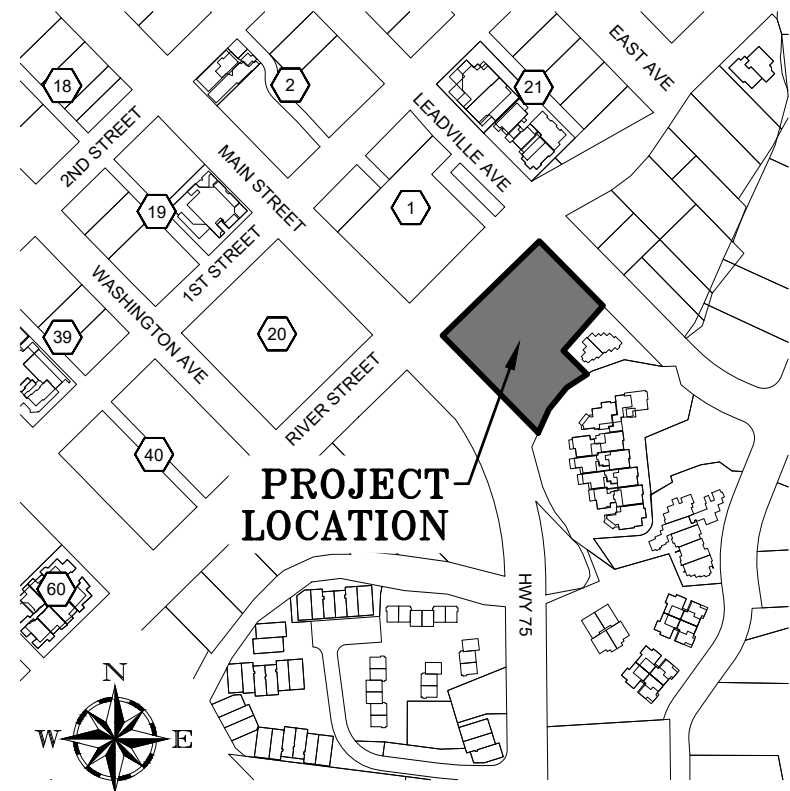


A PRELIMINARY PLAT SHOWING 300 RIVER STREET EAST CONDOMINIUMS

WHEREIN LOT 2, REPLAT OF BLOCK 83, ORIGINAL TOWN OF KETCHUM, IS
REPLATTED INTO CONDOMINIUM UNITS.

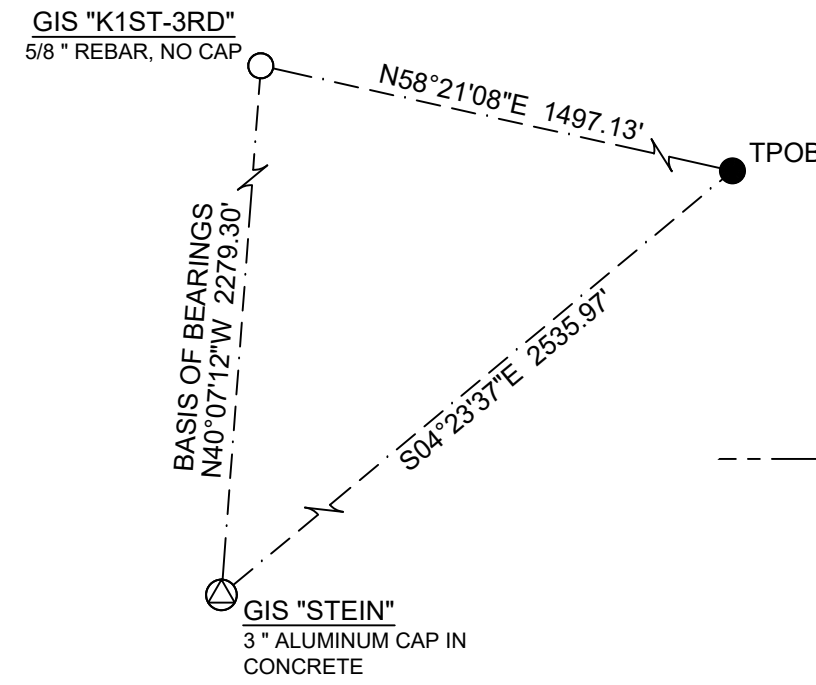
LOCATED WITHIN T.4N., R.18E., SECTION 18, B.M., CITY OF KETCHUM,
BLAINE COUNTY, IDAHO

APRIL 2026



VICINITY MAP
N.T.S.

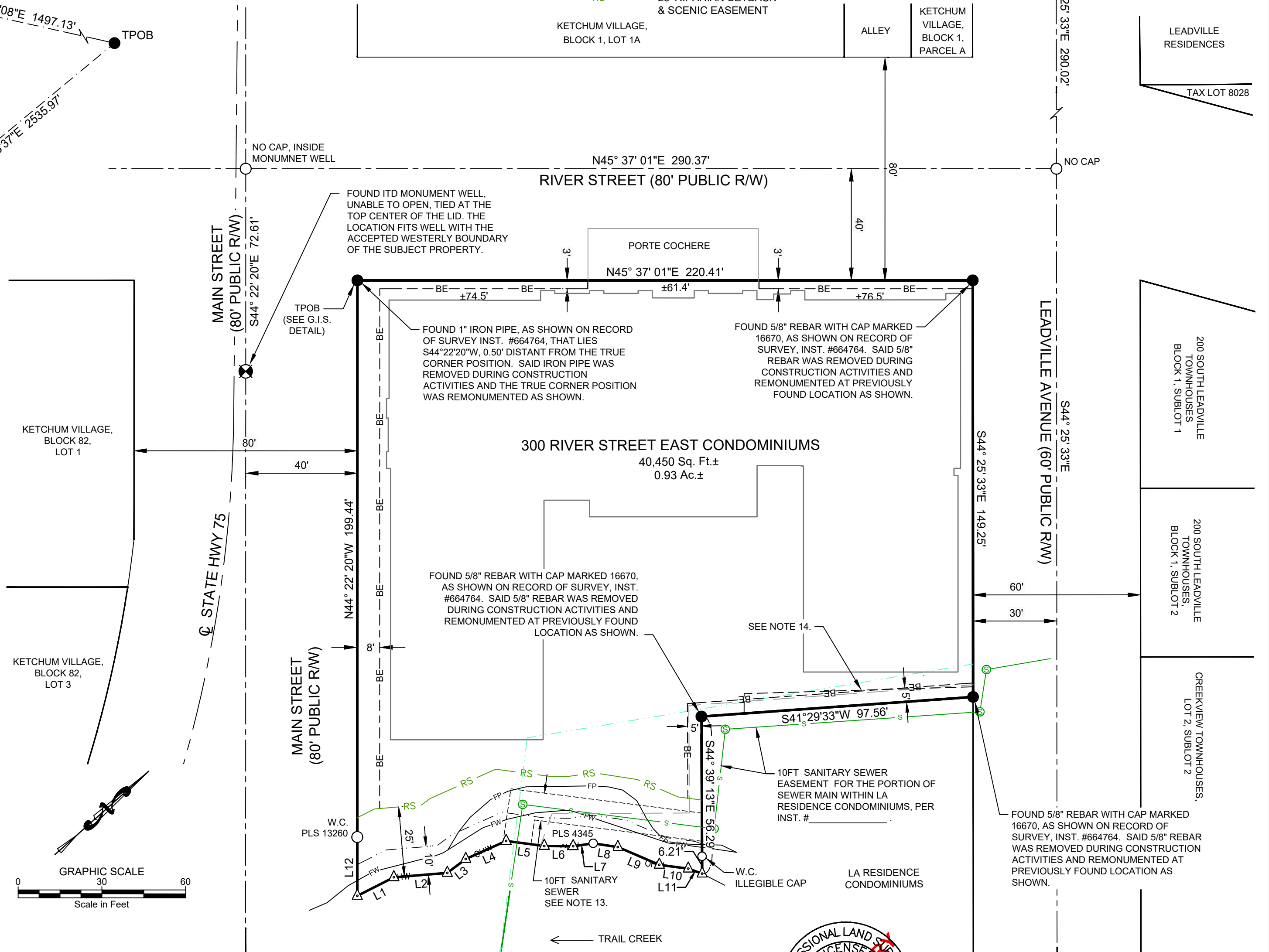
Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N 18°45'02" E	14.68'	L7	N 37°16'10" E	7.23'
L2	N 40°53'45" E	19.20'	L8	N 54°23'16" E	8.95'
L3	N 08°40'23" E	8.27'	L9	N 68°58'37" E	11.06'
L4	N 21°31'00" E	15.85'	L10	N 53°10'40" E	10.47'
L5	N 53°08'31" E	13.77'	L11	N 65°15'48" E	5.29'
L6	N 46°05'32" E	10.36'	L12	N 44°22'20" W	21.07'



G.I.S. DETAIL

SURVEY NARRATIVE & NOTES

- THE PURPOSE OF THIS PLAT IS TO SHOW THE MONUMENTS FOUND AND SET DURING THE BOUNDARY RETRACEMENT OF LOT 2, BLOCK 83, KETCHUM TOWNSITE AND TO CONDOMINIUMIZE SAID PROPERTY AS SHOWN HEREON. THE BOUNDARY INFORMATION SHOWN IS BASED ON FOUND CENTERLINE AND LOT CORNER MONUMENTS. ALL FOUND MONUMENTS HAVE BEEN ACCEPTED. THE ORDINARY HIGH WATER OF TRAIL CREEK HAS BEEN ACCEPTED AS THE SOUTHERLY BOUNDARY IN AGREEMENT WITH RECORD OF SURVEY, INSTRUMENT NO. 664764.
- DOCUMENTS USED IN THE COURSE OF THIS SURVEY INCLUDE:
 - THE OFFICIAL MAP OF THE VILLAGE OF KETCHUM, INSTRUMENT NO. 302967.
 - THE REPLAT OF KETCHUM TOWNSITE, BLOCK 83, INSTRUMENT NO. 210798.
 - A RECORD OF SURVEY SHOWING LOT 2, BLOCK 83, KETCHUM TOWNSITE, INSTRUMENT NO. 664764.
 - RECORD OF SURVEY FOR IDAHO TRANSPORTATION DEPARTMENT, INSTRUMENT NO. 693006.
 ALL RECORDS OF BLAINE COUNTY IDAHO
- THE DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED SURVEY FOR PREVIOUS RECORD DATA.
- VERTICAL DATUM IS NAVD 1988.
- UNLESS SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO SUBJECT REAL PROPERTY: NATURAL HAZARDS, WETLANDS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR ANY OTHER LAND-USE REGULATIONS.
- A TITLE COMMITMENT HAS BEEN ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 2325094, WITH A DATE OF GUARANTEE OF OCTOBER 22, 2025. CERTAIN INFORMATION CONTAINED IN SAID TITLE POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNER OR AGENT TO REVIEW SAID TITLE POLICY. ALL PLOTTABLE ENCUMBRANCES AND EASEMENTS LISTED IN THE TITLE REPORT ARE SHOWN HEREON. REVIEW OF SPECIFIC DOCUMENTS IS REQUIRED, IF FURTHER INFORMATION IS DESIRED.
- PROPERTY SHOWN HEREON IS SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED BY APPLICABLE CONDOMINIUM LAW OR THE CONDOMINIUM DECLARATION RECORDED AS INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
- THIS PLAT IS SUBJECT TO AN AMENDED RIGHT-OF-WAY ENCROACHMENT AGREEMENT, RECORDED AS INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
- THIS PLAT IS SUBJECT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 630816 AND CORRECTED AS INSTRUMENT NO. 635897 AND TO THE AMENDMENTS THERETO, RECORDED AS INSTRUMENT NOS. 652281 AND 699618, RECORDS OF BLAINE COUNTY, IDAHO.
- ONLY THE FIRST FLOOR BUILDING FOOTPRINT IS SHOWN ON THIS PAGE FOR CLARITY, OTHER FLOORS AND CONDOMINIUM UNITS ARE SHOWN ON SUBSEQUENT PAGES.
- REFER TO PAGES 2-9 FOR CONDOMINIUM UNIT DIMENSIONS, UNIT TIES AND ADDITIONAL NOTES.
- THE CURRENT ZONING IS CITY OF KETCHUM TOURIST (T) DISTRICT.
- THE 15FT SANITARY SEWER EASEMENT THAT LIES WITHIN LOT 2 OF THE REPLAT OF BLOCK 83, AS SHOWN ON INSTRUMENT NO. 210798 IS HEREBY VACATED. A NEW 10FT WIDE SANITARY SEWER EASEMENT, CENTERED ON THE EXISTING SEWER LINE, IS GRANTED AS SHOWN HEREON.
- AN ACCESS EASEMENT TO BENEFIT LA RESIDENCE CONDOMINIUMS WAS RECORDED AS INSTRUMENT NO. _____, RECORDS OF BLAINE COUNTY, IDAHO.
- A BLANKET EASEMENT FOR UTILITY ACCESS AND MAINTENANCE IS GRANTED WITHIN COMMON AREAS OUTSIDE OF BUILDING FOOTPRINT, ACCESSIBLE FROM THE ADJACENT PUBLIC RIGHT-OF-WAYS; MAIN STREET, RIVER STREET AND LEADVILLE AVENUE.



HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 12, HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE IMPOSED, IN ACCORDANCE WITH IDAHO CODE TITLE 50, CHAPTER 13, SECTION 50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATED: _____

SOUTH CENTRAL PUBLIC HEALTH DISTRICT, REHS

LEGEND

- ⊗ FOUND ITD MONUMENT WELL
- ⊙ FOUND ALUMINUM CAP, AS NOTED
- FOUND 5/8" REBAR, AS NOTED
- FOUND 1/2" REBAR, AS NOTED
- 5/8" REBAR TO BE SET, PLS 20893
- △ CALCULATED POINT, NOTHING FOUND OR SET
- ⊙ EXISTING SEWER MANHOLE
- PROPERTY LINE
- ADJOINER'S LOT LINE
- CENTERLINE
- OHW — ORDINARY HIGH WATER
- FW — FLOOD WAY, PER FIRM MAP (2010)
- FP — FLOOD PLAIN - 100 YEAR, PER FIRM MAP (2010)
- S — EXISTING SEWER MAIN
- RS — 25' RIPARIAN SETBACK & SCENIC EASEMENT
- BE --- PROPOSED BUILDING ENVELOPE
- 10FT FISHERMANS EASEMENT AND FISH AND NATURE STUDY EASEMENT PER CITY OF KETCHUM CODE 16.04.040J AND ORIGINAL REPLAT OF KETCHUM BLOCK 83.
- CENTERLINE OF 15FT SEWER EASEMENT PER INST. NO. 130090 (TO BE VACATED BY SEPARATE INSTRUMENT.
- CENTERLINE OF 15FT SEWER EASEMENT PER REPLAT OF BLOCK 83, INST. NO. 210798 (TO BE VACATED PER NOTE 13.)
- BUILDING FOOTPRINT - MAIN LEVEL

OWNER OF RECORD

HARRIMAN KETCHUM HOTEL, LLC
P.O. BOX 84, SUN VALLEY, IDAHO 83353
ATTN: JACK E. BARITEAU, JR., ITS MANAGING MEMBER

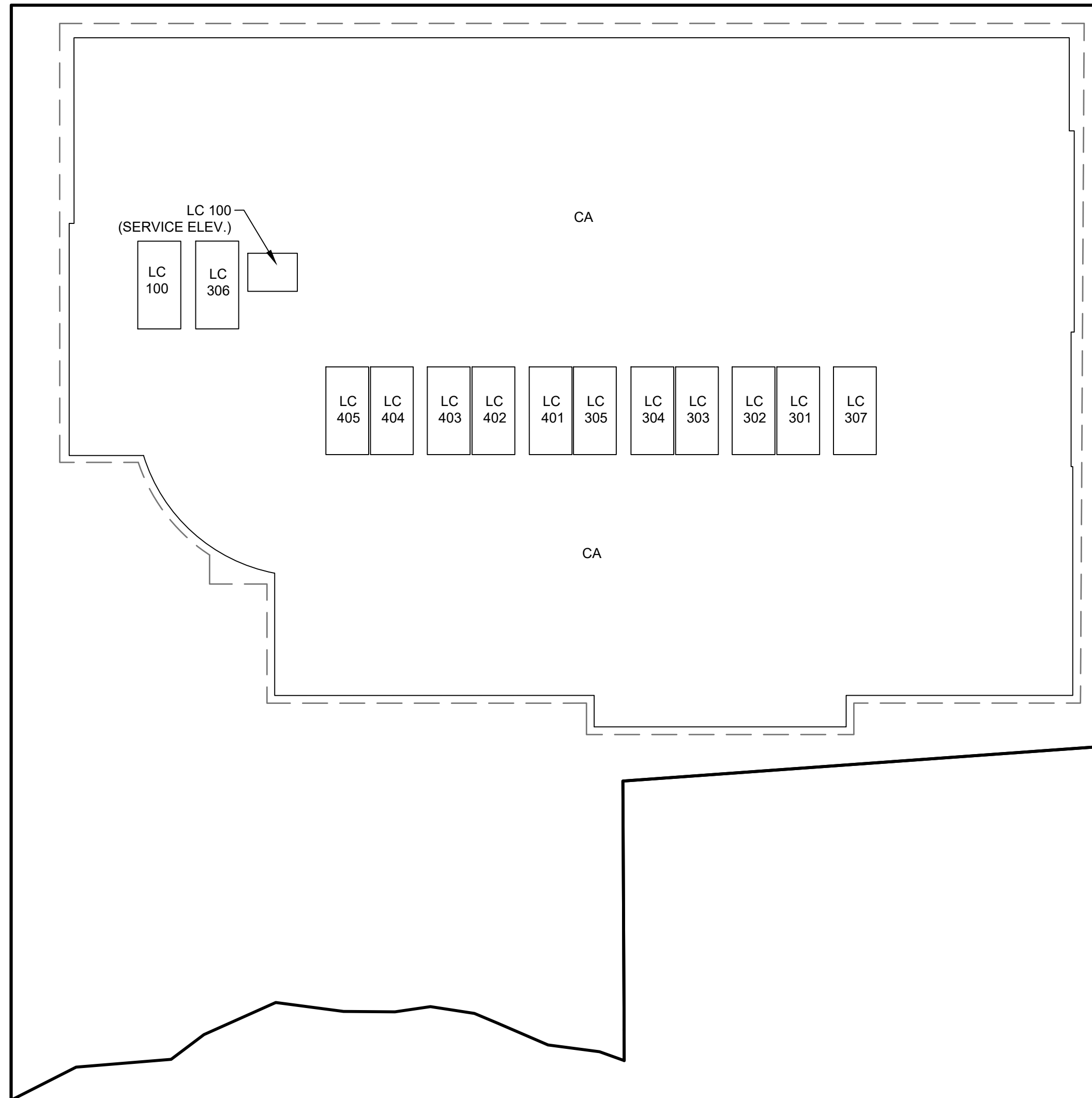
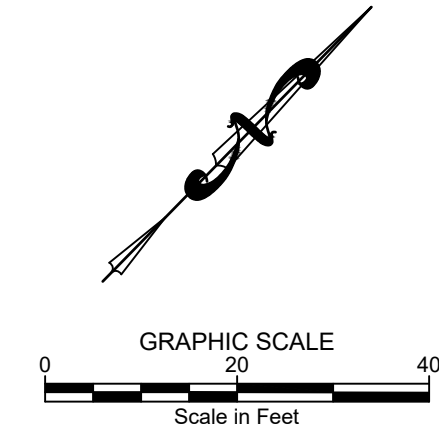


300 RIVER STREET EAST CONDOMINIUMS
GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 1 OF 11
Job No. 6560.05

300 RIVER STREET EAST CONDOMINIUMS

BASEMENT PARKING LEVELS P3 AND P2 UNIT LAYOUT



LEGEND

- PROPERTY LINE (SEE SHEET 1)
- UNIT OUTLINE
- CHANGE IN FLOOR ELEVATION
- BUILDING OUTLINE
- SURVEY TIE LINE
- CA COMMON AREA
- LC LIMITED COMMON AREA
- FF FINISHED FLOOR ELEVATION
- CH CEILING HEIGHT ABOVE FF

FLOORPLAN NOTES

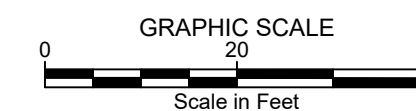
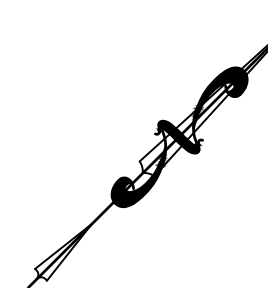
1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
2. 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, LIMITED COMMON AREAS AND PARKING SPACES.
3. TYPICAL BEARING OF UNIT WALLS ARE N45°36'41"E AND S44°23'19"E. ALL UNIT WALL ARE PARALLEL AND PERPENDICULAR UNLESS OTHERWISE NOTED.
4. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
5. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
6. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
7. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
8. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.



300 RIVER STREET EAST CONDOMINIUMS
GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

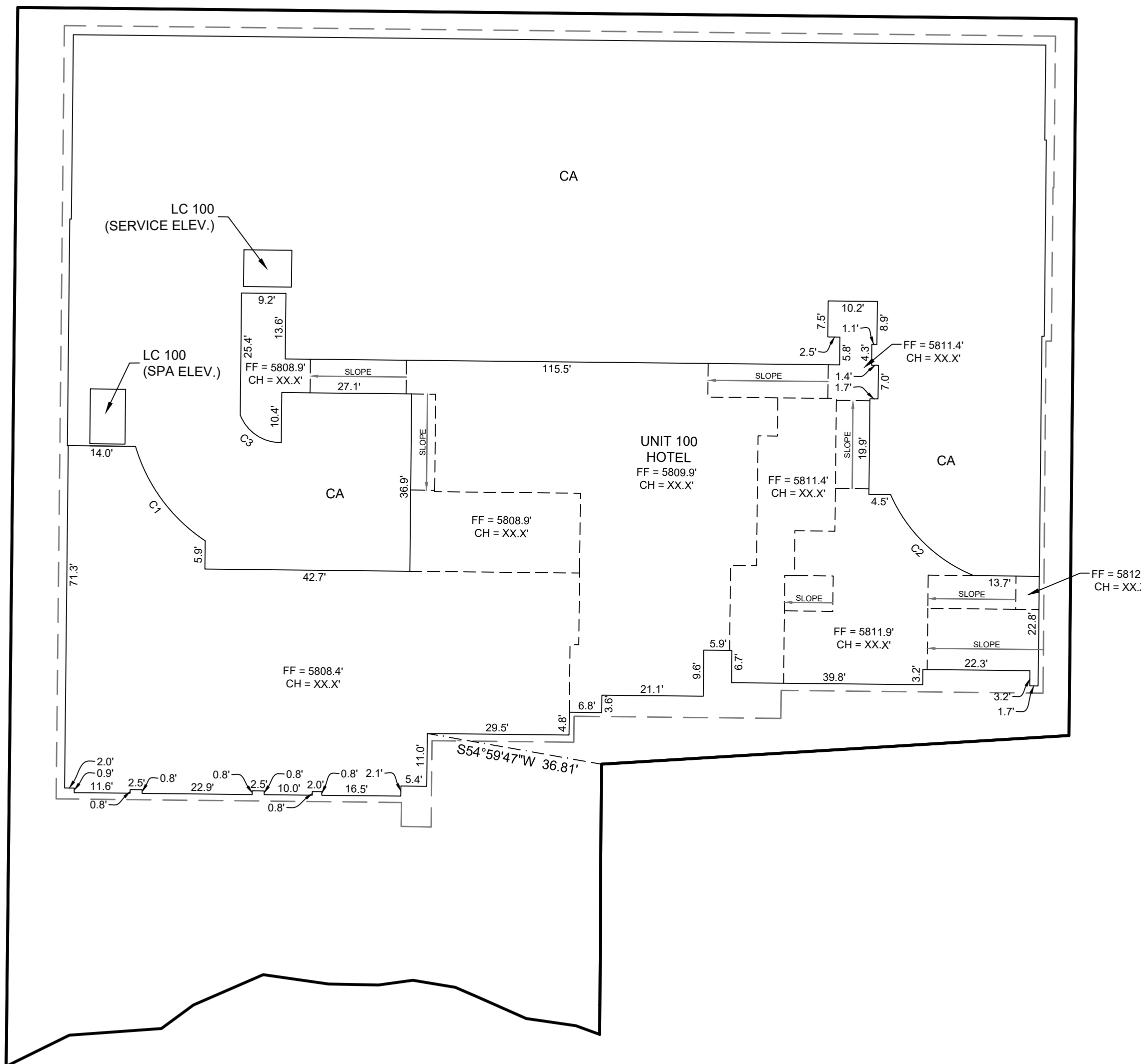
300 RIVER STREET EAST CONDOMINIUMS

BASEMENT PARKING LEVEL P1 UNIT LAYOUT



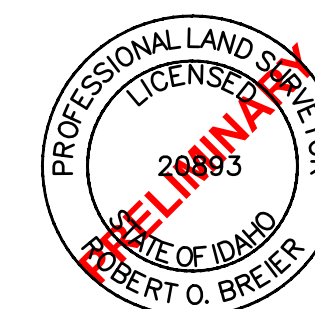
LEGEND

	PROPERTY LINE (SEE SHEET 1)
	UNIT OUTLINE
	CHANGE IN FLOOR ELEVATION
	BUILDING OUTLINE
	SURVEY TIE LINE
CA	COMMON AREA
LC	LIMITED COMMON AREA
FF	FINISHED FLOOR ELEVATION
CH	CEILING HEIGHT ABOVE FF



FLOORPLAN NOTES

1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
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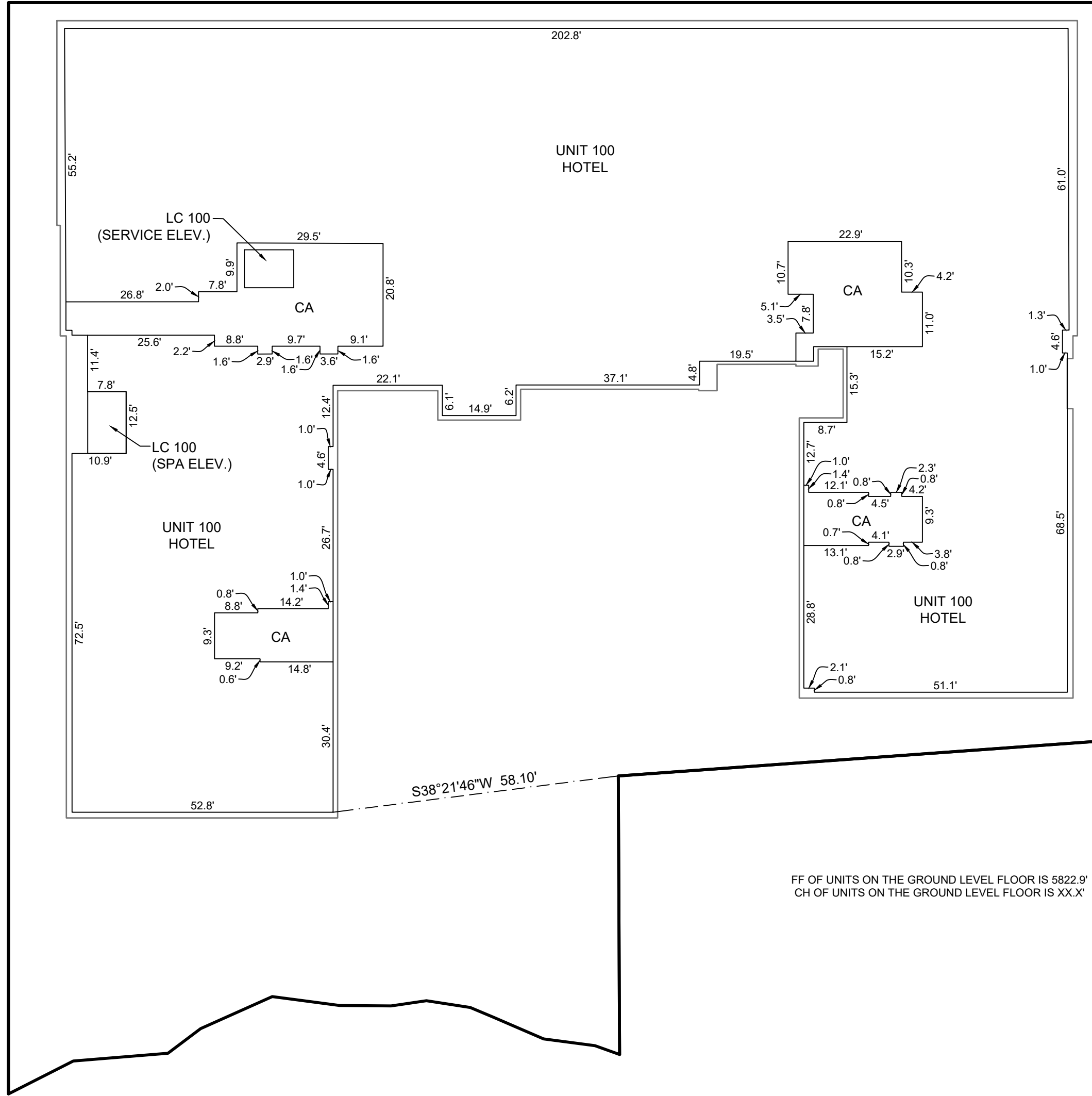
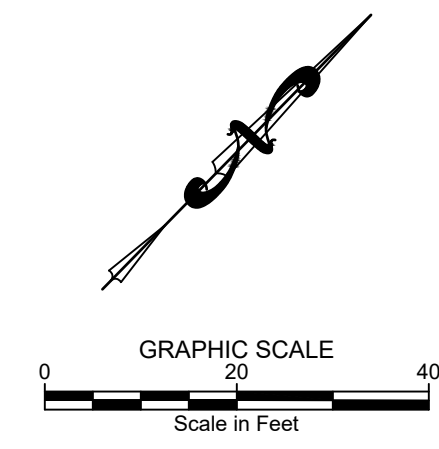


300 RIVER STREET EAST CONDOMINIUMS
GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 3 OF 11
Job No. 6560.05

300 RIVER STREET EAST CONDOMINIUMS

GROUND LEVEL UNIT LAYOUT



LEGEND

- PROPERTY LINE (SEE SHEET 1)
- UNIT OUTLINE
- CHANGE IN FLOOR ELEVATION
- BUILDING OUTLINE
- SURVEY TIE LINE
- CA COMMON AREA
- LC LIMITED COMMON AREA
- FF FINISHED FLOOR ELEVATION
- CH CEILING HEIGHT ABOVE FF

FLOORPLAN NOTES

1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
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5. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
6. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
7. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
8. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.

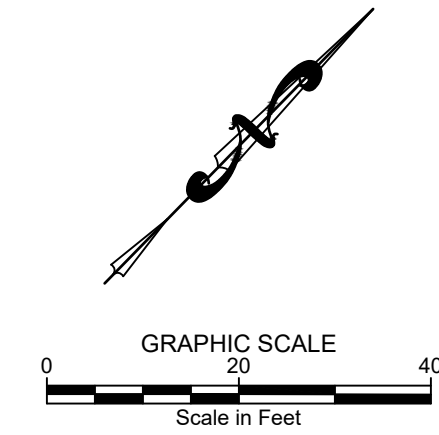
FF OF UNITS ON THE GROUND LEVEL FLOOR IS 5822.9'
 CH OF UNITS ON THE GROUND LEVEL FLOOR IS XX.X'



300 RIVER STREET EAST CONDOMINIUMS
 GALENA-BENCHMARK ENGINEERING
 KETCHUM, IDAHO

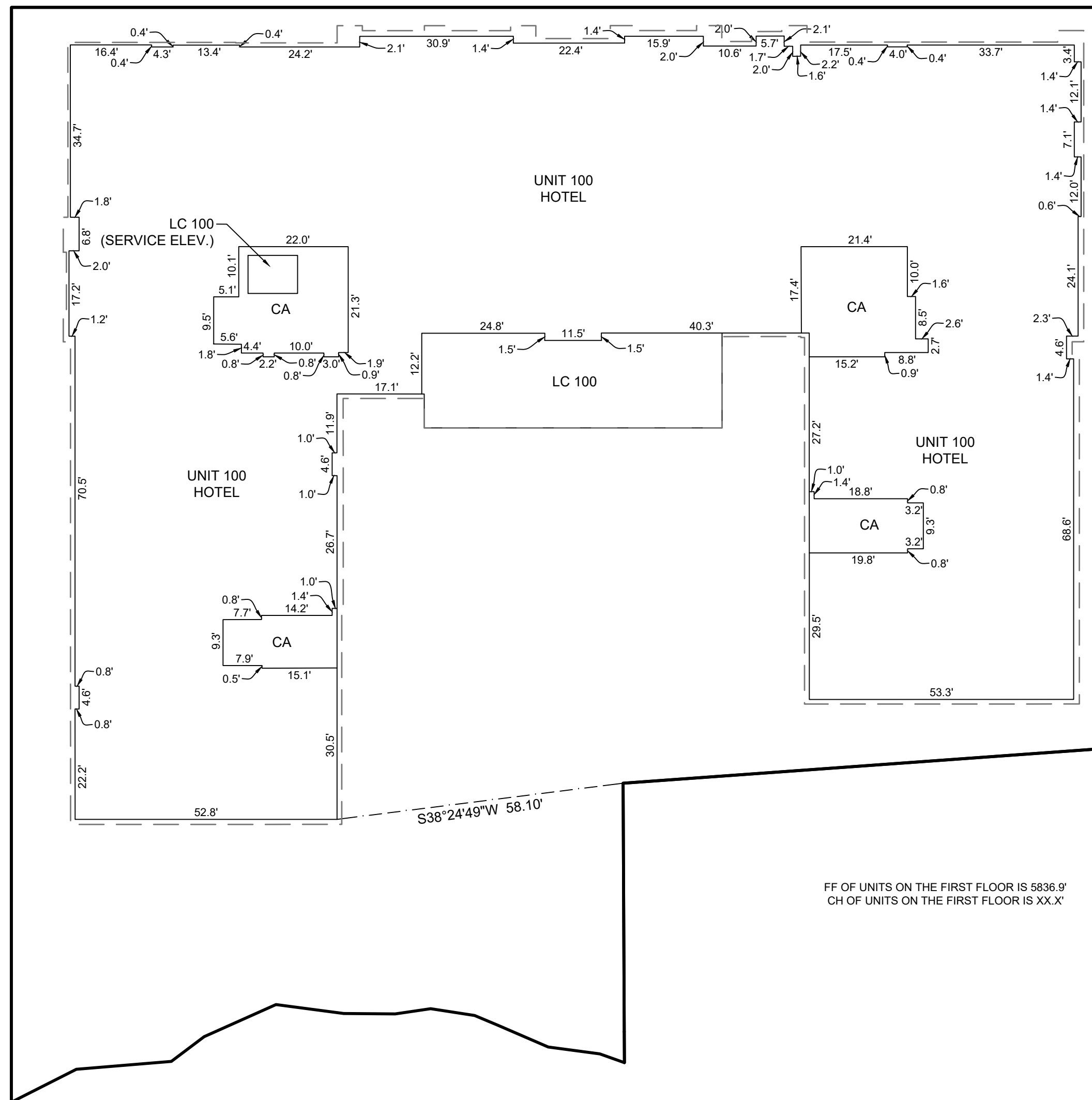
300 RIVER STREET EAST CONDOMINIUMS

FIRST FLOOR UNIT LAYOUT



LEGEND

- PROPERTY LINE (SEE SHEET 1)
- UNIT OUTLINE
- CHANGE IN FLOOR ELEVATION
- BUILDING OUTLINE
- SURVEY TIE LINE
- CA COMMON AREA
- LC LIMITED COMMON AREA
- FF FINISHED FLOOR ELEVATION
- CH CEILING HEIGHT ABOVE FF



FF OF UNITS ON THE FIRST FLOOR IS 5836.9'
CH OF UNITS ON THE FIRST FLOOR IS XX.X'

FLOORPLAN NOTES

1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
2. 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, LIMITED COMMON AREAS AND PARKING SPACES.
3. TYPICAL BEARING OF UNIT WALLS ARE N45°36'41\"E AND S44°23'19\"E. ALL UNIT WALL ARE PARALLEL AND PERPENDICULAR UNLESS OTHERWISE NOTED.
4. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
5. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
6. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
7. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
8. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.

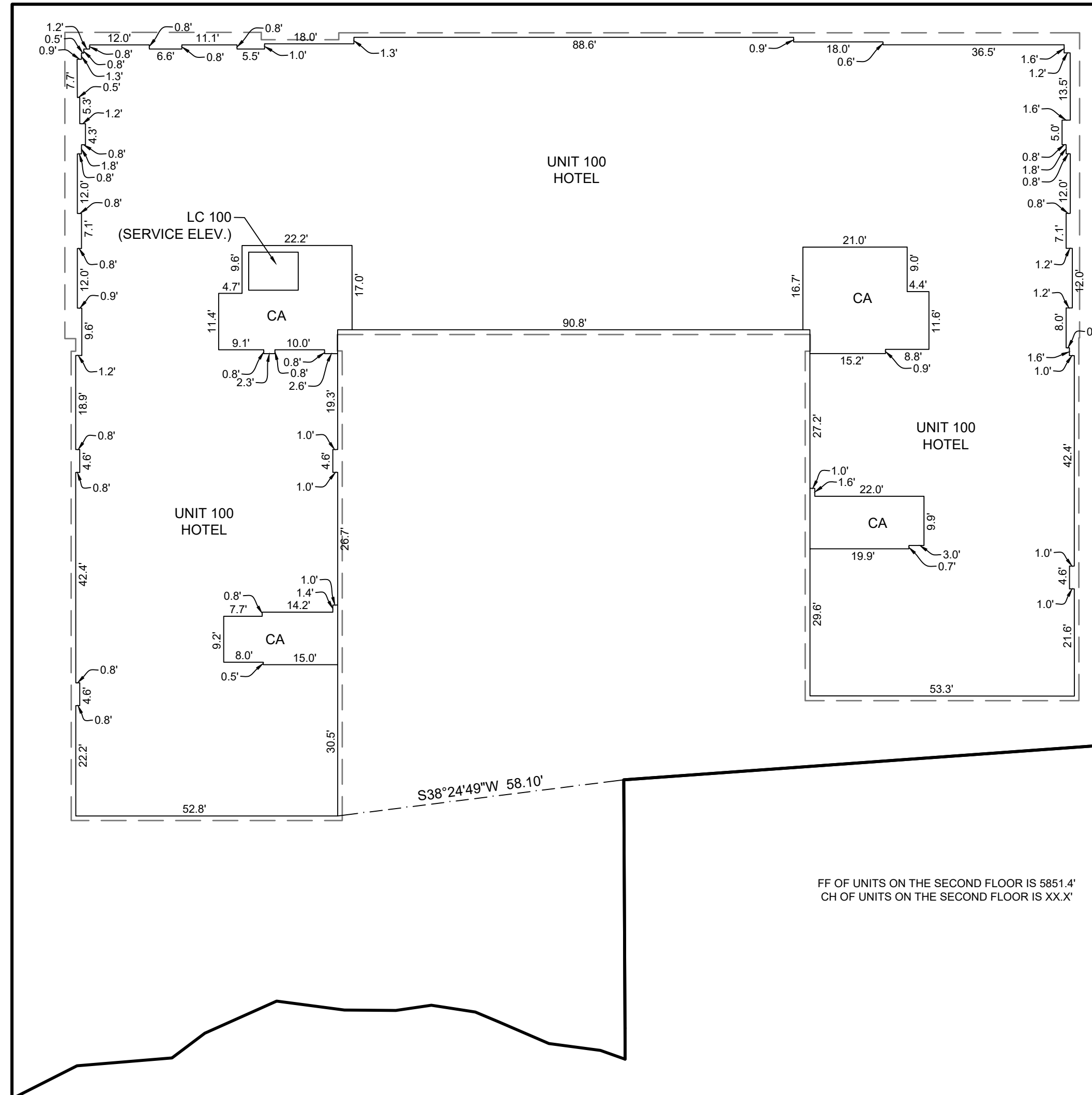
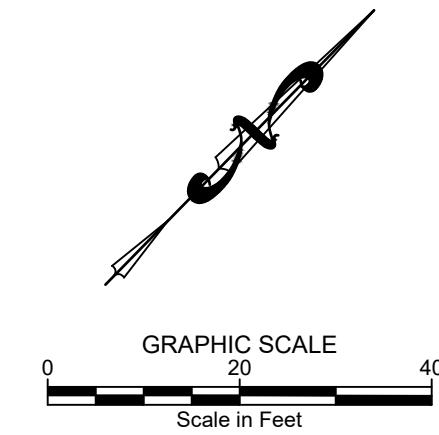


300 RIVER STREET EAST CONDOMINIUMS
GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 5 OF 11
Job No. 6560.05

300 RIVER STREET EAST CONDOMINIUMS

SECOND FLOOR UNIT LAYOUT



FF OF UNITS ON THE SECOND FLOOR IS 5851.4'
CH OF UNITS ON THE SECOND FLOOR IS XX.X'

LEGEND

- PROPERTY LINE (SEE SHEET 1)
- UNIT OUTLINE
- CHANGE IN FLOOR ELEVATION
- BUILDING OUTLINE
- SURVEY TIE LINE
- CA COMMON AREA
- LC LIMITED COMMON AREA
- FF FINISHED FLOOR ELEVATION
- CH CEILING HEIGHT ABOVE FF

FLOORPLAN NOTES

1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
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4. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
5. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
6. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
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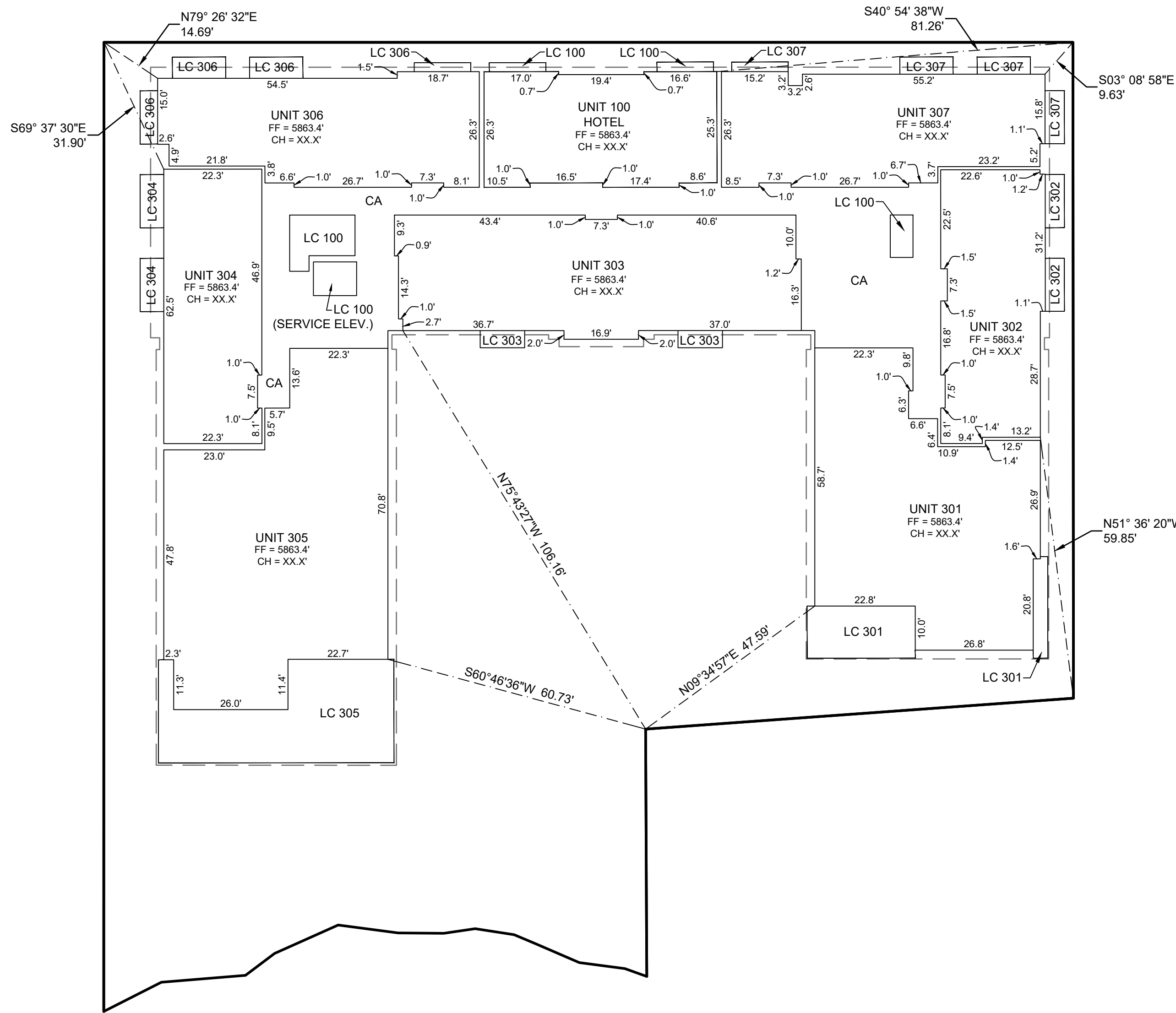
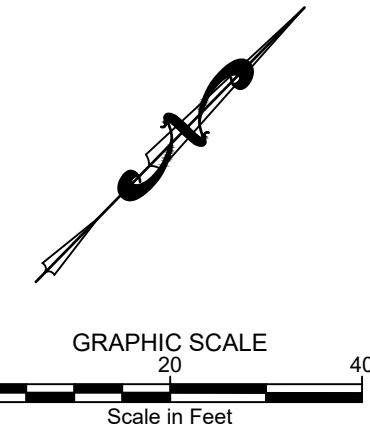


300 RIVER STREET EAST CONDOMINIUMS
GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 6 OF 11
Job No. 6560.05

300 RIVER STREET EAST CONDOMINIUMS

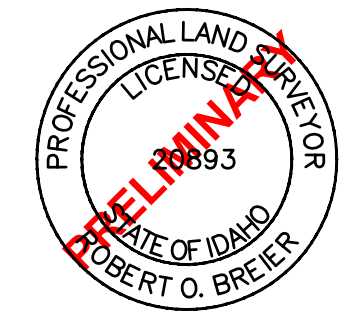
THIRD FLOOR UNIT LAYOUT



LEGEND

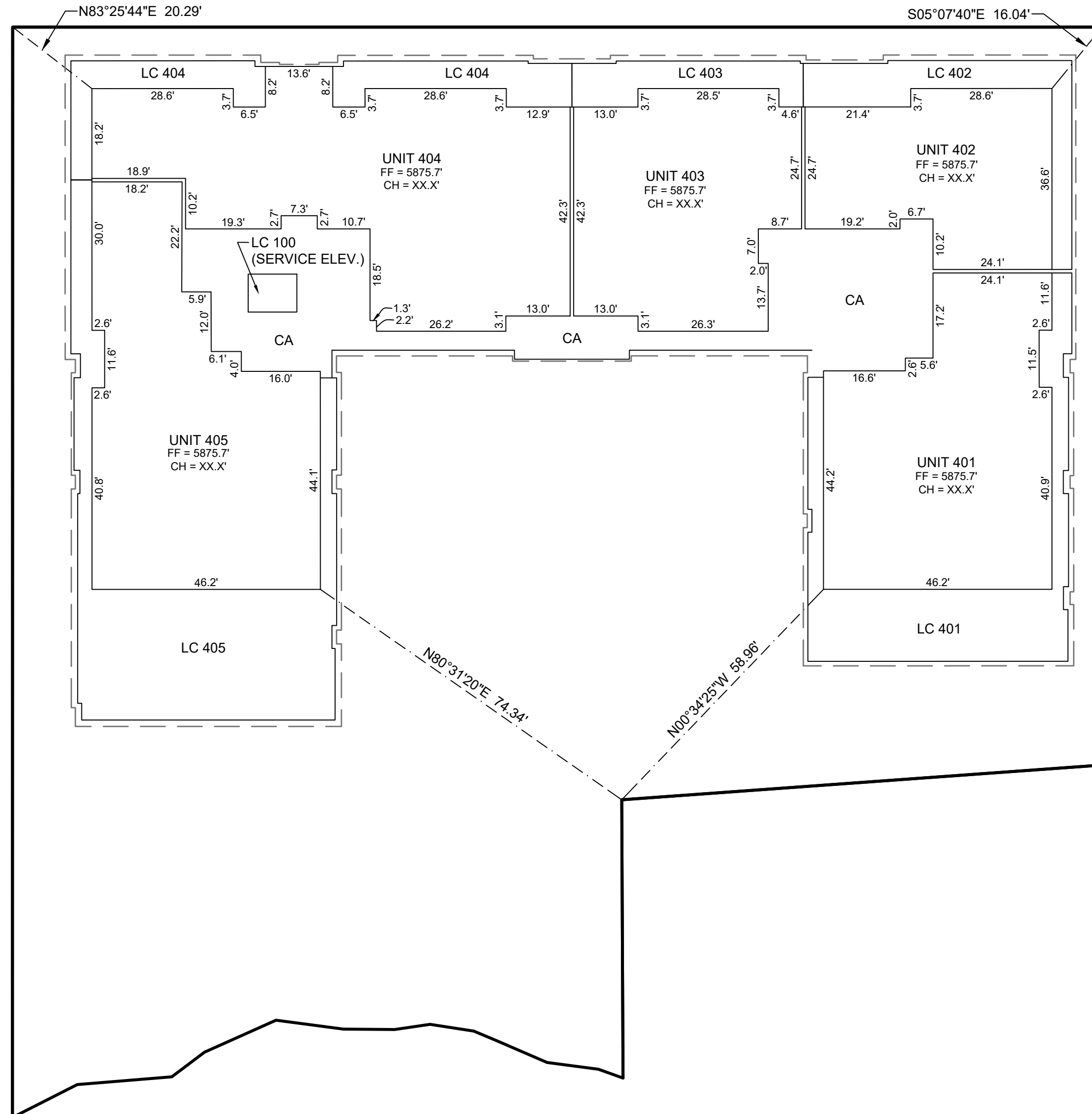
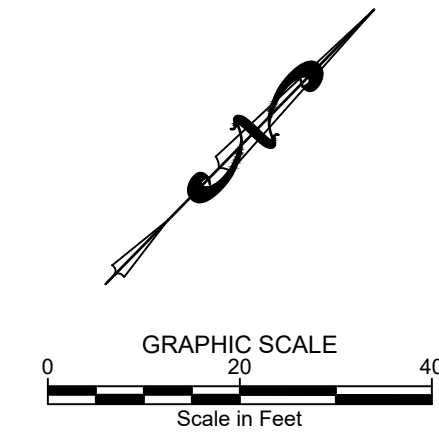
	PROPERTY LINE (SEE SHEET 1)
	UNIT OUTLINE
	CHANGE IN FLOOR ELEVATION
	BUILDING OUTLINE
	SURVEY TIE LINE
CA	COMMON AREA
LC	LIMITED COMMON AREA
FF	FINISHED FLOOR ELEVATION
CH	CEILING HEIGHT ABOVE FF

- FLOORPLAN NOTES**
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 - 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, LIMITED COMMON AREAS AND PARKING SPACES.
 - TYPICAL BEARING OF UNIT WALLS ARE N45°36'41"E AND S44°23'19"E. ALL UNIT WALL ARE PARALLEL AND PERPENDICULAR UNLESS OTHERWISE NOTED.
 - DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
 - CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
 - ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
 - BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
 - UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.



300 RIVER STREET EAST CONDOMINIUMS

FOURTH FLOOR UNIT LAYOUT



LEGEND

- PROPERTY LINE (SEE SHEET 1)
- UNIT OUTLINE
- CHANGE IN FLOOR ELEVATION
- BUILDING OUTLINE
- SURVEY TIE LINE
- CA COMMON AREA
- LC LIMITED COMMON AREA
- FF FINISHED FLOOR ELEVATION
- CH CEILING HEIGHT ABOVE FF

FLOORPLAN NOTES

1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
2. 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, LIMITED COMMON AREAS AND PARKING SPACES.
3. TYPICAL BEARING OF UNIT WALLS ARE N45°36'41"E AND S44°23'19"E. ALL UNIT WALL ARE PARALLEL AND PERPENDICULAR UNLESS OTHERWISE NOTED.
4. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS, OWING TO NORMAL CONSTRUCTION TOLERANCES.
5. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
6. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
7. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
8. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.

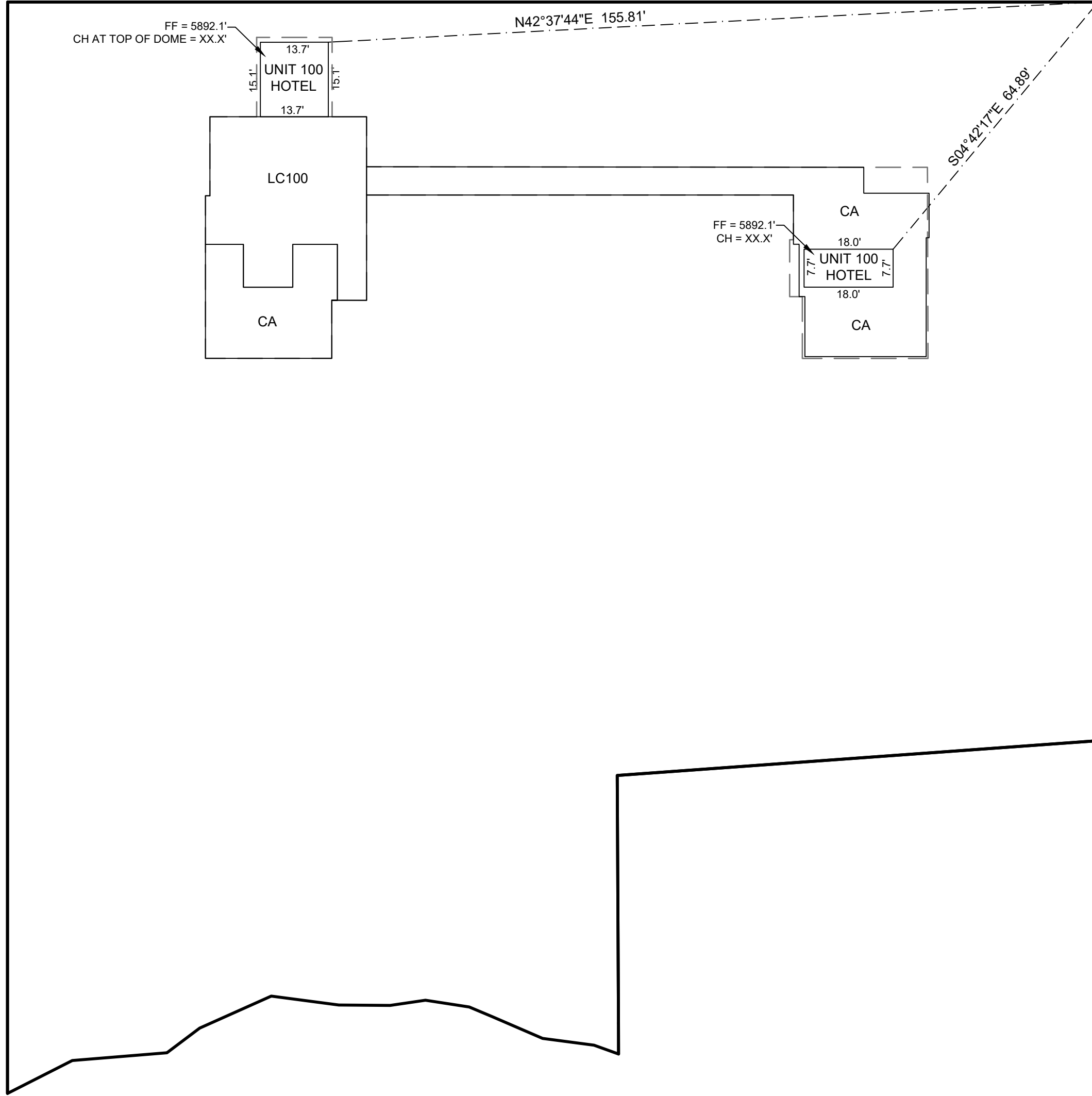
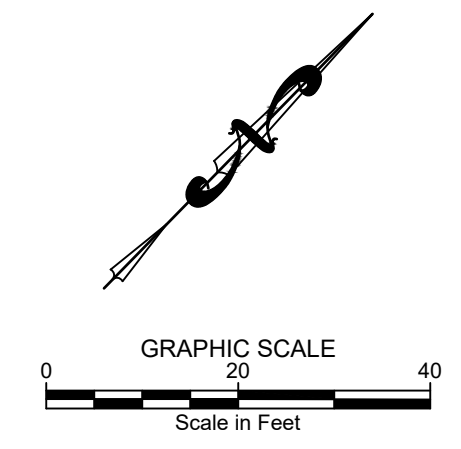


300 RIVER STREET EAST CONDOMINIUMS
 GALENA-BENCHMARK ENGINEERING
 KETCHUM, IDAHO

SHEET 8 OF 11
 Job No. 6560.05

300 RIVER STREET EAST CONDOMINIUMS

FIFTH FLOOR UNIT LAYOUT



- LEGEND**
- PROPERTY LINE (SEE SHEET 1)
 - UNIT OUTLINE
 - CHANGE IN FLOOR ELEVATION
 - BUILDING OUTLINE
 - SURVEY TIE LINE
 - CA COMMON AREA
 - LC LIMITED COMMON AREA
 - FF FINISHED FLOOR ELEVATION
 - CH CEILING HEIGHT ABOVE FF

FLOORPLAN NOTES

1. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
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5. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF COMMON AND LIMITED COMMON AREA.
6. ALL AREA OUTSIDE OF UNITS THAT IS NOT DESIGNATED AS LIMITED COMMON IS COMMON AREA. AREAS OF "COMMON" OR "LIMITED COMMON" ARE SHOWN BY DIAGRAM.
7. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
8. UTILITY EASEMENTS NECESSARY TO ALLOW FOR ACCESS AND MAINTENANCE OF UTILITIES SERVING UNITS OTHER THAN THE UNIT THEY ARE LOCATED IN ARE HEREBY GRANTED BY THIS PLAT.



300 RIVER STREET EAST CONDOMINIUMS
 GALENA-BENCHMARK ENGINEERING
 KETCHUM, IDAHO

SHEET 9 OF 11
 Job No. 6560.05