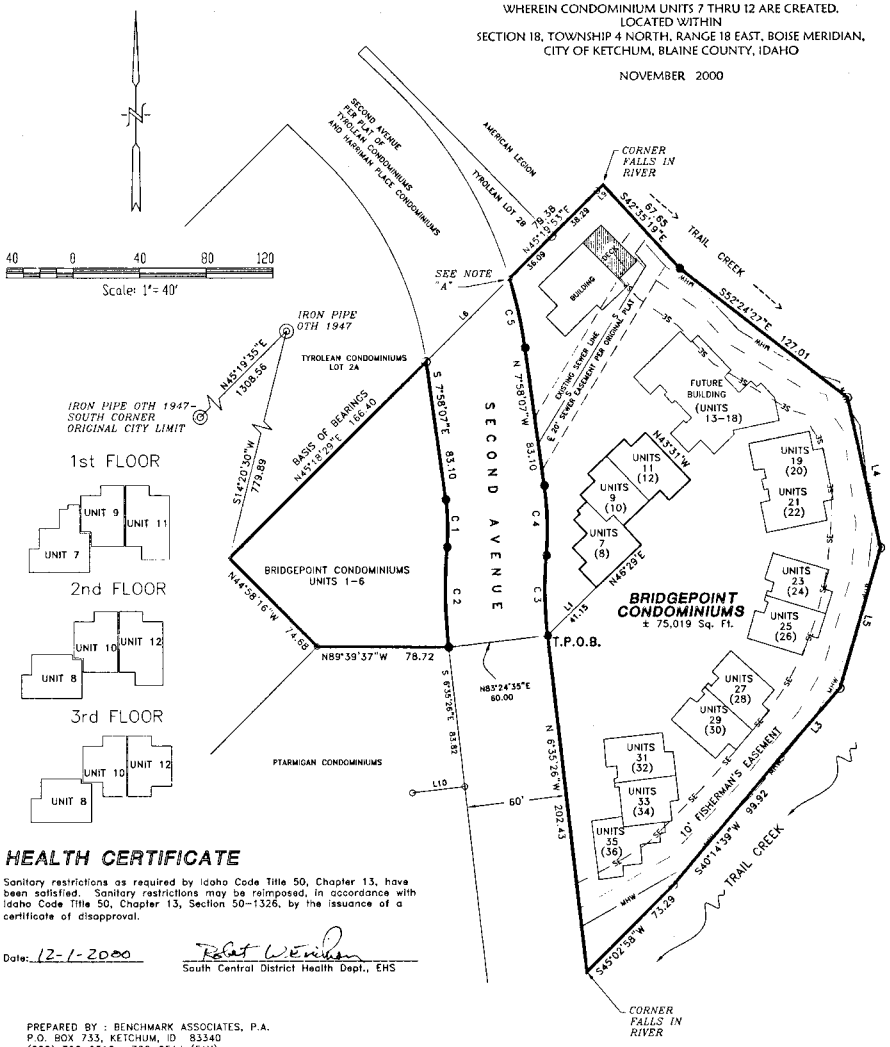
BRIDGEPOINT CONDOMINIUMS : PHASE 2 : UNITS 7 - 12

WHEREIN CONDOMINIUM UNITS 7 THRU 12 ARE CREATED.
LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

NOVEMBER 2000



NOTES:

1. A 10' WIDE FISHERMAN'S PEDESTRIAN ACCESS EASEMENT IS HEREBY DEDICATED TO THE PUBLIC ALONG THE WESTERLY BANK OF TRAIL CREEK. SAID EASEMENT SHALL SHIFT TO FOLLOW ANY CHANGES IN THE LOCATION OF THE RIVER BANK.

2. A 25' WIDE SCENIC EASEMENT AND RIPARIAN SETBACK SHALL EXIST ALONG THE WESTERLY BANK OF TRAIL CREEK. THERE SHALL BE NO CONSTRUCTION OF ANY FENCE, WALL, DECK OR OTHER STRUCTURE WITHIN SAID EASEMENT EXCEPT AS EXPRESSLY PERMITTED IN THE CITY OF KETCHUM DESIGN REVIEW APPROVALS FOR BUILDING 1, APPROVED APRIL 24, 2000 AND BUILDING 2, APPROVED APRIL 12, 1999, AND SAID EASEMENT SHALL SHIFT TO FOLLOW ANY CHANGES IN THE LOCATION OF THE RIVER BANK. RIPARIAN VEGETATION SHALL BE MAINTAINED IN IT'S NATURAL STATE FOR THE PROTECTION AND STABILIZATION OF THE RIVER BANK, AND REMOVAL OF TREES OR OTHER VEGETATION MUST BE APPROVED BY CITY DESIGN REVIEW SET FORTH IN SUBSECTION 15.6 AND SECTION XVII OF KETCHUM ZONING ORDINANCE.

3. THE CONDOMINIUM DECLARATION FOR BRIDGEPOINT CONDOMINIUMS PHASE 2 IS RECORDED AS INSTRUMENT NO._____, RECORDS OF BLAINE COUNTY, IDAHO.

4. MAINTENANCE OF ALL UTILITIES WITHIN THE COMMON AREA IS THE RESPONSIBILITY OF THE BRIDGEPOINT CONDOMINIUM HOMEOWNERS ASSOCIATION.

5. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS THE EXISTING PHYSICAL BOUNDARIES OF A UNIT AS ORIGINALLY CONSTRUCTED OR RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS SHOWN ON THIS PLAT.

6. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING; VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS.

7. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.

8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO U.S.C.& G.S DATUM.

9. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AREA AND LIMITED COMMON AREA.

NOTE "A": ½" REBAR LIES S07°21'02"W, 1.50' FROM TRUE CORNER.

LINE TABLE

No.	Direction	Length
1	N45°38'44"E	41.15
3	S41°02'25"W	54.72
4	S12°24'07"E	91.79
5	S16°14'10"W	87.37
6	N45°18'29"E	70.70
7	N45°18'29"E	7.98
8	N45°18'29"E	15.65
9	N45°19'53"E	5.00
10	S83°11'46"W	31.63

CURVE TABLE

No.	Delta	Radius	Arc Length	Tangent	Chord
1	12°48'28"	128.28	28.22	14.17	28.17 S 1°33'53"E
2	11°25'47"	300.79	59.99	30.09	59.89 S00°52'34"E
3	11°25'47"	240.79	48.02	24.09	47.94 N00°52'32"W
4	12°48'28"	186.28	41.84	20.91	41.55 N 1°33'53"W
5	9°00'30"	270.00	42.45	21.27	42.41 N12°28'22"W

LEGEND:

- PROPERTY BOUNDARY
- MHW — MEAN HIGH WATER
- SE — SE — 25' SCENIC EASEMENT
- 10' FISHERMAN'S EASEMENT
- ( ) INDICATES UPPER UNIT
- ○ FOUND 1/2" REBAR
- ○ FOUND 5/8" REBAR
- ● SET 5/8" x 30" REBAR

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: 12-1-2000

Robert W. Erickson
South Central District Health Dept., EHS

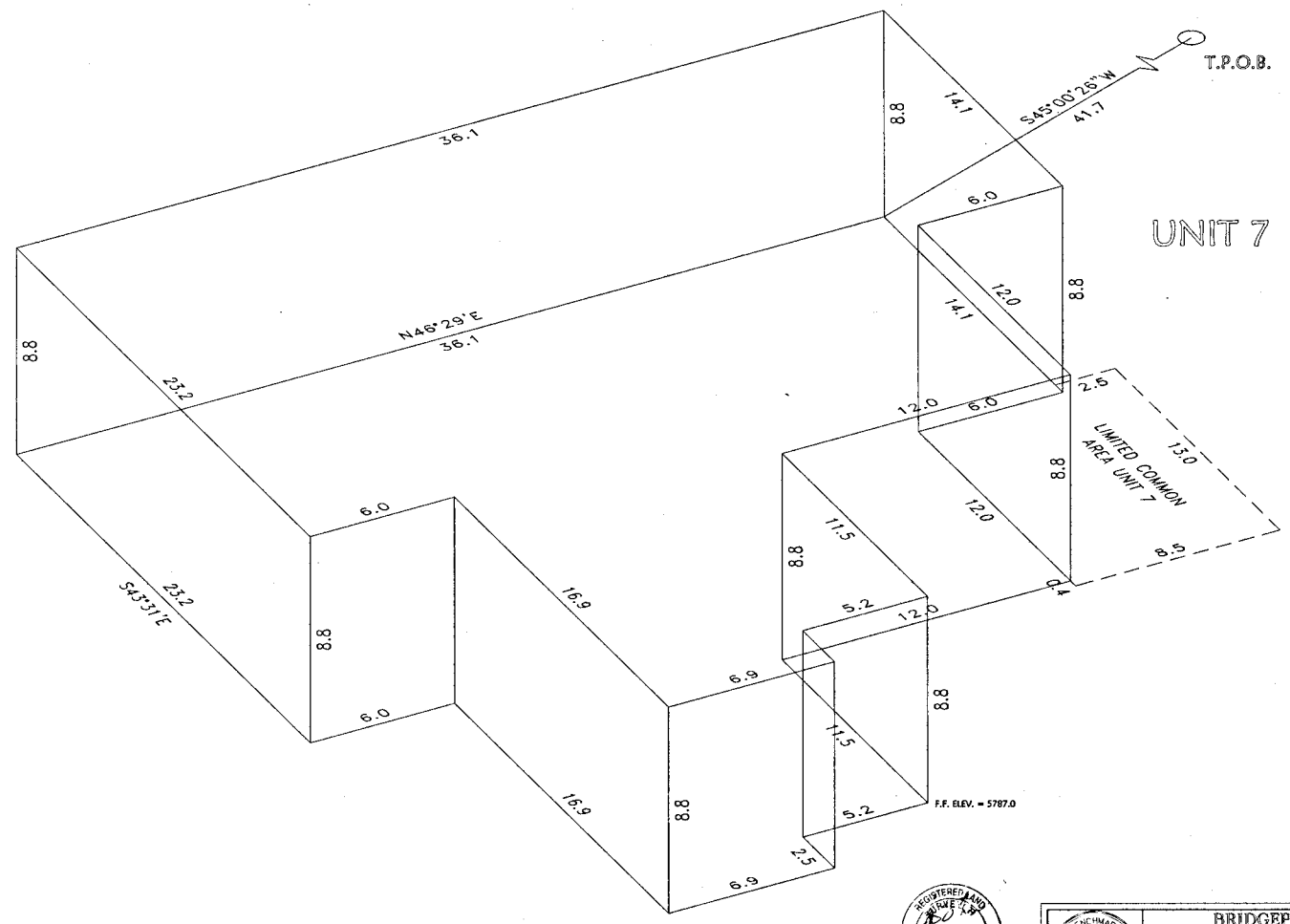
REGISTERED LAND SURVEYOR 13345 STATE OF IDAHO JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, KETCHUM, ID 83340
(208) 726-9512 : 726-9514 (FAX)
E-MAIL: bma@micron.net

BENCHMARK ASSOCIATES

BRIDGEPOINT
CONDOMINIUMS PHASE 2
UNITS 7 - 12
LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: HOLT AND CO.

A REPLAT	DRAWN BY: DCS	DATE: 11/22/00
PROJECT NO. 00356	PLOT FILE 00356PG1.DWG	SHEET 1 OF 8



PREPARED BY : BENCHMARK ASSOCIATES, P.A.
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REGISTERED LAND SURVEYOR
4345
11/11/00
STATE OF IDAHO
JAMES E. ROBINSON

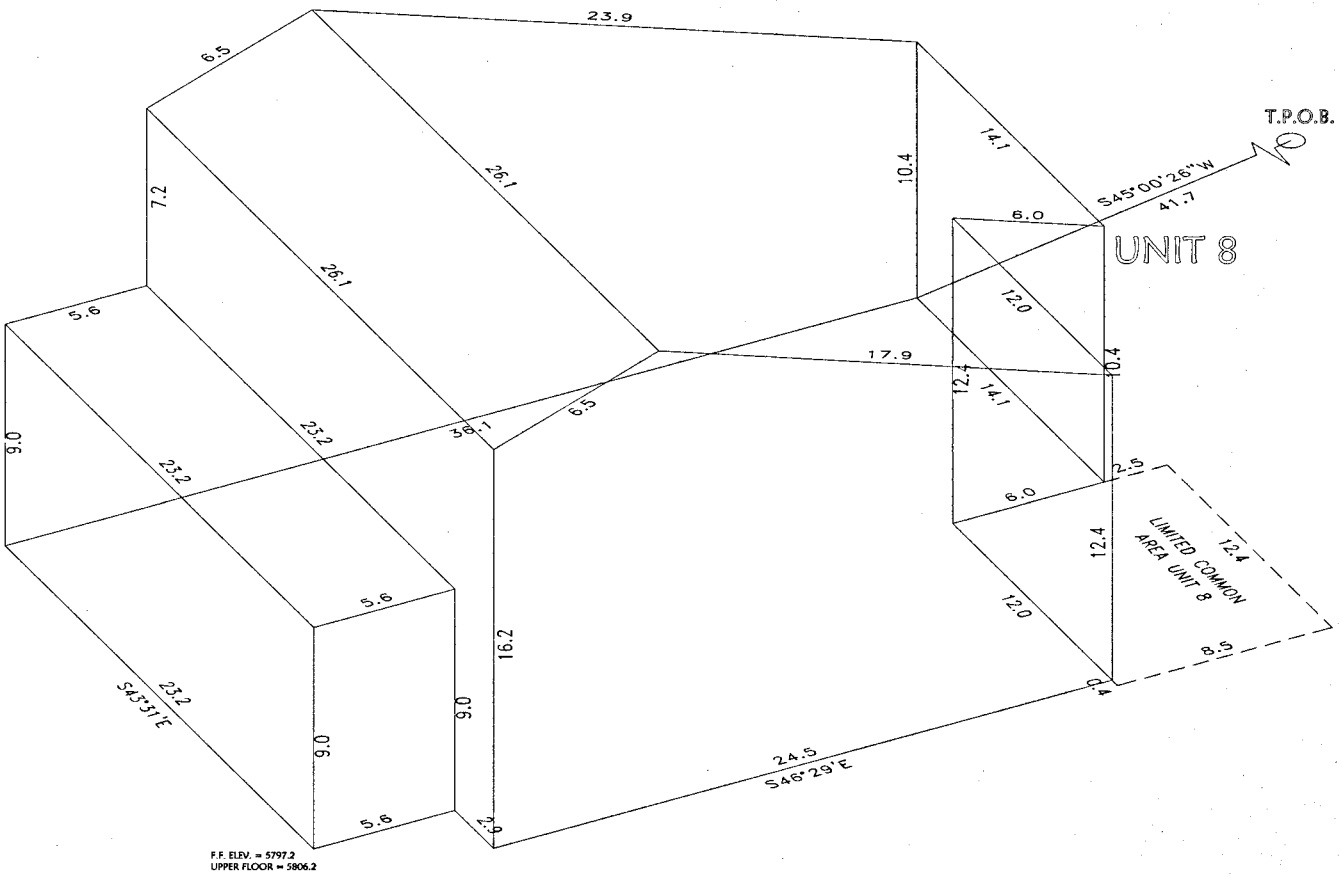
BRIDGEPOINT CONDOMINIUMS PHASE 2

WHEREIN CONDOMINIUM UNITS 7 THRU 12 ARE CREATED.

LOCATED WITHIN
SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A REPLAT	DRAWN BY: DCS	DATE: 11/10/00
PROJECT NO. 00356	PLOT FILE 00356PG1.DWG	SHEET 2 OF 8



REGISTERED LAND SURVEYOR
4345
12/11/00
STATE OF IDAHO
JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
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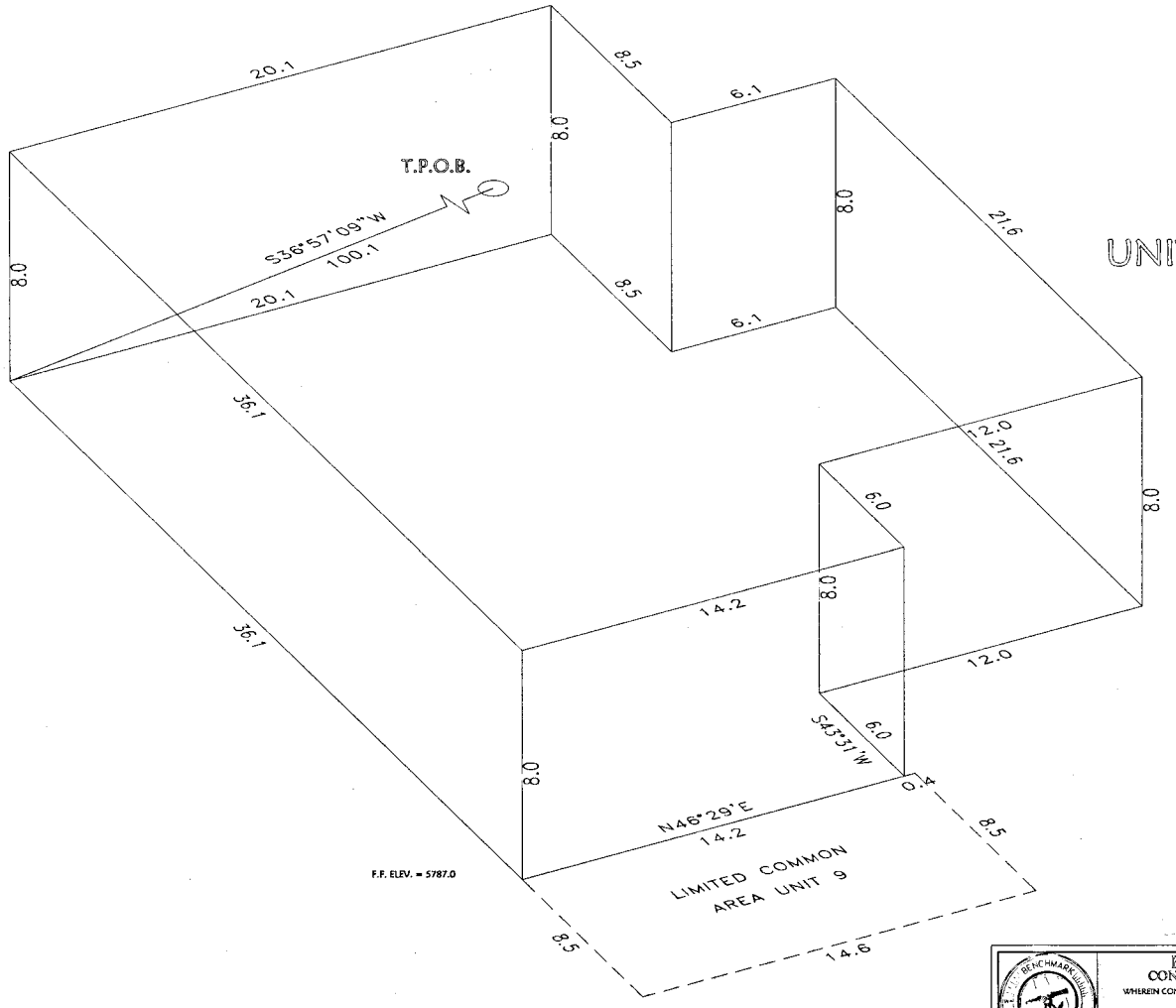
BRIDGEPOINT
CONDOMINIUMS PHASE 2

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CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A REPLAT	DRAWN BY: DCS	DATE: 11/10/00
PROJECT NO. 00356	PLOT FILE 00356PG1.DWG	SHEET 3 OF 8



REGISTERED LAND SURVEYOR
4345
12/11/00
STATE OF IDAHO
JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
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BENCHMARK ASSOCIATES

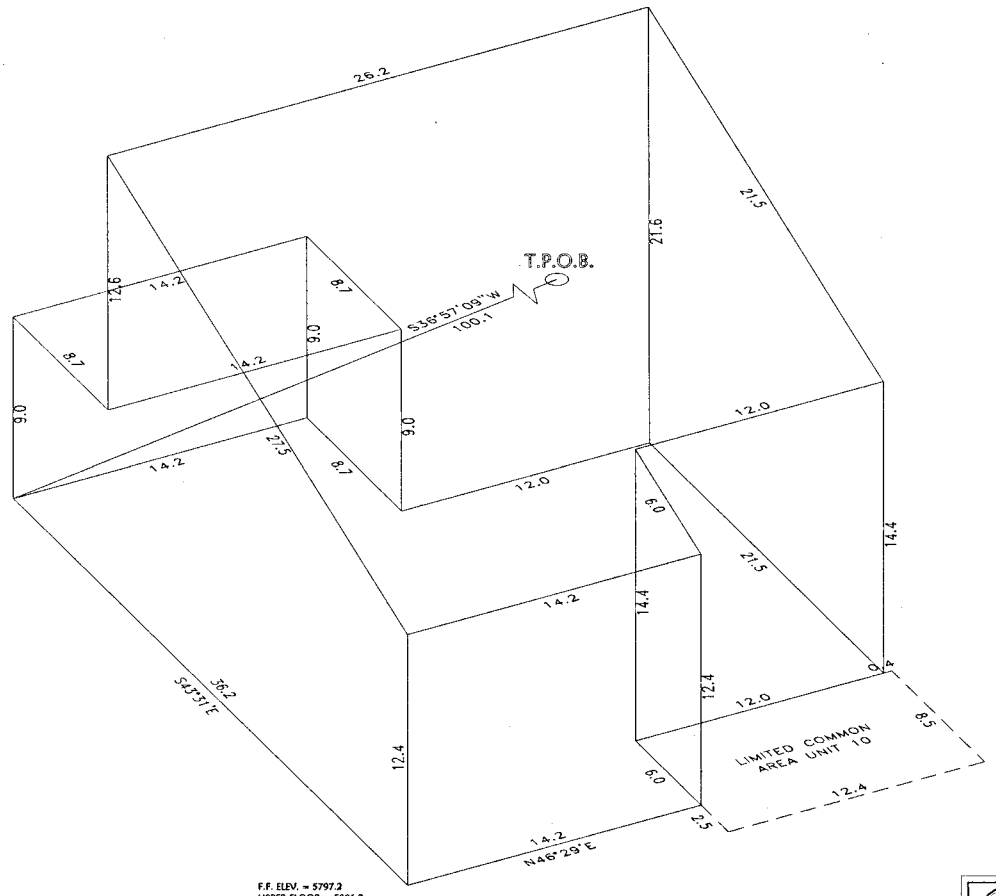
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CONDOMINIUMS PHASE 2

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CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A REPLAT	DRAWN BY: DCS	DATE: 11/10/00
PROJECT NO. 00356	PLOT FILE 00356P01.DWG	SHEET 4 OF 8



F.F. ELEV. = 5797.2
UPPER FLOOR = 5806.2

REGISTERED IDAHO PROFESSIONAL LAND SURVEYOR
11345
12/1/00
STATE OF IDAHO
JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733, KETCHUM, ID 83340
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E-MAIL: bma@micron.net

BENCHMARK ASSOCIATES

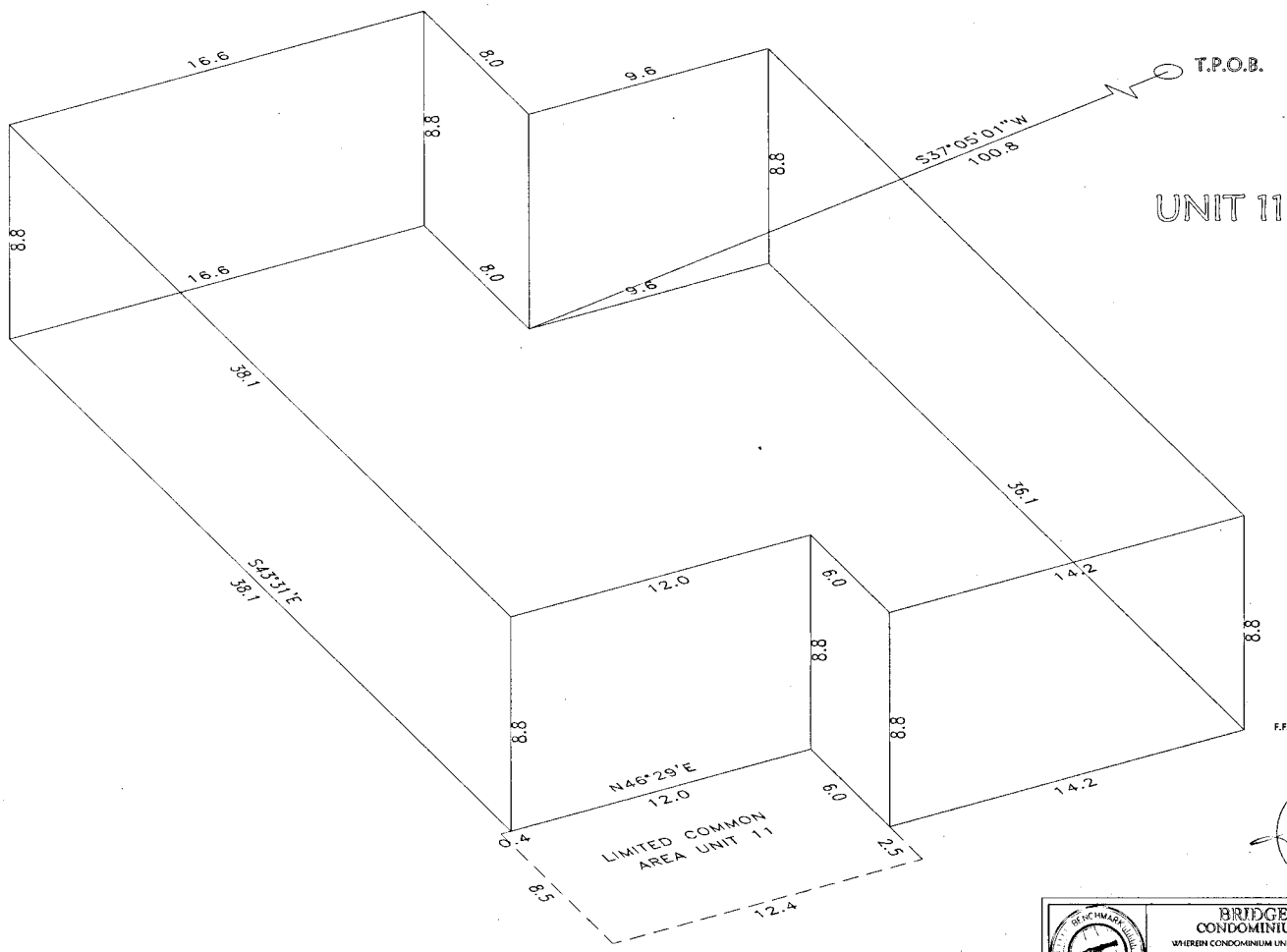
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CONDOMINIUMS PHASE 2

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LOCATED WITHIN
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CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: HOLT AND CO.

A REPLAT	DRAWN BY: DCS	DATE: 11/10/00
PROJECT NO. 00356	PLOT FILE 00356PG1.DWG	SHEET 5 OF 8



REGISTERED LAND SURVEYOR
345
12/11/00
STATE OF IDAHO
JAMES E. ROBINSON

PREPARED BY : BENCHMARK ASSOCIATES, P.A.
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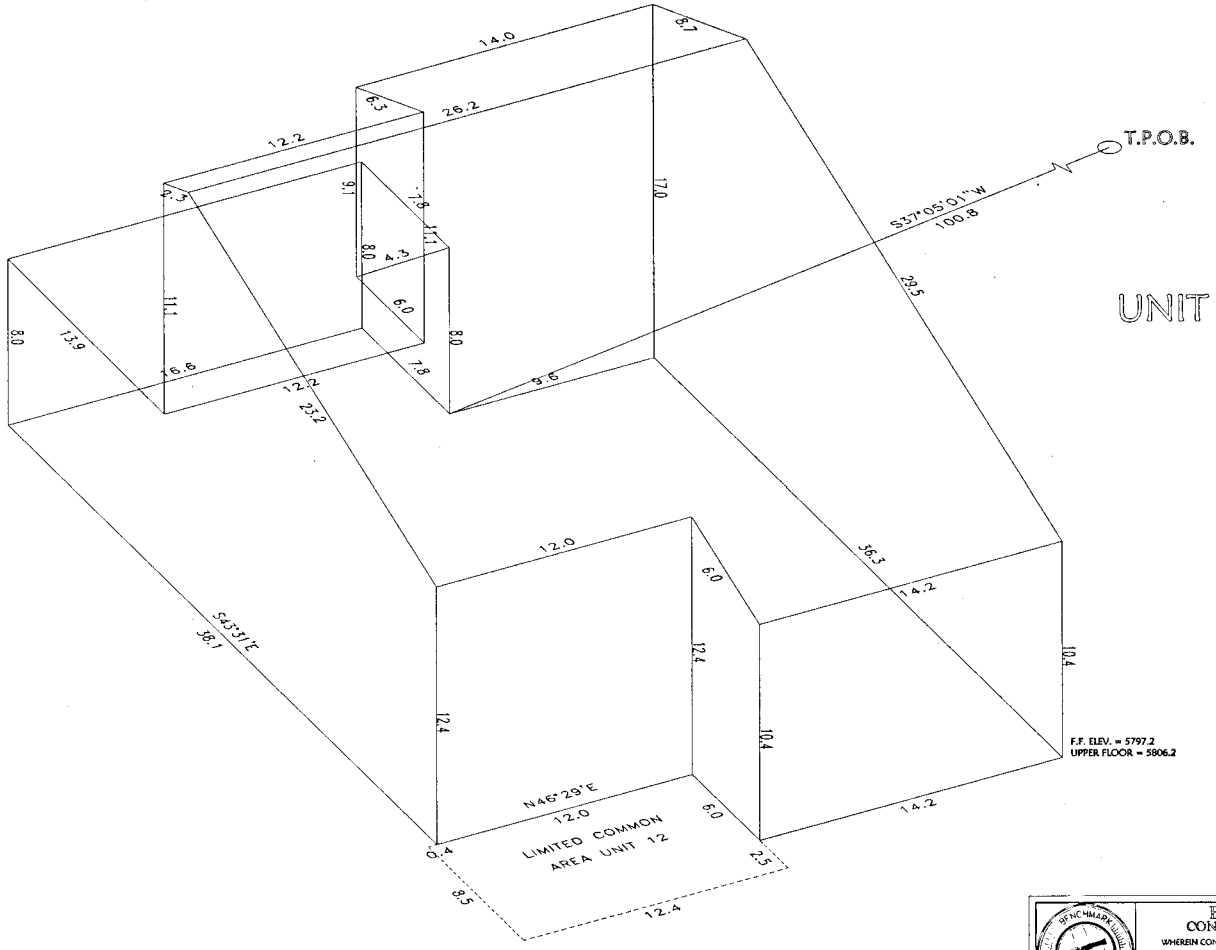
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PROJECT NO. 00356	PLOT FILE 00356PG1.DWG	SHEET 6 OF 8



PREPARED BY : BENCHMARK ASSOCIATES, P.A.
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PREPARED FOR: HOLT AND CO.

A REPLAT	DRAWN BY: DCS	DATE: 11/10/00
PROJECT NO. 00356	PLOT FILE 00356PG1.DWG	SHEET 7 OF 8

BRIDGEPOINT CONDOMINIUMS : PHASE 2 : UNITS 7 - 12

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that B-POINT, L.L.C., an Idaho limited liability company does hereby certify that it is the owner of a certain parcel of land described as follows:

A parcel of land within Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho, more particularly described as follows:

TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN
SECTION 18, KETCHUM, BLAINE COUNTY, IDAHO

A portion of BRIDGEPOINT CONDOMINIUMS, according to the official plat thereof, recorded as Instrument No. 201808, records of Blaine County, Idaho, said portion being more particularly described by meles and bounds as follows:

Commencing at the most westerly corner of said Bridgepoint Condominiums, thence S44°58'16"E, 74.68 feet; thence S89°39'37"E, 78.72 feet to a point on the westerly boundary of Second Avenue;
thence N83°24'35"E, 60.00 feet to a point on the easterly boundary of said Second Avenue; thence N45°38'44"E, 41.15 feet to the True Point of Beginning.

Thence N43°30'49"W, 15.00 feet; thence N46°29'11"E, 6.00 feet;
thence N43°30'49"W, 12.00 feet; thence N46°29'11"E, 12.00 feet;
thence N43°30'49"W, 11.50 feet; thence N46°29'11"E, 5.17 feet;
thence N43°30'49"W, 2.50 feet; thence N46°29'11"E, 7.83 feet;
thence N43°30'49"W, 5.50 feet; thence N46°29'11"E, 12.00 feet;
thence N43°30'49"W, 6.00 feet; thence N46°29'11"E, 30.00 feet;
thence S43°30'49"E, 6.00 feet; thence N46°29'11"E, 12.00 feet;
thence S43°30'49"E, 39.00 feet; thence S46°29'11"W, 17.50 feet;
thence N43°30'49"W, 8.00 feet; thence S46°29'11"W, 30.50 feet;
thence S43°30'49"E, 15.50 feet; thence S46°29'11"W, 37.00 feet to the True Point of Beginning.

Pursuant to Idaho Code 50-1334, we, the undersigned, as owners, do hereby state that the units on this plat are eligible to receive water service from the Ketchum Water Department.

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

IN WITNESS WHEREOF, we have hereunto set our hands.

B-POINT, L.L.C., an Idaho limited liability company

By: _____
John Scherer, President of T.C.V. Properties, Inc., General Partner of Bridgepoint Associates, Member

By: _____
Charles W. Holt, President of Holt & Company, Inc., Member

Signed this 22nd day of November, 2000

ACKNOWLEDGEMENT

STATE OF Idaho)
)ss
COUNTY OF Blaine)

On this 22 day of November, 2000, before me, the undersigned, a Notary Public for said State, personally appeared John Scherer, known or identified to me to be the President of T.C.V. Properties, Inc., the General Partner of Bridgepoint Associates and Charles W. Holt, President of Holt & Company, Inc., known or identified to me to be the members of B-Point, L.L.C., an Idaho limited liability company and to be the members that executed the within document on behalf of said limited liability company and acknowlacged to me that they executed the same on behalf of said limited liability company.

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

My commission expires: 4-10-2005

Notary Public

JEANNINE OSTERRIEDE NOTARY PUBLIC STATE OF IDAHO

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of _____ at _____ minutes past _____ o'clock, ____.m., on this _____ day of _____, 20____, A.D., in my office and duly recorded in book _____ of plats at page _____.

Instrument No. _____ Fee: $_____

By: _____

Instrument # 445959
HAILEY, BLAINE, IDAHO
2000-11-14 11:35:51 No. of Pages: 8
Recorded for: SUN VALLEY TITLE
BARBARA RIEMANN Fee: 17.00
Ex-Officio Recorder Deputy
Index to: PLATS

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR 4345 STATE OF IDAHO JAMES E. ROBINSON

JAMES E. ROBINSON, P.L.S. — 11/15/00 DATE

CITY ENGINEER'S APPROVAL

I, Richard D. Fosbury, City Engineer for Ketchum, Idaho do hereby approve the foregoing plat.

RICHARD D. FOSBURY — 11/9/00 DATE

COUNTY SURVEYOR'S APPROVAL

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

Jim W. Koonce — 11/15/00

JIM W. KOONCE — DATE

CITY OF KETCHUM APPROVAL

I, Sandra Cady, City Clerk in and for the City of Ketchum, do hereby certify that the foregoing plat was duly accepted and approved according to the Ketchum Subdivision Ordinance.

Sandra E. Cady — 12-11-00

SANDRA CADY — DATE

BLAINE COUNTY TREASURER'S CERTIFICATE

On this _____ day of _____, 20____, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: _____

BENCHMARK ASSOCIATES

BRIDGEPOINT
CONDOMINIUMS PHASE 2
UNITS 7 - 12
LOCATED WITHIN
SEC. 18, T4N, R18E, BOISE MERIDIAN
KETCHUM, BLAINE COUNTY, IDAHO

FINAL PLAT	PLOT BY: CPL	PLOT FILE 00356CRT.DWG
PROJECT NO. 00356	DATE: 11/13/00	CO-ORD FILE 00356.CRD