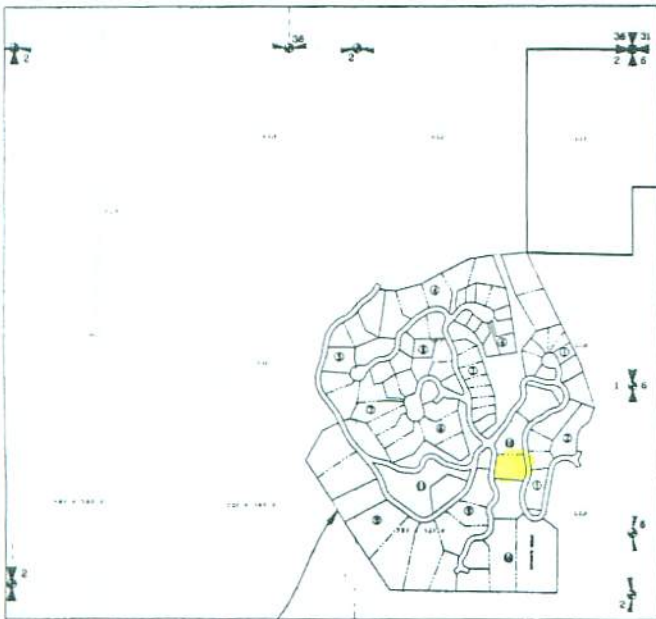


214753

PHASE LOCATOR MAP

SCALE: 1"=500'



GOLDEN TEE ESTATES  
3RD ADDITION

PLAT OF  
GOLDEN TEE ESTATES - 3RD ADDITION  
SECTION 2, TOWNSHIP 57 NORTH, RANGE 1 WEST  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTES

1. THE PROJECT WATER PROVIDER WILL BE VP INC.
2. THE PROJECT SEWER PROVIDER WILL BE VP INC.
3. WETLANDS HAVE BEEN FIELD VERIFIED.
4. SOLID WASTE DISPOSAL IS BY PRIVATE CONTRACTOR.
5. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE DEVELOPED CONSISTENT WITH THE APPROVED STORMWATER MANAGEMENT PLAN ON FILE WITH THE BONNER COUNTY PLANNING DEPARTMENT.
6. ANY WORK INVOLVING FILLING, EXCAVATING, FLOODING OR DRAINING EXISTING WETLANDS REQUIRES AN ARMY CORPS OF ENGINEERS, SECTION 404 PERMIT, PRIOR TO BEGINNING WORK.
7. DENSITY ASSIGNMENTS FOR EACH LOT: ONE UNIT
8. THE ROADS WITHIN THIS SUBDIVISION ARE PRIVATE, AND HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE AT NO EXPENSE TO THE TAXPAYERS AND ARE DEDICATED TO THE PUBLIC BY THE LOT OWNERS AND ACCEPTED INTO THE COUNTY'S MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.
9. CGA'S HAVE BEEN RECORDED REQUIRING MAINTENANCE OF THE PRIVATE ROAD AND STORMWATER FEATURES AND OTHER PLANNED UNIT DEVELOPMENT REQUIREMENTS AT INSTRUMENT NO. 214734.
10. THE LANDOWNER SHALL IMMEDIATELY NOTIFY THE IDAHO STATE HISTORICAL SOCIETY IN THE EVENT OF THE DISCOVERY OF PREHISTORIC ARTIFACTS OR HUMAN REMAINS.
11. THE INSTALLATION OF A RESIDENTIAL SPRINKLER SYSTEM IS REQUIRED IN ALL NEW CONSTRUCTED RESIDENCES. THE LANDOWNER SHALL OBTAIN WRITTEN APPROVAL OF THE SPRINKLER SYSTEM FROM NORTHSHORE FIRE DISTRICT AND SHALL INSTALL THE SYSTEM CONSISTENT WITH THE FIRE DISTRICT APPROVAL.
12. ALL LOTS SHOWN ARE SUBJECT TO A 'BLANKET' (NO DEFINED WIDTH OR LOCATION) GRADING EASEMENT FOR THE CONSTRUCTION OF THE IDAHO CLUB PRIVATE ROAD SYSTEM. THIS EASEMENT MAY BE LIMITED AND SPECIFICALLY LOCATED AT A LATER TIME UPON AN AGREEMENT OF THE LOT OWNERS.
13. ALL LOTS SHOWN ARE SUBJECT TO A 10' EASEMENT FOR THE CONVEYANCE OF DIMPATION, DETENTION AND RETENTION OF STORMWATER ALONG ALL PROPERTY LINES.
14. LOT 1, BLOCK 1 IS SUBJECT TO A 'BLANKET' (NO DEFINED WIDTH OR LOCATION) EASEMENT FOR HIGHWAYS, EGRESS AND UTILITIES BENEFITTING VP, INC. THIS EASEMENT MAY BE LIMITED AND SPECIFICALLY LOCATED AT A LATER TIME UPON AN AGREEMENT OF THE LOT OWNERS.
15. LOT 1, BLOCK 1 IS SUBJECT TO A WILDLIFE CORRIDOR EASEMENT, SEE NOTE 18.
16. THE CONSTRUCTION OF VERTICAL IMPROVEMENTS (FENCES, DECKS, STRUCTURES) ARE NOT PERMITTED WITHIN THIS WILDLIFE CORRIDOR EASEMENTS AS DEPICTED ON THE PLAT.

TITLE EXCEPTIONS

1. A LETTER OF AGREEMENT AND UNDERSTANDING BETWEEN LIVITA UTILITIES AND HIDDEN LAKE'S PROPERTIES AFFECTS THE SUBJECT PROPERTY. (INSTRUMENT 70114), BONNER COUNTY RECORDS.

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J.R.S. SURVEYING, INC.	
PO BOX 5058-6476 MAIL	
DODDERS FERRY, ID-83804	
(208) 267-7411	
PLAT OF HIDDEN LAKE 3RD ADDITION	
PREPARED BY: J.R.S.	DATE: 9-27-06
CHECKED BY: J.R.S.	DATE: 9-27-06
DATE: 9-27-06	FILED: 9-27-06

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and Sandpoint Title Insurance assumes no liability for inaccuracies therein.



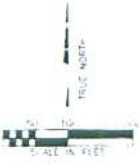


714753

# PLAT OF GOLDEN TEE ESTATES - 3RD ADDITION SECTION 2, TOWNSHIP 57 NORTH, RANGE 1 WEST BOISE MERIDIAN, BONNER COUNTY, IDAHO

8-78

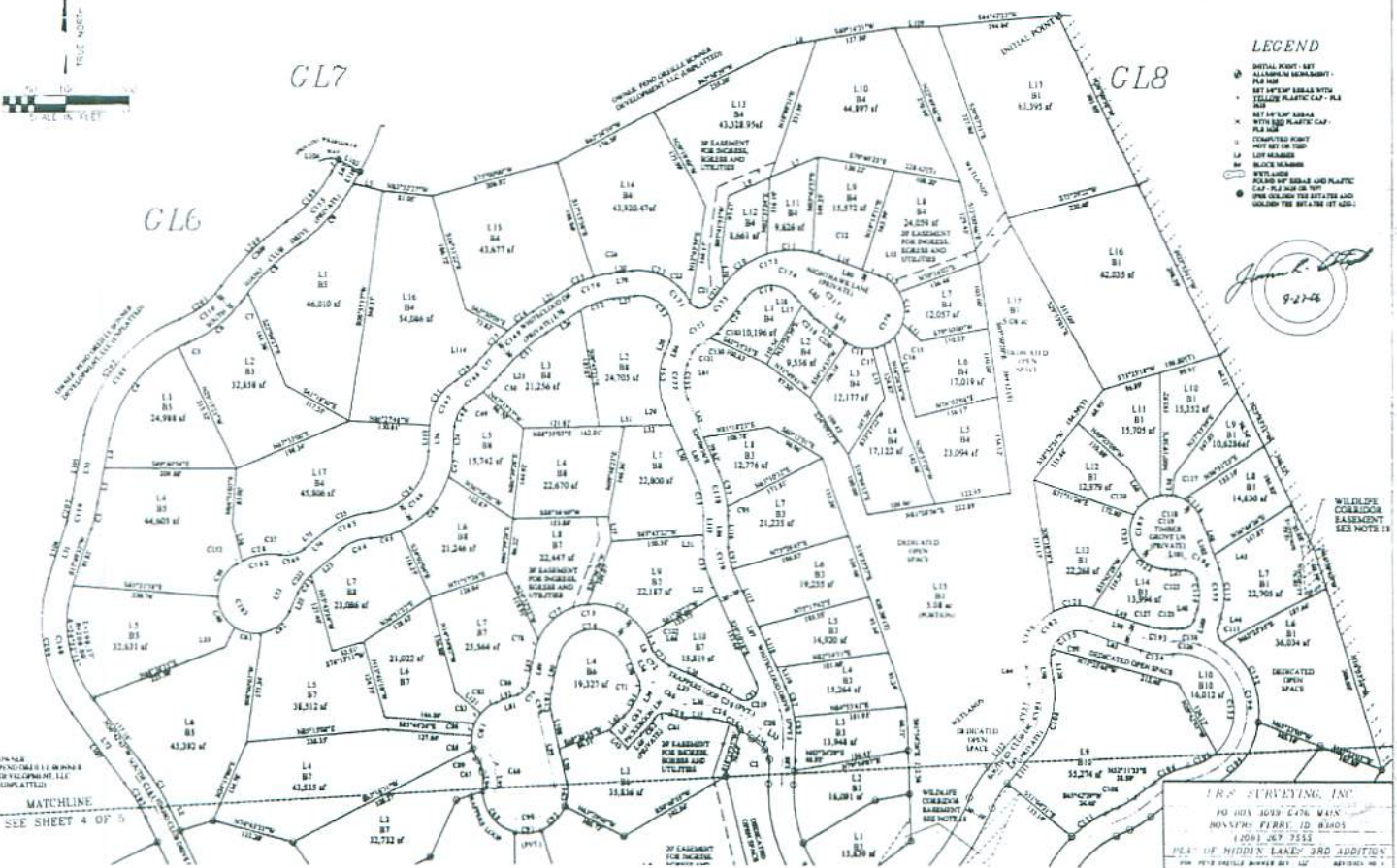
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### LEGEND

- INITIAL POINT - SEE PLANNING MEMORANDUM, PLS SEE
- SET ASIDE FOR BARRIERS WITH TERRAZZO PLASTIC CAP - PLS SEE
- SET ASIDE FOR BARRIERS WITH BRICK PLASTIC CAP - PLS SEE
- COMPLETED POINT - NOT SET IN THE FIELD
- LEFT HAND SIDE - BLOCKS OF BARRIERS WITH BRICK PLASTIC CAP - PLS SEE
- RIGHT HAND SIDE - BLOCKS OF BARRIERS WITH TERRAZZO PLASTIC CAP - PLS SEE

*James L. ...*  
9-2-06



SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

**J.R.S. SURVEYING, INC.**  
 PO BOX 1079 CATAWAIS  
 BONNEVILLE FERRY, ID 83405  
 (208) 267-7555

PLAT OF GOLDEN TEE ESTATES - 3RD ADDITION  
 FOR THE CITY OF SANDPOINT, IDAHO  
 DRAWN BY: J.R.S.  
 CHECKED BY: T. J. ...  
 DATE: 9-2-06

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and Sandpoint Title Insurance assumes no liability for errors therein.

4/23/10

PAO410 - PARCEL MASTER INQUIRY

15:02:10

PARCEL: RP 033820100070 A

F17=DD F19=SP F24=LD  
LEGAL DESCRIPTION  
2-57N-1W GOLDEN TEE EST 3RD  
BLK 10 LOT 7 ADD

MOUNTAIN WEST BANK

ProVal Area Number 1  
CODE AREA 21-0000 OWNER CD  
PARC TYPE 2B LOC CODE 1310  
EFFDATE 3272007 EXPDATE  
PREV PARCEL RP57N01W020102T

PO BOX 1059  
COEUR D ALENE ID 83816-1059

CAT	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
15	2003	1000	AC	540000				
15	2003	13	AC					

TOTALS 1013 540000

ENTER NEXT PARCEL NUMBER RP \_\_\_\_\_ A

FKeys: F2=TX F3=Exit F6=NM F7=LG  
F8=CT F13=TM F18=HS F20=Src

4/23/10

TAX MASTER INQUIRY - BONNER COUNTY

PMPKEY: RP 033820100070 A YEAR 2009

BILL# 24617

TXPKEY: RP033820100070A

BILLED TO: MULLIN, JAMES M & DONNA S

NAME MOUNTAIN WEST BANK

CODE AREA 21-0000

ACCT TYP

BANK

FLB

OWNER

PUP

ADDRESS PO BOX 1059

MARKET VALUE

540,000

HARDSHIP

HOMEOWNER

COEUR D ALENE ID 83816-1059

NET MARKET

540,000

LEGAL 2-57N-1W GOLDEN TEE EST 3RD

TAX AMOUNT

3,353.64

BLK 10 LOT 7 ADD

LESS: CIRCUIT

PLUS: SPECIALS

17.50

NET TAX BILLED

3,371.14

TAX PAYMENTS

3,371.14

TAX CANCELLED

SPEC CANCELLED

REMAINING TAX DUE

NEXT PARCEL# RP \_\_\_\_\_ A OR NEXT BILL# RP \_\_\_\_\_ 2009

F3=EXIT F14=OTHER TAXES F2=PRT SCREEN F5=PAYMNTS F6=TRANSACTIONS F24=MORE

F18=HISTORY NAME/ADDR

303346

782798

First American Title

TRUSTEE'S DEED

FILED BY

6.10  
2009 NOV -9 P 2: 291

PAUL R. HARRINGTON (herein "Trustee"), as Successor Trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without covenant or warranty, to MOUNTAIN WEST BANK, P.O. Box 1059, Coeur d'Alene, ID 83816, 1059 (herein called "Grantee"), all of the real property situated in Bonner County, Idaho, particularly described as follows: MARIE SCOTT  
RECORDER  
DEPUTY

Lot 7, Block 10, Golden Tee Estates 3rd Addition, according to the plat thereof, recorded in Book 8, of Plats, page 78, records of Bonner County, Idaho.

Address: NNA, Sandpoint, Idaho.

This conveyance is made pursuant to the powers conferred upon Trustee by a Deed of Trust described as follows:

Deed of Trust dated December 28, 2006, to secure an original indebtedness of \$416,813.00, and any other amounts and/or obligations secured thereby

Recorded: December 29, 2006, as Instrument No. 720089.  
Grantor: James M. Mullin and Donna S. Mullin, husband and wife  
Trustee: First American Title Co., Inc.  
Beneficiary: Mountain West Bank

(a) Default occurred in the obligations for which such Deed of Trust was given as security and the Beneficiary made demand upon said Trustee to sell said property pursuant to the terms of said Deed of Trust. A Notice of Default was recorded 30 June 2009, Inst. No. 775007, records of Bonner County, Idaho, and in the office of the Recorder of each other county in which the property described in said Deed of Trust, or any thereof, is granted, the nature of such default being as set forth in said Notice of Default. Such default still existed at the time of sale.

(b) After recordation of said Notice of Default, Trustee gave notice of the time and place of the sale of said property by certified mail, by posting and personal service and attempted personal service upon the occupants of said real property, and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appeared in:

Affidavit by Trustee	Recorded 15 July 2009	Bonner County, Idaho, Inst. No. 775971
Affidavit of Service	Recorded 28 August 2009	Bonner County, Idaho, Inst. No. 778825
Affidavit of Publication	Recorded 15 September 2009	Bonner County, Idaho, Inst. No. 779708

(c) Notice of sale was given before the day of the sale, in the time and manner required by Section 45-1506, Idaho Code, by registered or certified mail to the last known address of all persons who were entitled to notice by mail of the original sale and to any person who timely recorded a request for Notice of Sale.

(d) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a), supra, and of the Affidavits referred to in paragraph (b), supra, shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth at length.

(e) All requirements of law regarding the mailing, personal service, posting, publication and recording of Notice of Default and Notice of Sale and of all other notices have been complied with.

(f) No less than one hundred twenty (120) days has elapsed between the giving of notice of sale by registered mail and the sale of said property.

Trustee, on 6 November 2009, after 11:00 o'clock AM local time at the place of sale, at public auction, in one parcel, the Trustee struck off to Grantee, being the highest bidder therefor, the property herein described for the credit bid of THREE HUNDRED EIGHTY-SIX THOUSAND FOUR HUNDRED Dollars (\$386,400.00), subject, however, to all prior liens and encumbrances, if any. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

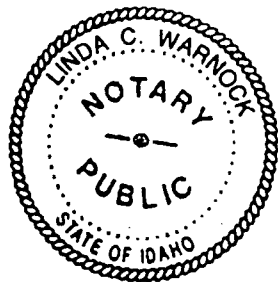
DATED: 6 November 2009

  
\_\_\_\_\_  
PAUL R. HARRINGTON, Trustee

STATE OF IDAHO            )  
  : ss.  
County of Kootenai        )

On 6 November 2009 before me, Linda C Warnock, a Notary Public, personally appeared PAUL R. HARRINGTON, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee, and acknowledged to me that he executed the same as Trustee.

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



Linda C Warnock  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at Forest River  
Commission Expires 5-17-12