearing and distance of N84°56'38"E, 91.53 feet; thence Easterly along

said curve through a central angle of 05°34'20" an arc distance of 91.56 feet to the beginning of a reverse curve concave to the South and having a radius of 858.50 feet and a chord bearing and distance of S88°28'15"E, 279.59 feet; thence Easterly along said curve through a central angle of 18°44'35" an arc distance of 280.84 feet to the beginning of a non-tangent curve concave to the Southwest and having a radius of 4107.32 feet and a chord bearing and distance of S87°31'52"E, 62.64 feet; thence Southeasterly along said curve through a central angle of 00°52'26" an arc distance of 62.64 feet to the beginning of a compound curve concave to the Southwest and having a radius of 3420.03 feet and a chord bearing and distance of S85°57'56"E, 134.74 feet; thence Southeasterly along said curve through a central angle of 02°15'27" an arc distance of 134.75 feet to the beginning of a compound curve concave to the Southwest and having a radius of 3289.68 feet and a chord bearing and distance of S84°06'16"E, 84.07 feet; thence Southeasterly along said curve through a central angle of 01°27'51" an arc distance of 84.07 feet to the beginning of a reverse curve concave to the North and having a radius of 478.17 feet and a chord bearing and distance of S88°35'22"E, 86.96 feet; thence Easterly along said curve through a central angle of 10°26'02" an arc distance of 87.08 feet to the beginning of a reverse curve concave to the South and having a radius of 551.08 feet and a chord bearing and distance of N89°36'36"E, 65.68 feet; thence Easterly along said curve through a central angle of 06°49'57" an arc distance of 65.72 feet; thence S86°58'25"E a distance of 9.02 feet; thence S87°12'45"E a distance of 9.02 feet; thence S88°12'18"E a distance of 65.95 feet; thence S00°55'18"W a distance of 32.50 feet; thence S12°29'33"E a distance of 47.26 feet; thence S05°08'07"W a distance of 43.73 feet to the beginning of a non-tangent curve concave to the Southwest and having a radius of 3536.31 feet and a chord bearing and distance of S13°30'26"E, 82.80 feet; thence Southeasterly along said curve through a central angle of 01°20'30" an arc distance of 82.80 feet to the beginning of a compound curve concave to the Southwest and having a radius of 732.50 feet and a chord bearing and distance of S01°27'09"E, 289.16 feet; thence Southeasterly along said curve through a central angle of 22°46'04" an arc distance of 291.08 feet to the beginning of a non-Tangent curve concave to the Southeast and having a radius of 2585.03 feet and a chord bearing and distance of S10°18'03"W, 98.90 feet; thence Southwesterly along said curve through a central angle of 02°11'32" an arc distance of 98.91 feet to the beginning of a compound curve concave to the Southeast and having a radius of 2267.50 feet and a chord bearing and distance of S06°38'19"W, 203.05 feet; thence Southwesterly along said curve through a central angle of 05°07'56" an arc distance of 203.11 feet; thence S22°36'42"E a distance of 85.03 feet; thence S00°12'15"W a distance of 143.75 feet to intersection with the South Line of said Northwest Quarter; thence N88°48'49"W along said South Line a distance of 1895.25 feet to the POINT OF BEGINNING.

Subject to all easements of record

Containing 239.63 Acres more or less



EXHIBIT B

Legal Description
For
North Place East Prelim
(Revised 1-14-21)

All of Lots 25 and 26, a portion of Lots 27 and 22 of Post Falls Irrigated Tracts, Recorded in Book C of Plats, Page 78 together with a portion of the Northwest Quarter of Section 26, Township 51 North, Range 5 West, Boise Meridian, in the City of Post Falls, Kootenai County, Idaho, all of which is described as follows:

COMMENCING at the West Quarter corner of said Section 26; thence S88°48'49"E along the South Line of the Northwest Quarter of said Section 26 a distance of 30.00 feet to the Easterly Right of Way Line of Idaho Road; thence N00°39'55"E along said Right of Way a distance of 20.00 feet to the POINT OF BEGINNING; thence continuing N00°39'55"E along said Right of Way line a distance of 565.14 feet; thence leaving said Right of Way Line S56°04'36"E a distance of 103.89 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 589.17 feet and a chord bearing and distance of S63°16'54"W, 484.75 feet; thence Northeasterly along said curve through a central angle of 48°35'02" an arc distance of 499.58 feet to the beginning of a non-tangent curve concave to the Southeast and having a radius of 836.00 feet and a chord bearing and distance of N45°05'00"E, 149.79 feet; thence Northeasterly along said curve through a central angle of 10°16'48" an arc distance of 149.99 feet; thence N60°22'59"E a distance of 57.52 feet to the beginning of a non-tangent curve concave to the Southeast and having a radius of 551.04 feet and a chord bearing and distance of N69°29'19"E, 277.15 feet; thence Northeasterly along said curve through a central angle of 29°07'46" an arc distance of 280.15 feet to the beginning of a reverse curve concave to the North and having a radius of 2733.50 feet and a chord bearing and distance of N82°42'34"E, 128.20 feet; thence Northeasterly along said curve through a central angle of 02°41'14" an arc distance of 128.21 feet to the beginning of a reverse curve concave to the South and having a radius of 807.66 feet and a chord bearing and distance of N85°31'19"E, 117.07 feet; thence Easterly along said curve through a central angle of 08°18'44" an arc distance of 117.17 feet to the beginning of a compound curve concave to the South and having a radius of 4107.32 feet and a chord bearing and distance of S88°42'29"E, 231.36 feet; thence Easterly along said curve through a central angle of 03°13'40" an arc distance of 231.39 feet to the beginning of a compound curve concave to the Southwest and having a radius of 3420.03 feet and a chord bearing and distance of S85°57'56"E, 134.74 feet; thence Southeasterly along said curve through a central angle of 02°15'27" an arc distance of 134.75 feet to the beginning of a compound curve concave to the Southwest and having a radius of 3289.68 feet and a chord bearing and distance of S84°06'16"E, 84.07 feet; thence Southeasterly along said curve through a central angle of 01°27'51" an

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Subject to all easements of record

Containing 37.14 Acres more or less

