

RIVER RUN ANNEXATION AND DEVELOPMENT AGREEMENT

By and Between

CITY OF KETCHUM

And

SUN VALLEY COMPANY

Exhibit J Large Block Plat

Prepared for: Sun Valley Company
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July 9, 2010

RIVER RUN NEIGHBORHOOD
NEIGHBORHOOD
KETCHUM, IDAHO
BLAINE COUNTY

RIVER RUN NEIGHBORHOOD

15.1: LARGE BLOCK PLAT

OF TAX LOT 696 OF SEC. 19, T4N, R18E,
TAX LOT 1962 AND GOVT. LOT 2 OF SECTION 18, T4N, R18E
AND THE NE1/4NE1/4 SEC. 24, T4N, R17E, B.M., CITY OF KETCHUM, IDAHO

NOTES:

- THE PURPOSE OF THIS MAP IS:
 - TO SUPPORT THE ANNEXATION REQUEST AND PUD DEVELOPMENT APPLICATION FOR THE RIVER RUN NEIGHBORHOOD.
 - TO CREATE DEVELOPMENT BLOCKS THAT WILL ALLOW FOR THE ORDERLY DEVELOPMENT OF THE RIVER RUN NEIGHBORHOOD.
- DEVELOPMENT MAY OCCUR ON A PHASED BASIS WITHIN THE BLOCKS AND THE BLOCKS MAY BE FURTHER SUBDIVIDED.
- THE BLOCK 1 BOUNDARY IS BASED ON THE PRELIMINARY DEVELOPMENT PLAN AND MAY BE AMENDED TO REFLECT ACTUAL DESIGN.
- REFER TO SHEET 2.0 FOR EXISTING EASEMENTS, LOCATIONS OF EXISTING BUILDINGS AND STREETS AND ADJOINING PROPERTY INFORMATION.
- REFER TO SHEET 3.0 FOR THE LOCATIONS OF EXISTING UTILITIES, EXISTING CONTOURS AND DRAINAGE PATTERNS.
- REFER TO SHEET 4.0 FOR SLOPE ANALYSIS AND HILLSIDE AREAS.
- REFER TO SHEET 5.0 FOR EXISTING ZONING AND 7.1 FOR PROPOSED ZONING.
- REFER TO SHEET 6.0 FOR EXISTING ZONING AND 7.1 FOR PROPOSED ZONING.
- REFER TO SHEET 10.0 FOR THE CONCEPTUAL SITE PLAN.
- REFER TO SHEET 11.0 FOR THE CONCEPTUAL UTILITY PLAN.
- REFER TO SHEET 12.0 FOR PROPOSED EASEMENTS.
- REFER TO SHEET 14.0 FOR CONCEPTUAL ROAD ALIGNMENTS AND ROAD SECTIONS.
- REFER TO SHEET 7.1 FOR PROPOSED ZONING.
- NO HABITABLE BUILDINGS SHALL BE LOCATED WITHIN THE RIPARIAN SETBACK AS SHOWN HEREON.
- THE RIPARIAN SETBACK ON THE WEST SIDE OF THE BIG WOOD RIVER WILL BE 50 FEET EXCEPT WHERE IMPROVEMENTS (I.E., BUILDINGS AND HARDSCAPE) HAVE ALREADY BEEN CONSTRUCTED. ADDITIONALLY, ACCESS ROADS TO THE RESORT MAINTENANCE FACILITY AND THE MIXED-USE PARCEL IS ALLOWED TO OCCUR IN THE 50 FOOT RIPARIAN SETBACK.
- NO HABITABLE BUILDINGS SHALL BE LOCATED WITHIN THE OPEN SPACE AREAS AS SHOWN HEREON.
- THE 1% ANNUAL FLOOD HAZARD LINE SHOWN HEREON IS PER THE PRELIMINARY D-FIRM RELEASED FOR REVIEW IN DECEMBER 2009. THIS ADOPTION OF THIS LINE IS PENDING FINAL FEMA APPROVAL.
- A PUBLIC SPORTSMAN'S ACCESS AND NATURE STUDY EASEMENT IS GRANTED HEREON AND SHALL EXTEND 10 FEET FROM THE ORDINARY HIGH WATER MARK OF THE BIG WOOD RIVER AND TRAIL CREEK AS SHOWN HEREON.
- A CONSERVATION EASEMENT IS TO BE GRANTED WITHIN BLOCK 5, SOUTH OF THE CENTERLINE OF THE EXISTING BIKEPATH. SAID EASEMENT TO BE 100 FEET WIDE, LYING EAST AND NORTH OF THE ORDINARY HIGH WATER MARK, AS DETERMINED BY McMILLEN, LLC IN THE "WETLAND AND STREAM DELINEATION REPORT", DATED SEPT. 17, 2009.
- WETLANDS EXIST OVER PORTIONS OF THE PROPERTY. REFER TO "WETLAND AND STREAM DELINEATION REPORT" BY McMILLEN, LLC DATED SEPT. 17, 2009.
- THE RIVER RUN DEVELOPMENT AGREEMENT IS RECORDED UNDER INSTRUMENT # _____, RECORDS OF BLAINE COUNTY, IDAHO.
- THE CITY OF KETCHUM HAS GRANTED APPROVAL OF THE CONDITIONAL USE PERMIT (CUP) FOR THE RIVER RUN PLANNED UNIT DEVELOPMENT, CUP# _____.

LEGEND:

- CORPORATE LIMITS
- RED AVALANCHE ZONE (PER ART MEARS, INC, MARCH 2009)
- BLUE AVALANCHE ZONE (PER ART MEARS, INC, MARCH 2009)
- BLACK BOUNDARY
- OPEN SPACE AREAS
- SECTION BREAKDOWN, PER R.O.S. #205218
- 25% SLOPE LINE. MOUNTAIN OVERLAY DISTRICT.
- 1% ANNUAL CHANCE FLOOD HAZARD PER 2009 PRELIMINARY D-FIRM. SEE NOTE 18. FLOODPLAIN OVERLAY DISTRICT.
- OHWM - SIDE CHANNEL*
- OHWM - JUNE 2009
- Sec: 3.3.1.3 (Trail Creek)*
- 3.3.1.1 (Big Wood River)*
- RIPARIAN SETBACKS

*Per Wetland and Stream Delineation Report by McMillen LLC dated: Sept. 17, 2009

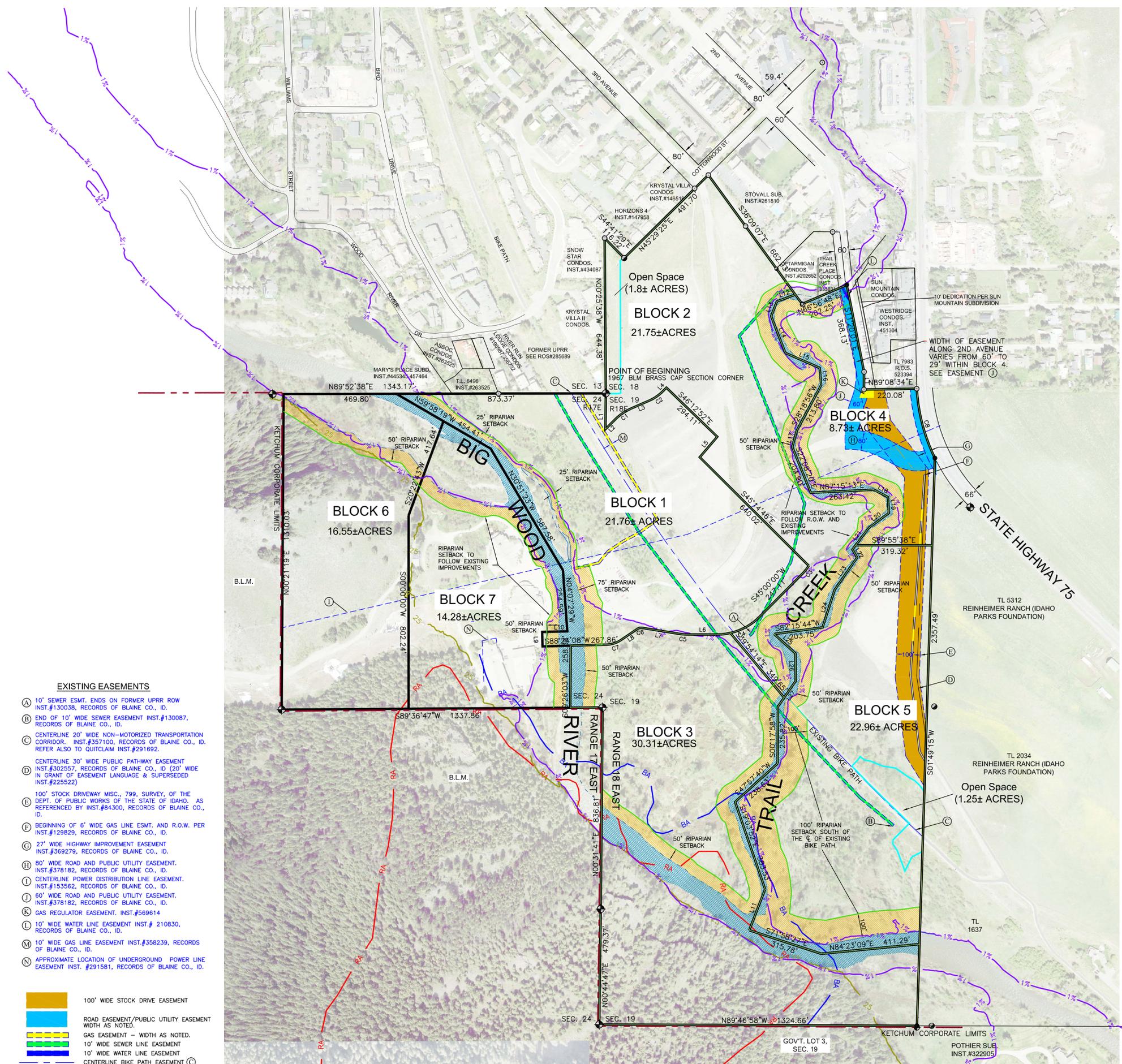
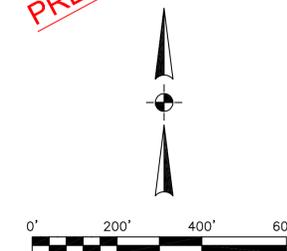
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	84.21'	83.72'	N55°43'19"E	21°26'37"
C2	175.00'	65.50'	65.11'	N55°43'19"E	21°26'37"
C3	250.00'	48.05'	47.97'	S39°29'40"W	11°00'40"
C4	250.00'	196.35'	191.34'	S67°30'00"W	45°00'00"
C5	260.00'	41.09'	41.05'	N85°28'19"W	9°03'21"
C6	30.00'	22.54'	22.01'	S77°32'00"W	43°02'42"
C7	110.00'	62.19'	61.36'	S72°12'24"W	32°23'29"
C8	749.20'	299.82'	297.82'	N14°42'10"W	22°55'45"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°35'30"W	148.63'
L2	N45°00'00"E	54.96'
L3	N66°26'37"E	82.91'
L4	N45°00'00"E	23.03'
L5	S40°34'00"W	112.15'
L6	N90°00'00"W	120.83'
L7	N80°56'39"W	152.29'
L8	S56°00'39"W	82.19'
L9	N01°35'52"W	60.00'
L10	N88°24'08"E	104.92'
L11	S21°11'12"W	182.49'
L12	S69°46'53"W	81.55'
L13	S21°27'42"W	66.07'
L14	S21°10'23"E	163.57'
L15	S66°28'02"E	156.32'
L16	S04°51'42"E	71.54'
L17	S15°24'45"W	71.28'
L18	S62°05'08"E	65.91'
L19	S33°39'16"E	66.65'
L20	S53°39'53"W	103.63'
L21	S37°27'20"W	113.07'
L22	S30°16'18"E	38.97'
L23	S34°56'25"W	163.21'
L24	S17°53'52"W	164.17'
L25	S47°52'32"E	120.09'
L26	S00°20'15"E	114.73'
L27	S34°58'02"W	129.46'

PRELIMINARY



EXISTING EASEMENTS

- (A) 10' SEWER ESMT. ENDS ON FORMER UPRR ROW INST.#130038, RECORDS OF BLAINE CO., ID.
- (B) END OF 10' WIDE SEWER EASEMENT INST.#130087, RECORDS OF BLAINE CO., ID.
- (C) CENTERLINE 20' WIDE NON-MOTORIZED TRANSPORTATION CORRIDOR. INST.#357100, RECORDS OF BLAINE CO., ID. REFER ALSO TO QUILCLAIM INST.#291692.
- (D) CENTERLINE 30' WIDE PUBLIC PATHWAY EASEMENT INST.#302557, RECORDS OF BLAINE CO., ID. (20' WIDE IN GRANT OF EASEMENT LANGUAGE & SUPERSEDED INST.#225522)
- (E) 100' STOCK DRIVEWAY MISC., 799, SURVEY, OF THE DEPT. OF PUBLIC WORKS OF THE STATE OF IDAHO. AS REFERENCED BY INST.#84300, RECORDS OF BLAINE CO., ID.
- (F) BEGINNING OF 6' WIDE GAS LINE ESMT. AND R.O.W. PER INST.#129829, RECORDS OF BLAINE CO., ID.
- (G) 27' WIDE HIGHWAY IMPROVEMENT EASEMENT INST.#369279, RECORDS OF BLAINE CO., ID.
- (H) 80' WIDE ROAD AND PUBLIC UTILITY EASEMENT. INST.#378182, RECORDS OF BLAINE CO., ID.
- (I) CENTERLINE POWER DISTRIBUTION LINE EASEMENT. INST.#153562, RECORDS OF BLAINE CO., ID.
- (J) 60' WIDE ROAD AND PUBLIC UTILITY EASEMENT. INST.#378182, RECORDS OF BLAINE CO., ID.
- (K) GAS REGULATOR EASEMENT. INST.#569614
- (L) 10' WIDE WATER LINE EASEMENT INST.# 210830, RECORDS OF BLAINE CO., ID.
- (M) 10' WIDE GAS LINE EASEMENT INST.#358239, RECORDS OF BLAINE CO., ID.
- (N) APPROXIMATE LOCATION OF UNDERGROUND POWER LINE EASEMENT INST.#291581, RECORDS OF BLAINE CO., ID.

- 100' WIDE STOCK DRIVE EASEMENT
- ROAD EASEMENT/PUBLIC UTILITY EASEMENT WIDTH AS NOTED.
- GAS EASEMENT - WIDTH AS NOTED.
- 10' WIDE SEWER LINE EASEMENT
- 10' WIDE WATER LINE EASEMENT
- CENTERLINE BIKE PATH EASEMENT

DEVELOPER:

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ISSUE DATE: 08/23/2010

REVISIONS

#	DATE	DESCRIPTION
1	12.30.09	BLOCK BOUNDARIES
2	02.18.10	ZONING AREAS/REVISIONS
3	06.03.10	RIPARIAN SETBACKS/NOTES
4	06.24.10	EAST BOUNDARY/ESMTS.
5	07.12.10	TITLE, NOTES, ANNOTATIONS
6	08.23.10	SUBMITTAL 8-23-10

ANNEXATION & ZONING DESIGNATION APPLICATION

PROJECT NUMBER: 3545

LARGE BLOCK PLAT

SHEET NUMBER

15.1