

RIVER RUN ANNEXATION AND DEVELOPMENT AGREEMENT

By and Between

CITY OF KETCHUM

And

SUN VALLEY COMPANY

Exhibit D Legal Description of PUD Property

Prepared for: Sun Valley Company
1 Sun Valley Road
Sun Valley, ID 83353

Prepared by: Design Workshop, Inc.
1390 Lawrence Street
Suite 200
Denver, CO 80204

July 9, 2010

Exhibit D - Legal Description of PUD Property

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RIVER RUN SKI AREA BLAINE COUNTY, IDAHO P.U.D. CORE AREA DESCRIPTION

BEGINNING at a 1967 BLM Brass Cap marking the Section Corner common to Sections 18 and 19 of Township 4 North, Range 18 East, and Sections 13 and 24 of Township 4 North, Range 17 East, all of the Boise Meridian, said Section Corner lying N89°52'38"E, 1389.57 feet from a Brass Cap witnessing the E1/16 Corner common to said Sections 13 and 24;

thence S00°35'30"W along the Section Line common to said Sections 19 and 24, 148.63 feet;
thence departing said Section Line N45°00'00"E, 54.96 feet;
thence along a curve to the right 84.21 feet, said curve having a radius of 225.00 feet, a chord bearing N55°43'19"E a distance of 83.72 feet and a delta angle of 21°26'37";
thence N66°26'37"E, 82.91 feet;
thence along a curve to the left 65.50 feet, said curve having a radius of 175.00 feet, a chord bearing N55°43'19"E a distance of 65.11 feet and a delta angle of 21°26'37";
thence N45°00'00"E, 23.03 feet;
thence S46°12'52"E, 294.11 feet;
thence S40°34'00"W, 112.15 feet;
thence S45°14'46"E, 640.02 feet;
thence with a curve to the right 48.05 feet, said curve having a radius of 250.00 feet, a chord bearing S39°29'40"W a distance of 47.97 feet and a delta angle of 11°00'40";
thence S45°00'00"W, 247.11 feet;
thence along a curve to the right 196.35 feet, said curve having a radius of 250.00 feet, a chord bearing S67°30'00"W a distance of 191.34 feet and a delta angle of 45°00'00";
thence N90°00'00"W, 120.83 feet;
thence along a curve to the right 41.09 feet, said curve having a radius of 260.00 feet, a chord bearing N85°28'19"W a distance of 41.05 feet and a delta angle of 9°03'21";
thence N80°56'39"W, 152.29 feet;
thence along a curve to the left 22.54 feet, said curve having a radius of 30.00 feet, a chord bearing S77°32'00"W a distance of 22.01 feet and a delta angle of 43°02'42";
thence S56°00'39"W, 82.19 feet;
thence along a curve to the right 62.19 feet, said curve having a radius of 110.00 feet, a chord bearing S72°12'24"W a distance of 61.36 feet and a delta angle of 32°23'29";
thence S88°24'08"W, 267.86 feet;
thence N01°35'52"W, 60.00 feet;
thence N88°24'08"E, 104.92 feet;
thence N04°07'29"W, 254.59 feet;
thence N30°51'23"W, 587.58 feet;
thence N59°58'19"W, 454.41 feet to a point on the Section Line common to said Section 13 and 24;
thence N89°52'38"E, 873.37 feet to the POINT OF BEGINNING.

This description having an approximate area of 947,760 square feet, 21.76 acres.

See attached exhibit.



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Exhibit D - Legal Description of PUD Property

