



AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Commission Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/84814315588>
Webinar ID: 848 1431 5588
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS FROM COMMISSIONERS:

CONSENT AGENDA:

Note re: ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

1. ACTION ITEM: Approval of the June 13, 2023 minutes

PUBLIC HEARING:

2. ACTION ITEM: Recommendation to hold a public hearing, review, and approve the Mountain Overlay Design Review, Townhouse Preliminary Plat, and Conditional Use Permit applications for the detached townhomes at 402 Sage Road

NEW BUSINESS:

3. Workshop: Evaluation of Interim Ordinance 1234 Standards

ADJOURNMENT:



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION
Tuesday, June 13, 2023

CALL TO ORDER: *(00:00:13 in video)*

Tim Carter called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30p.m.

ROLL CALL:

Neil Morrow – arrived at 4:36
Susan Passovoy
Brenda Moczygemba - absent
Tim Carter
Spencer Cordovano

ALSO PRESENT:

Jade Riley—City Administrator
Trent Donat—City Clerk
Morgan Landers—Director of Planning and Building
Abby Rivin—Senior Planner
Paige Nied—Associate Planner
Adam Crutcher—Associate Planner
Heather Nicolai—Planning Technician & Office Administrator

Motion to amend the agenda to handle Consent Agenda Item #1 after public hearing item #2.
(00:01:04 in video)

MOVER: Spencer Cordovano

SECONDER: Susan Passovoy

AYES: Susan Passovoy, Tim Carter, Spencer Cordovano

RESULT: ADOPED UNANIMOUSLY

COMMUNICATIONS FROM COMMISSIONERS: *(00:04:13 in video)*

Tim Carter, Susan Passovoy & Spencer Cordovano visited the 219 Hillside Drive site.

PUBLIC HEARING: *(00:04:30 in video)*

1. ACTION ITEM: Recommendation to review and approve the 219 Hillside Drive Mountain

Overlay Design Review & Conditional Use Permit applications, as conditioned, and direct staff to return with the findings of fact.

- Staff Presentation: Paige Nied —Associate Planner (00:04:40 in video)
- Commission Questions/Comments for Staff (00:11:45 in video)
- Applicant Presentation by: Bruce Smith – Alpine Enterprises - 18:00
- Commission Questions/Comments for Applicant (00:21:50 in video)
- Applicant Presentation by: Kyle Miller – Owner - Paramount Property Development LLC (00:29:57 in video)
- Commission Questions/Comments for Applicant (00:31:15 in video)

Public Comment: (00:38:30 in video)

- Martin Kaplan (00:38:40 in video)
- Kevin Moss (00:43:15 in video)
- Bill Glenn (00:48:28 in video)
- Mark Gilbreath (00:55:11 in video)
- Andy Luhn (00:59:58 in video)
- Ellie Gilbreath (01:01:20 in video)

Public Comment Closed: (01:05:19 in video)

- Applicant Response to Public Comment – Alex Nelson, Alpine Enterprises (01:05:35 in video)
- Commission Questions/Comments for Applicant and staff and their responses (01:12:10 in video)
- Mark Kaplan clarifying question (01:38:35 in video)
- Applicant Response to Public Comment & Commission Questions – Matthew Boulant, EHM Engineers, Inc. Structural Engineer (01:40:38 in video)
- Commission Questions/Comments for Applicant and staff and their responses (01:43:50 in video)
- Commission deliberations and direction to applicant and staff (01:51:30 in video)

Motion to continue the 219 Hillside Drive Mountain Overlay Design Review & Conditional Use Permit applications to a date certain – July 11, 2023. (02:08:01 in video)

MOVER: Spencer Cordovano

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Neil Morrow, Spencer Cordovano

RESULT: ADOPED UNANIMOUSLY

***** Break for 6 minutes***** reconvened (02:14:40 in video)

CONSENT AGENDA: (02:15:40 in video)

2. ACTION ITEM: Approval of the May 23, 2023 minutes

Motion to approve May 23, 2023 Minutes *(02:15:49 in video)*

MOVER: Susan Passovoy

SECONDER: Tim Carter

AYES: Susan Passovoy, Tim Carter, Neil Morrow

ABSTAINED: Spencer Cordovano

RESULT: ADOPED UNANIMOUSLY

NEW BUSINESS: *(02:16:00 in video)* 6:47

Presentation on Downtown Parking Overview-Parking 101 - by Jade Riley, City Administrator and discussion with Commissioners *(02:16:05 in video)*

General announcement from Staff of upcoming meetings and department highlights.

(03:20:00 in video)

ADJOURNMENT:

Motion to adjourn at 7:53pm *(03:22:15 in video)*

MOVER: Neil Morrow

SECONDER: Spencer Cordovano

AYES: Susan Passovoy, Tim Carter, Neil Morrow, Spencer Cordovano

RESULT: ADOPED UNANIMOUSLY

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JUNE 27, 2023

- PROJECT:** Sage Mountainside Townhomes
- APPLICATION TYPE:** Mountain Overlay Design Review (Application File No. P22-070)
Townhouse Preliminary Plat (Application File No. P22-070A)
Conditional Use Permit (Application File No. P22-070B)
- PROPERTY OWNER:** Sage Mountainside LLC.
- REPRESENTATIVE:** Shilpa Sushil, Connect Homes (Architect)
- REQUEST:** Mountain Overlay Design Review, Townhouse Preliminary Plat, and Conditional Use Permit for two 4,820 square foot detached townhomes, a new townhome subdivision and a concrete avalanche protective wall.
- LOCATION:** 400 & 402 Sage Road (Living Springs Townhomes)
- ZONING:** General Residential - Low Density (GR-L) & Mountain Overlay (MO)
- REVIEWER:** Adam Crutcher – Associate Planner
- NOTICE:** A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on April 19, 2023. The public hearing notice was published in the Idaho Mountain Express on April 19, 2023. A notice was posted on the project site and the city’s website on April 24, 2023. The story pole was installed on the project site on April 24, 2023. The project was heard at the May 9th, 2023 meeting of the Planning & Zoning Commission and continued to a regular meeting on June 27th, 2023

I. EXECUTIVE SUMMARY:

The Planning and Zoning Commission reviewed the proposed development at their May 9, 2023 meeting (See Attachment A for the staff report). At the meeting, staff highlighted three areas where improvements to the project could be made to bring the application into conformance with the Ketchum Design Review & Avalanche Wall Criteria:

- Architectural features & building undulation/relief
- Avalanche wall screening
- Encroachment into 25% slope

Upon review of the application materials, staff and applicant presentation, and public comment, the Commission provided feedback to the applicant as follows:

- The Commission found the design to be flat, boxy, overwhelming, and large. Recommended revisions included changing of models/design, offset of buildings from each other, changing the angle of the buildings face the street, and exploring different materials, roof forms or other methods to reduce the appearance of one continuous façade
- Installation of landscaping in front yard to screen avalanche wall or change in wall materials
- The Commission was supportive of the proposed encroachment into the 25% slope area

The applicant has provided a revised development proposal (Attachment B) which seeks to address the comments provided by the Commission. The following changes are being proposed:

- Materials for the development have been changed from cement board siding with wood siding to primarily wood siding with black metal panels as an accent material (See Figure 1 below).
- Roof form has changed from the previous hip roof to a shed roof form that slants to the rear of the property from the street
- The far east unit (Unit B) has been set back 4 feet off of the required front yard setback
- Avalanche wall changed materials with wood siding being introduced on either side of the trellis. Landscaping plan has been revised to include a Bristlecone Pine in the front yard to assist in the screening of the avalanche wall.

II. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS:

Per Ketchum Municipal Code (KMC) §17.96.010.A – Applicability, design review is required for all multi-family. Before granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC §17.96.050.A).

Criteria #1: Health, Safety, and Welfare of the Public

The 2014 Comprehensive Plan contains the community's vision for Ketchum and sets goals and policies to guide future development. The vision is shaped by 10 core values identified by Ketchum residents as important to consider for all future land uses decisions. The community's core values include protecting the community character of Ketchum and preserving its environmental quality and scenic beauty. Ketchum's undeveloped hillsides are visual assets that define the character of our community. Protecting and preserving Ketchum's natural resources is critical to maintaining our economy, quality of life, and community identity. Staff reviewed the goals & policies of the Comprehensive Plan along with the future land use map against the proposed project. Staff & the Commission found the project to meet this criteria as detached townhomes are within the list of primary uses anticipated in the future land use category and due to the location of the structures, the visual character of the hillside is not impacted.

Criteria #2: Applicable Standards and Criteria

Conformance with Zoning Regulations

The proposed changes do not impact the project's conformance with the zoning regulations, including dimensional standards, applicable to the project. The project remains in conformance with all zoning requirements.

Conformance with Design Review Improvements and Standards

Staff believes the proposed changes to the building materials, roof form, building siting and avalanche wall address the staff and commission comments satisfactorily. The changing of materials to primarily wood siding with black metal panel accents provides more warmth and greater contrast when compared to the previous design. The previous design utilized a colder material palette with a hip roof form which made the buildings appear as one continuous unit (Figure 1). The new contrast in materials assists in differentiating sections of the building, reducing the uniformity of the buildings. The switch to a shed roof and black banding between the second and third floors provide horizontal elements which help to break up the vertical aspect of the buildings.

Unit B being stepped back 4 feet helps to provide relief along the front yard and better differentiates the two units. Staff believes that these changes are a positive improvement from what was proposed at the May 9th, 2023 hearing and supports the revised design.

Figure 1: Rendering of 402 Sage Comparison (May 9th on the left)



Conformance with Mountain Overlay Standards

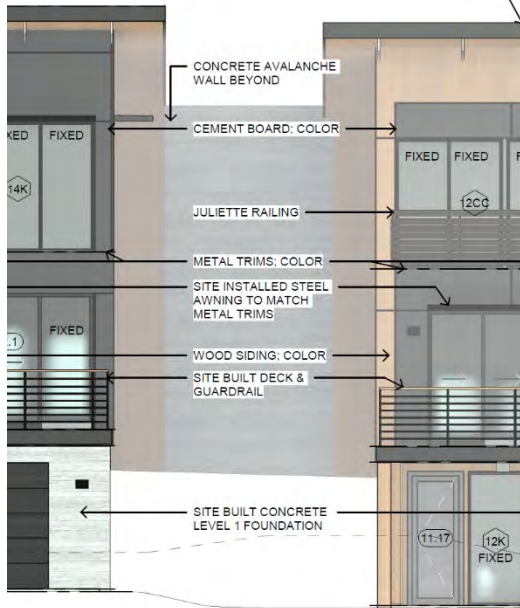
Staff & the Commission found the project to be in conformance with a majority of the mountain overlay design review criteria at the May 9th, 2023 hearing. The one item staff requested feedback from the Commission on was regarding design review criteria #10 which states “Are there other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section”. Criteria #10 was further defined by Zoning Code Interpretation 22-001 regarding the redevelopment of nonconforming properties in the MOD and development into 25% slopes. The Commission reviewed the proposed encroachment into the 25% slope area and found the encroachment to meet criteria #10.

The revised submittal does show Unit B stepped back 4 ft from its original position. This step back does require the unit to encroach further into the 25% slope which currently exists. The May 9th hearing saw the development have 47 square feet of encroachment while the current iteration has 162 square feet of encroachment in to the existing 25% slope. Staff is supportive of this further encroachment as it assists in addressing the design criteria mentioned above. The building still sits lower down on the hillside when compared to the existing townhouse and townhomes on adjacent properties.

Conformance with Conditional Use Permit Standards

As seen in Figure 2 below, the applicant has introduced wood siding on the edges of the avalanche wall between the two units. Where the wood siding transitions to concrete is where the trellis with vines is proposed. The landscaping at the front yard has been changed to introduce a bristlecone pine which will provide screening of the avalanche wall from Sage Rd. These changes address staffs concern regarding the conditional use permit criteria related to the avalanche wall impacting the natural slope or beauty of the land.

Figure 2: Avalanche Wall (middle section)



III. STAFF RECOMMENDATION

Staff recommends **approval** of the Mountain Overlay Design Review application (File No. P22-070) subject to the following conditions:

1. This Design Review approval is based on the project plans presented at the June 26, 2023, Planning and Zoning Commission meeting. The project plans for all on-site improvements submitted for the building permit must conform to the approved design review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to review by the Commission and/or removal.
2. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for right-of-way, circulation design, utilities, and drainage improvements for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
3. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
4. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Staff recommends **approval** of the Townhouse Preliminary Plat application (File No. P22-070A) subject to the following conditions:

1. The preliminary plat is subject to all conditions of approval associated with Mountain Overlay Design Review Approval P22-070.
2. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

Staff recommends **approval** of the Conditional Use Permit application (File No. P22-070B) subject to the following conditions:

3. This conditional use permit approval is based on the project plans presented at the June 27, 2023, Planning and Zoning Commission meeting. Building Permit Plans must conform to the approved plans unless otherwise approved in writing by the Commission or the Planning and Zoning Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
4. This Conditional Use Permit is not transferable from one parcel of land to another.
5. The conditional use permit is subject to all conditions of approval associated with Design Review approval P22-046.
6. The term of this Conditional Use Permit shall be that of Design Review approval P22-046. In the event the Design Review approval expires, this Conditional Use Permit approval shall also expire and become null and void.

RECOMMENDED MOTIONS

Design Review:

“I move to approve the 402 Sage Mountain Overlay Design Review application, as conditioned, and direct staff to return with the findings of fact.”

Townhouse Preliminary Plat:

“I move to approve the 402 Sage Townhouse Preliminary Plat application, as conditioned, and direct staff to return with the findings of fact.”

Conditional Use Permit:

“I move to approve the 402 Sage Conditional Use Permit application, as conditioned, and direct staff to return with the findings of fact.”

ATTACHMENTS:

- A. Application Materials: MO Design Review Application & Supplemental Materials
- B. Application Materials: MO Design Review Plan Set
- C. Application Materials: Townhouse Preliminary Application & Supplemental Materials
- D. Application Materials: Townhouse Preliminary Plan Set
- E. Application Materials: Conditional Use Permit Application & Supplemental Materials
- F. Application Materials: Conditional Use Permit Plan Set
- G. Staff Report – May 9, 2023 Planning and Zoning Commission Meeting
- H. Public Comment

Attachment A:
Application Materials: MO Design Review
Application & Supplemental Materials



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	
Date Received:	
By:	
Fee Paid:	
Approved Date:	
Denied Date:	
By:	

Mountain Overlay Design Review Application

OWNER INFORMATION			
Project Name: SAGE MOUNTAINSIDE TOWNHOMES			
Owner Name: SAGE MOUNTAINSIDE LLC.			
Mailing Address: PO Box 3250, KETCHUM, ID 83340			
Phone: (208) 721-4391			
Email: jordan@jadallah.com, sam@jadallah.com			
PROJECT INFORMATION			
Architect/Representative: SHILPA SUSHIL, CONNELL HOMES			
Phone: (213) 713-8721			
Mailing Address: 304 S. BROADWAY, STE 320, LOS ANGELES, CA 90013			
Email: shilpa@connect-homes.com			
Engineer of Record: ALEX NELSON, PE, ALPINE ENTERPRISES INC.		SCOTT HEINER, PE, RLB	
Engineer Email: alexnelson@alpineenterprisesinc.com		scott@rlb-sv.com	
Legal Land Description: LIVING SPRINGS TOWNHOMES			
Project Address: 402 SAGE ROAD, UNITS A + B → NOW 400 AND 402 SAGE RD.			
Lot Area: 159,540 SQ. FT, 3.66 AC.; CURRENTLY 2 TOWNHOUSE SUBLOTS OF 79,770 SQ. FT., 1.83 AC. EACH			
Zoning District: GENERAL RESIDENTIAL LOW-DENSITY (GR-L)			
Anticipated Use: RESIDENTIAL TOWNHOUSE			
Number of Residential Units: 2 TOWNHOUSE UNITS			
TYPE OF CONSTRUCTION			
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Remodel	<input type="checkbox"/> Addition	<input type="checkbox"/> Other, please explain:
TOTAL FLOOR AREA			
Proposed		Existing	
Basement: N/A			
1 st Floor: 1840 SQ. FT. (INCLUDE GARAGE + FRONT PORCH)			
2 nd Floor: 1600 SQ. FT.			
3 rd Floor: 1380 SQ. FT.			
Decks: 346 SQ. FT.			
Mezzanine: NONE			
Total: 4820 SQ. FT.			
Building Coverage: SF 2.3 %		Curb Cut: NA SF % SEE ROW APP.	
PROPOSED SETBACKS			
Front: 15'	Side: 11.75'	Side: 11.75'	Rear: 15'
ADDITIONAL INFORMATION			
Building Height: 34' - 9 1/4"		Parking Spaces Provided: 4 (INTERIOR GARAGE SPACE)	
Will Fill or Excavation Be Required? <input checked="" type="radio"/> Yes <input type="radio"/> No			
If Yes, Amount in Cubic Yards Fill: 20 yd ³		Excavation: 1200 yd ³	
Will Existing Trees or Vegetation Be Removed? <input checked="" type="radio"/> Yes <input type="radio"/> No			

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Mountain Overlay Design Review Application, in which the City of Ketchum is the prevailing party, to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Bruce Smith, PLS 709B
Signature of Owner/Representative

BRUCE SMITH, PLS
ALPINE ENTERPRISES INC.

29 NOV 22
Date
SHILPA SUSHIL

City of Ketchum Planning & Building Department
Mountain Overlay Design Review Application

Once your application has been received, we will review it and contact you with next steps. No further action is required at this time.

APPLICATION CHECKLIST

Please utilize and submit the checklist on the following pages to ensure a complete application.

MOUNTAIN OVERLAY DESIGN REVIEW APPLICATION CERTIFICATION OF COMPLETENESS

Project Name: SAGE MOUNTAINSIDE

Date: 12.02.22

Reviewed by: SHILPA SUSHIL (APPLICANT/ OWNER'S REP)

DOCUMENTS

Application form

SETS OF PLANS

One (1) copy of full-sized; One (1) 11x17 reduced; and CD, flash drive or email (.pdf) of plans

EXISTING SITE CONDITIONS

- Survey of exterior boundary lines of the property together with dimensions, produced by a licensed engineer or surveyor;
 - Topographic survey of the real property at a minimum of two (2) foot contour intervals, significant hillsides may be a minimum of ten (10) foot contour intervals;
 - Location of any existing dwelling units, other structures and all improved areas (pavement) with dimensions thereof showing the setback of each structure from the nearest property line;
 - Location and rights-of-way of adjacent streets and public rights-of-way;
 - Location and dimensions of easements, private and public, within and adjacent to the proposed project together with the purpose thereof;
 - Location of existing sewer, water, drainage and other utility lines indicating size and depth;
 - Location of all existing significant trees, conifers six (6) inches dbh and deciduous two (2) inch caliper and greater;
 - Location and dimensions of easements, private and public, within and adjacent to the proposed project together with the purpose thereof;
 - Indication of any zoning district overlay which effects the property (flood or avalanche); Location of existing structures on adjacent properties; and,
 - The subdivision plat of the property certified by a licensed engineer or surveyor, except tax lots;

PROPOSED SITE PLAN

- Vicinity map;
 - Contour lines of two (2) foot intervals to show existing and proposed topography of the property;
 - Location of all proposed structures (buildings) and all improved areas (pavement, sidewalk) with dimensions thereof showing the setback of each structure from the

- nearest property line;
- Drip line of all buildings;
- Location of on-site parking spaces and access thereto including the dimensions of the spaces and the width and length of access and curb cuts;
- Location and dimensions of snow storage areas;
- Location and type of all heating, ventilation, air conditioning and other mechanical units;
- Percentage of the lot coverage by proposed building and parking areas together with the total square footage of the parcel of property; and,
- Location of all existing trees to be preserved and significant trees to be removed;

ENGINEERING PLAN:

- ☑ Engineering plans, prepared by a licensed engineer, not less than one (1) inch equals ten (10) feet;
 - Proposed utility improvements including water, sewer, power, cable, telephone and all other utilities;
 - Proposed grading plan with minimum two foot contours and amount of cut and fill in cubic yards;
 - Proposed drainage plan including adjacent public rights-of-way. Provide calculations and test pit information to support design of conveyance and disposal systems;
 - Proposed designs for all public and private vehicular and pedestrian circulation including curb cuts, parking lot layout, curb and gutter and sidewalks. This information should include elevations, slopes, aisle and parking dimensions and turning radii. Other information to support the proposed design should be submitted; and,
 - Drainage plan for any underground parking garage.

LANDSCAPE PLAN

- ☑ All existing vegetation over 2 inches in caliper, including size and species;
 - Proposed landscaping of the project including types, quantities and sizes of trees, shrubs, ground cover and other vegetation;
 - Proposed landscaping or other improvements within any public rights-of-way;
 - Location, type (materials and colors) and height of walls or fences;
 - Location of parking areas;
 - Location of vehicular and pedestrian circulation patterns, easements and proposed improvements with regard thereto;
 - Irrigation system for landscaping; and,
 - Drainage plan including off-site improvements.

ARCHITECTURAL PLANS

- ☑
 - Floor plans of all floors at not less than one-eighth (1/8) scale;
 - All exterior elevations;
 - Roof plan including direction of snow sliding and snow clips if applicable. Location and type of all mechanical equipment and rooftop appurtenances;
 - Cross-section(s) of the property and proposed building adequately establishing the natural grade, finished grade, slope of land, slope of proposed accesses and

- grades to all public rights-of-way;
- Location and type (cut sheets) of all exterior lighting; and,
- A model or computer simulation renderings, if required at preapplication design review meeting

GENERAL INFORMATION

- Building corners for all proposed buildings and additions shall be staked on the site and all trees proposed to be removed shall be flagged at least one week prior to the Commission meeting. Story poles may be required to be installed one week prior to the Commission meeting.
- All commercial projects; all residential projects with 4 or more units - Stamp: Licensed architect or engineer.

Attachment B:
Application Materials: MO Design Review
Plan Set



Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
1	12.01.2022	DESIGN REVIEW SUBMITTAL
2	03.29.2023	DESIGN REVIEW RESUBMITTAL
3	06.20.2023	DESIGN REVIEW RESUBMITTAL 2

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

PROJECT INFORMATION

PROJECT DESCRIPTION
DEMOLITION OF EXISTING TOWNHOMES AND PROPOSED 2 - 2980 SF FACTORY BUILT HCD APPROVED TOWNHOMES WITH SF SITE BUILT LEVEL 1, 2-CAR GARAGE & FOUNDATION WITH SUB-LOTLINE ADJUSTMENT

PARCEL INFORMATION
SITE ADDRESS: 402 SAGE RD, KETCHUM, ID
PARCEL: RPK03480000020 + RPK03480000010

LOT SIZE: 3.66 ACRES

BUILDING COVERAGE: 3.19%/ UNIT - 6.37% TOTAL

TOTAL FLOOR AREA: 4820-SF/UNIT - 9,640 TOTAL

ZONING: GR-L

MOUNTAIN OVERLAY: YES

AVALANCHE ZONE: YES

CONSTRUCTION TYPE: TYPE V-B

HEIGHT:

REQUIRED: 35' - 0"

PROPOSED: 34' - 9 1/4"

SIDE SETBACK CALC: 34' - 9 1/4" / 3 = 11' - 7"

SETBACKS: REQUIRED

FRONT YARD: 15' - 0"

REAR YARD: 15' - 0"

SIDE YARD: 11' - 7"

ARCHITECT:
Gordon Stott
Connect Homes
304 S. Broadway, Suite #320
Los Angeles, CA 90013
323 697 2386 TEL
310 622 9271 FAX
info@connect-homes.com

MODULAR BUILDER:
Connect Homes Factory
1811 Riverview Dr.
San Bernardino, CA 92408

STRUCTURAL ENGINEER:
Reza Shabani, M.Eng., M.Sc., P.E.
8th St. Construction & Consulting
619 906 0202 TEL
reza@8thstreets.com

AVALANCHE WALL ENGINEER:
Craig Maxwell P.E.
Maxwell Structural Design Studio
105 Lewis St. Unit 205
Ketchum, ID 83340
208 721 2171
craig@maxwellsds.com

CIVIL ENGINEER:
Alex Nelson
Alpine Enterprises Inc.
660 Bell Dr., Unit 1
P.O. Box 2037
Ketchum, ID 83340
208 727 1988
alexnelson@alpineenterprisesinc.com

GEOTECH:
TBD

SURVEYOR:
Bruce Smith
Alpine Enterprises Inc.
660 Bell Dr., Unit 1
P.O. Box 2037
Ketchum, ID 83340
208 727 1988
bsmith@alpineenterprisesinc.com

LANDSCAPE ARCHITECT:
Nathan Schütte
NS Consulting
380 E Highway 26
Shoshone, ID 83352
208.320.2911
nathanwschutte@gmail.com

OWNER:
Sam and Jordan Jadallah
P.O. Box 3250
Ketchum, ID 83340
208 721 4391

LOCAL GC:
Don Cunningham,
Engelmann Partners LLC
208.720.5089
don@epartllc.com
www.epartllc.com

SHEET INDEX

Sheet Number	Sheet Name
D-0.1	COVER SHEET
D-0.2	CONNECT HOMES SAMPLE PROJECTS
D-0.3A	MATERIALS BOARD
D-0.3B	MATERIALS BOARD
D-0.4	NEIGHBORHOOD STUDY
D-0.5	ADDITIONAL RENDERS
D-0.6	TOTAL BUILDING COVERAGE PLAN
D-1.0	SITE PLAN
D-2.0	FLOOR PLANS
D-2.1	FLOOR PLANS
D-3.0	EXTERIOR ELEVATIONS
D-3.1	EXTERIOR ELEVATIONS
D-3.2	SITE SECTIONS
D-4.0	EXTERIOR LIGHTING
D-5.0	CONSTRUCTION MANAGEMENT PLAN
C-0.1	SURVEY
C-1.0	GRADING PLAN
C-2.0	UTILITY DETAILS
C-3.0	GRADING DETAILS
C-4.0	SLOPE RANGE MAP
S(A)-1.0	STRUCTURAL SPECIFICATION
S(A)-2.0	FOUNDATION PLAN
S(A)-3.0	AVALANCHE WALL SECTION DETAIL
L-1.0	LANDSCAPE PLAN

VICINITY MAP



SHEET SET

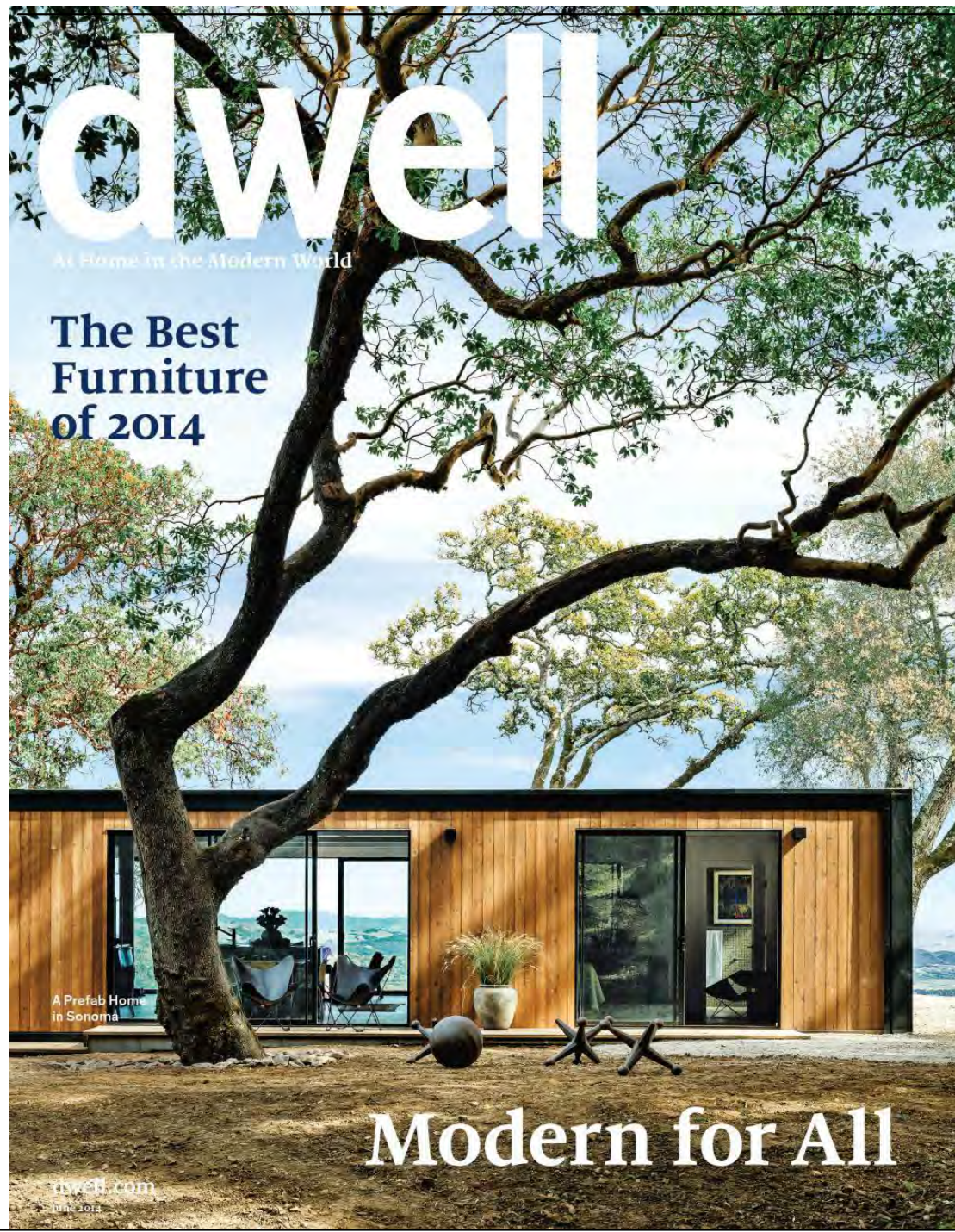
PROJECT NAME
SAGE MOUNTAINSIDE TOWNHOMES

PROJECT NUMBER
21.0045

DESCRIPTION
COVER SHEET

SCALE

SHEET NO.
D-0.1



prefab
BY KATY VANDILL SANCHEZ
PHOTOS BY MATTHEW WILLIAMS

Family Ties

In Santa Monica, a couple go all in on a prefab home that's flexible and accessible and unabashedly part of their neighborhood.

Universal design and affordability were paramount in the minds of Liz Hill and Jay Holmstrom when they asked Gordon Stott and Gordon Stott of Connect Homes to replace their cramped bungalow with a modern...

Since the firm's modest six-foot-wide, six-foot-deep modular kit was 10 feet wide, but the architects used the remaining space for things like creating a hallway and a bathroom that were...

128 JULY/AUGUST 2017 DWELL



SAN FRANCISCO DESIGN WEEK

Upcoming Events On-Demand Videos Bay Area Made Awards Blog About Sponsors

Honorable Mention: Santa Ynez Connect 4

Honorable Mention: Santa Ynez Connect 4

AWARDS/DESIGN MAGAZINE NO SCALE 3

Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



OTHER CONNECT HOMES BUILT MODELS NO SCALE 2



ISSUANCE

Rev. No.	Date	Description
1	12.01.2022	DESIGN REVIEW SUBMITTAL

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

PROJECT NAME
SAGE MOUNTAINSIDE TOWNHOMES

PROJECT NUMBER
21.0045

DESCRIPTION
CONNECT HOMES SAMPLE PROJECTS

SCALE
NORTH ARROW

SHEET NO.
D-0.2

CONNECT 10 MODELS NO SCALE 1

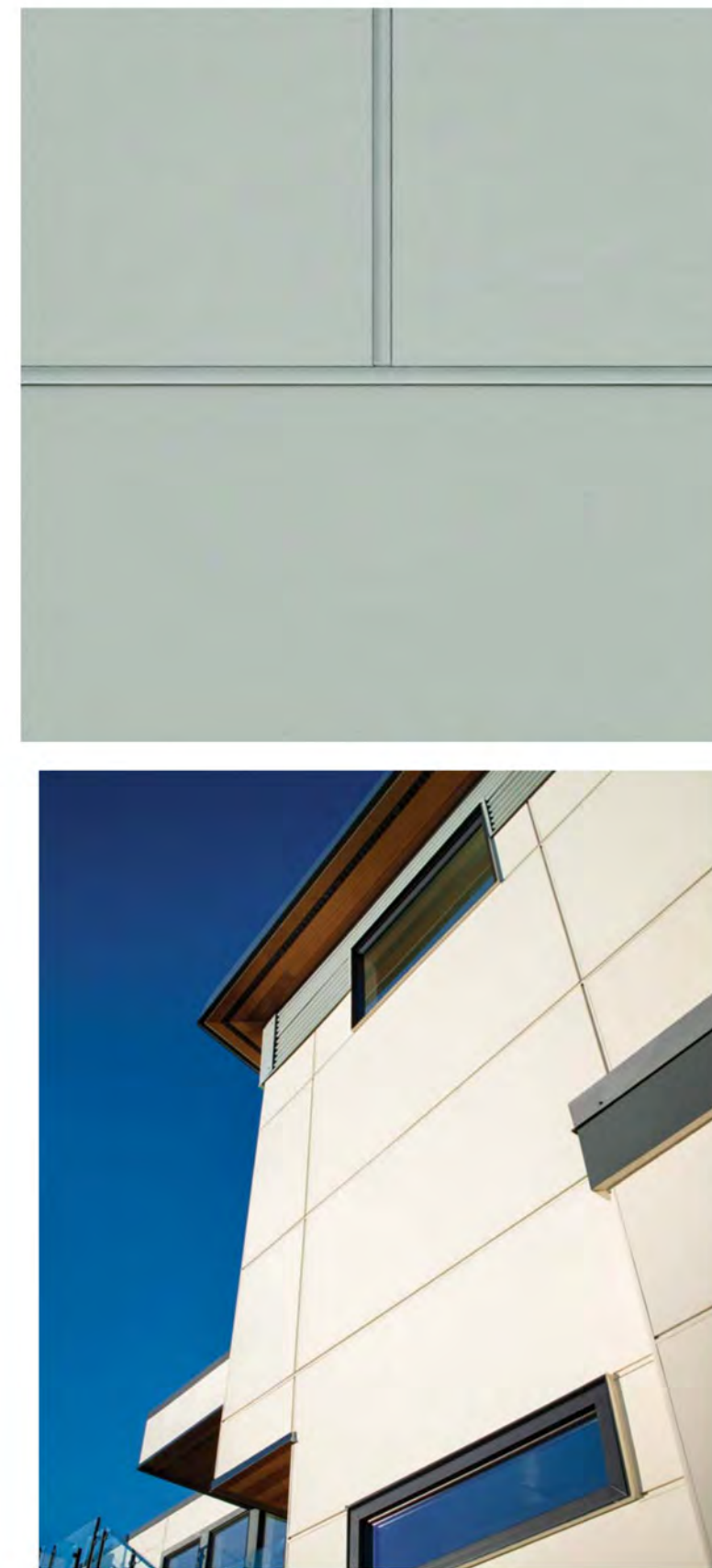
© 2022 CONNECT HOMES

6/20/2023 11:41:55 AM C:\Users\DanielReyesOneDrive - Connect Homes\Documents\Jadallah_SITE_deme\PCGS.rvt

Siding - JamesHardie Panel Siding (or similar)



Siding - JamesHardie Panel Siding (or similar)



Siding - JamesHardie Panel Siding (or similar)



CEMENT BOARD SIDING
NO SCALE 7

**Sam &
Jordan
Jadallah**

402 Sage Road,
Ketchum, ID 83340

**CONNECT
HOMES**

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
1	12.01.2022	DESIGN REVIEW SUBMITTAL
2	03.29.2023	DESIGN REVIEW RESUBMITTAL
3	06.20.2023	DESIGN REVIEW RESUBMITTAL 2

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

PROJECT NAME
**SAGE MOUNTAINSIDE
TOWNHOMES**

PROJECT NUMBER
21.0045

DESCRIPTION
MATERIALS BOARD

SCALE

SHEET NO.

D-0.3A

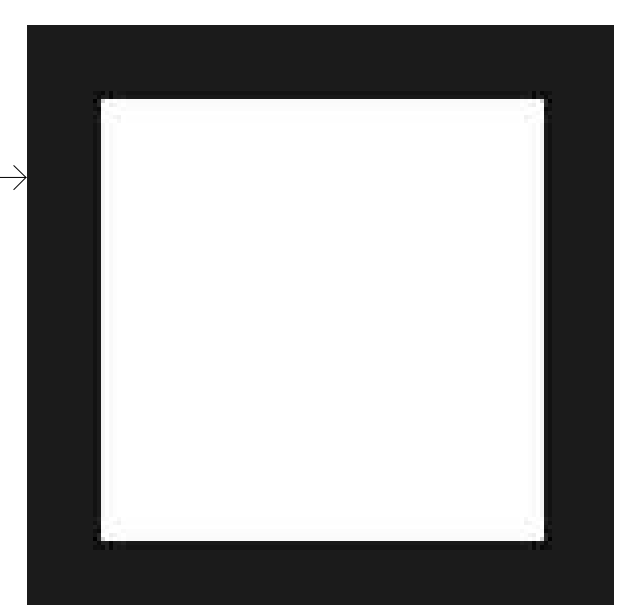
© 2022 CONNECT HOMES



PROPOSED WOOD SIDING:
STK CEDAR WITH SHERWIN
WILLIAMS "CROSSROADS"
SW3566 (OR SIMILAR)
SEMI-TRANSPARENT STAIN



PROPOSED CEMENT BOARD
SIDING: JAMES HARDIE PANEL
(IRON GRAY)



PROPOSED DOOR AND
WINDOW ALUMINUM FRAMES:
DARK BRONZE ANODIZED

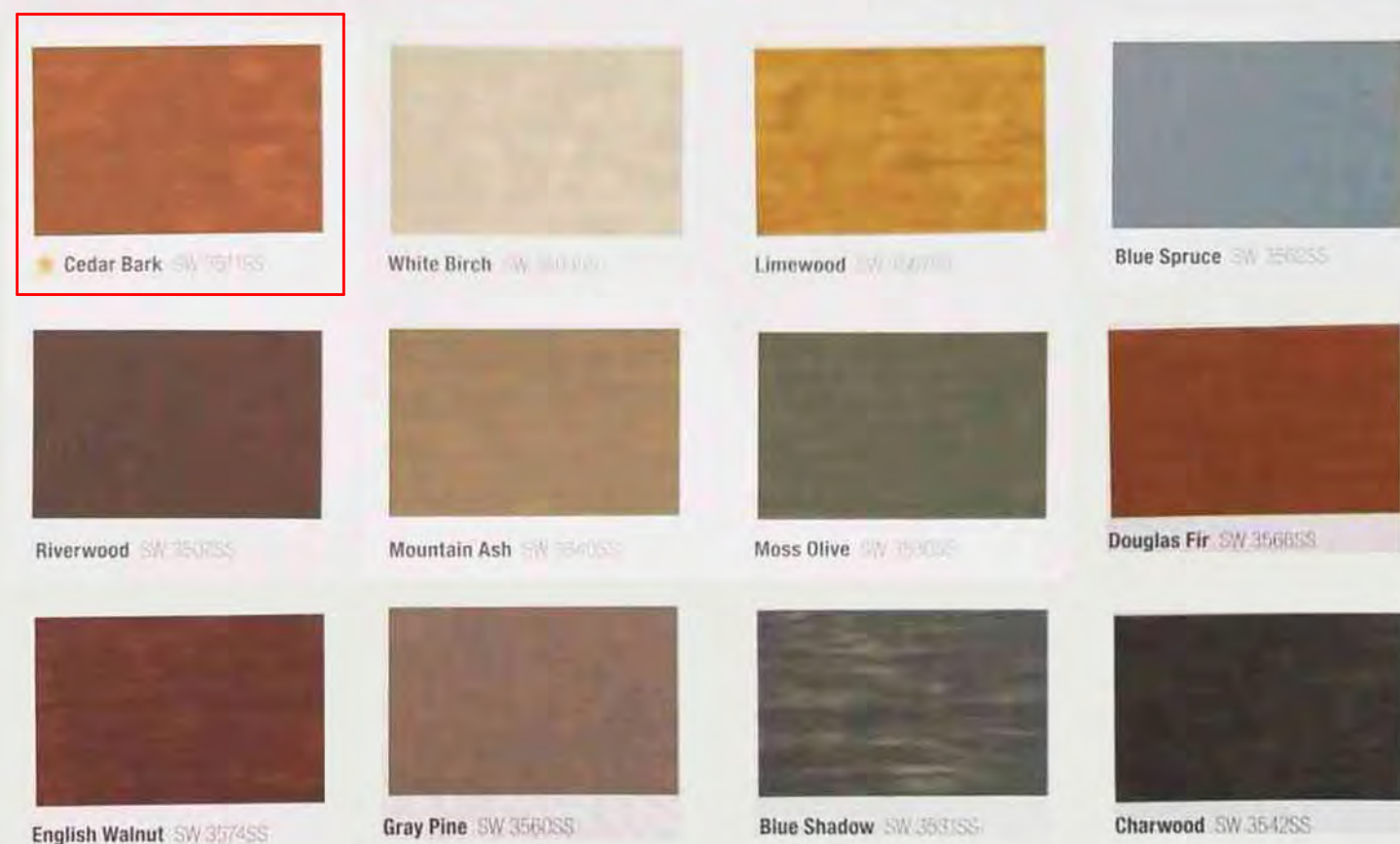


PROPOSED BOARD FORM
CONCRETE SIDING.

3 06.20.2023

EXTERIOR SIDING MATERIALS
NO SCALE 3

SEMI-SOLID STAINS
TINTES SEMISOLIDOS



Decking Stain Options

IR Reflective Technology / IR Reflective Technology contains pigments that reflect IR rays back into the atmosphere. Helps reduce the surface temperature of wood decks so they are cooler under foot compared to typical dark stain colors. Available with select colors. Look for the IR Reflective Technology symbol.
Tecnología Reflectante de Infrarrojos / La Tecnología Reflectante de infrarrojos contiene pigmentos que reflejan los rayos IR de regreso a la atmósfera. Ayuda a reducir la temperatura de la superficie de sus plataformas de madera a fin de entregar una superficie terminada para un tránsito seguro comparado con colores típicos de tintes oscuros. Disponible en colores selectos. Busca el símbolo de Tecnología Reflectante de Infrarrojos.

WOOD DECKING
NO SCALE 2

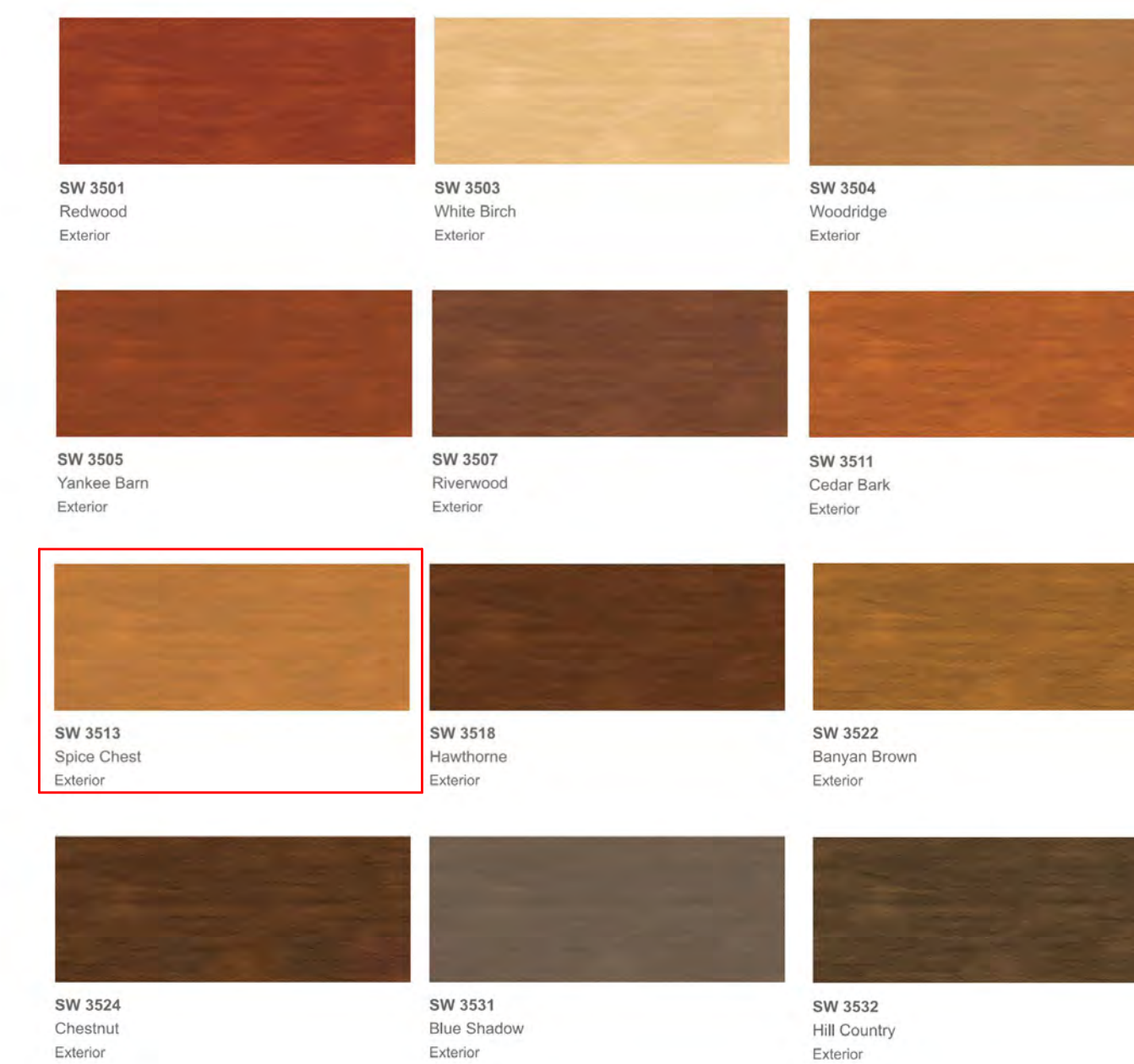


WoodScapes Exterior
Polyurethane Semi-
Transparent House Stain

Stain Color

WoodScapes Exterior Polyurethane Semi-Transparent House Stain is available in 24 colors. Tintable in a wide array of colors for ultimate design flexibility and color matching - please visit your neighborhood Sherwin-Williams Store.

Select a Color



WOOD SIDING
NO SCALE 1

PITCH SINGLE WALL SCONCE



An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

- High quality LM80-tested LEDs** for consistent long-life performance and color
- Outstanding protection against the elements:**
- Marine-grade powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing
- Can be mounted for up lighting or down lighting**

SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	25.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K, 3000K
CRI	85+
COLOR BINNING	3 Step
BUG RATING	B1-UB-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70: 70,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.



ORDERING INFORMATION

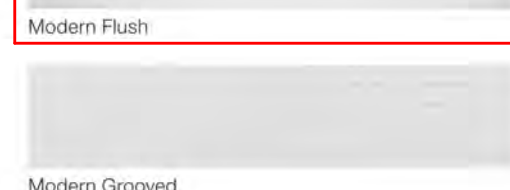
700WSPIT	SIZE	FINISH	LAMP	ITEM NO. / STOCK NO.
5	SINGLE	BLACK	LED80277	LED 80 CH, 3000K, 277V
		Bronze	-LED80277	LED 80 CH, 3000K, 277V
		CHARCOAL	-LED80277	LED 80 CH, 3000K, 277V
		SILVER	-LED80277	LED 80 CH, 3000K, 277V

techlighting.com

OUTDOOR LIGHTING
NO SCALE 3



DOOR DESIGNS



2" or 1 1/2"	2" or 1 1/2"	1 1/2"	1"
3 LAYER	3 LAYER	2 LAYER	1 LAYER

STYLE AND CONSTRUCTION

- Intellacor® polyurethane or polystyrene insulation with R-values ranging from 6.3 to 18.4.
- Exterior steel on Modern Flush and Grooved doors have a stucco or woodgrain texture.

COLORS



WARRANTIES



WINDOWS

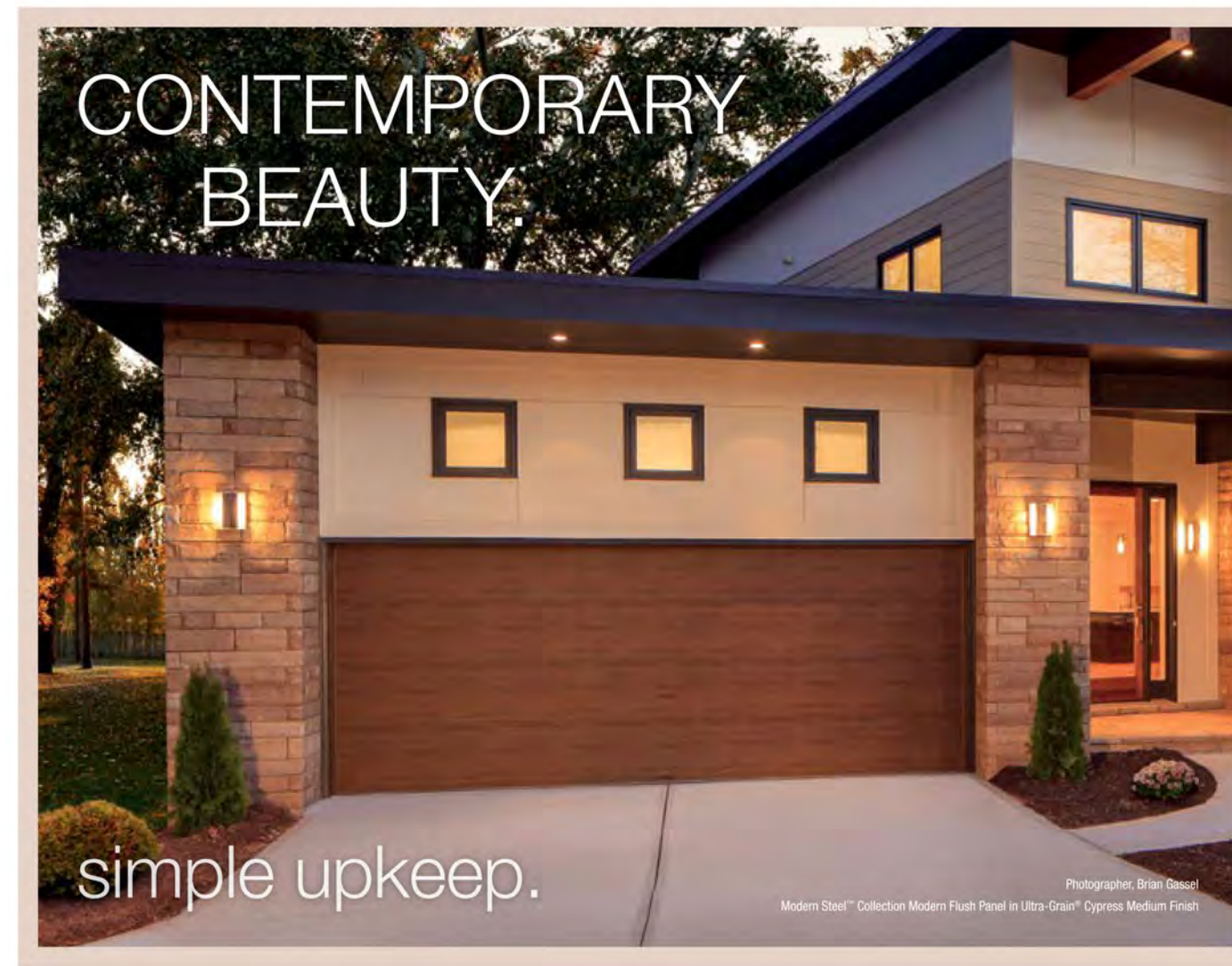
See pages 28-29 for window options.

CUSTOM PAINT OPTION



CONTEMPORARY WINDOWS

Modern Steel™ Collection offers contemporary window configurations that are available in many design options, including windows in each section and down one side, short and long windows or windows in all sections. For doors with multiple window sections, the window locations must be the same in every section. Door models offering these configurations utilize 24" and 21" section heights. See your Clopay Dealer for full details.



MODERN STEEL™ collection

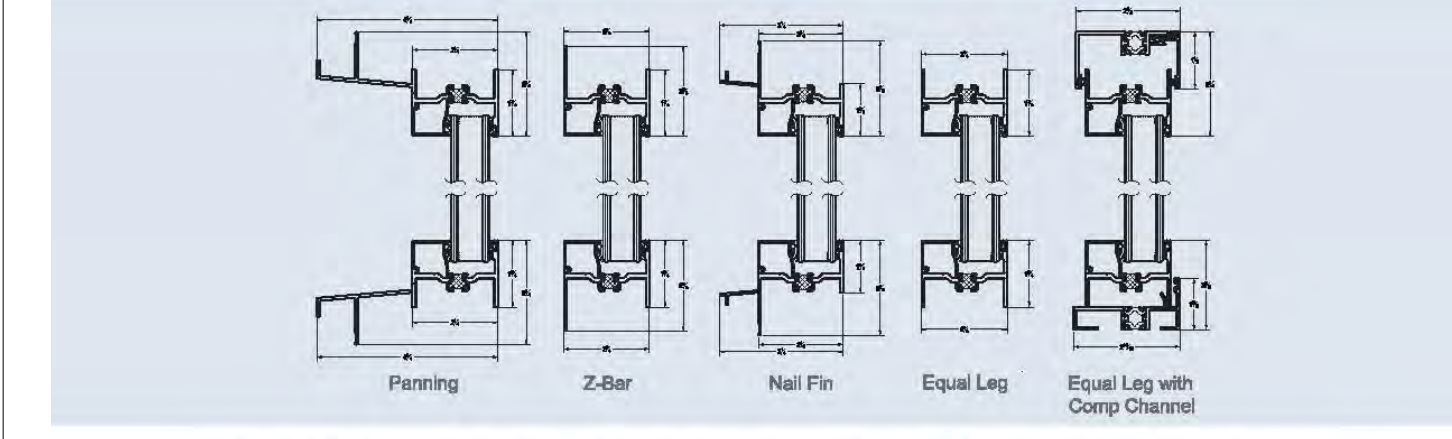
Modern Steel™ Collection garage doors complement contemporary and mid-century modern home styles. Doors are available with or without windows and with or without grooves in the panels. All are available in multiple paint and Ultra-Grain™ finishes to create the perfect look for your home.



GARAGE DOOR
NO SCALE 2



- FEATURES**
- 2" Frame Mitered Corners
 - Pour Debris Thermal broken frame
 - Fixed Casement, Awning & Hopper
 - Outside Glazed
- HARDWARE OPTIONS**
- Roto operator with butt hinges
 - Cam handle friction hinge
 - Multi-point lock with Roto operator
- FINISH OPTIONS**
- Clear Anodized, Class I (standard)
 - Bronze Anodized, Class I (standard)
 - Kynar Paint (Color Matching Available)
 - Split Finishes
- RATINGS & CERTIFICATION**
- NFRC Certified Product
 - Commercial Rating C50
 - Acoustically Rated



777 Aldridge Road | Vacaville, CA 95688 | p: 707.482.1600 | f: 707.482.1618 | e: info@allweathers.com | www.allweathers.com

WINDOWS
NO SCALE 1

THE SERIES 7000 HINGED DOOR SYSTEM

With the 7000 hinged door, structural excellence and the latest technology unite to keep you comfortable, safe and secure. Showcasing sublime European design, this magnificent door is equally suited for use in everything from historic town centers to contemporary commercial buildings and residential architecture.

Our series 7000 doors ensure high thermal insulation performance, offer excellent acoustic insulation, water tightness, air tightness, and resistance to saline corrosion. With outstanding durability, energy savings, and a multi-point locking system, simply calling them "basement" does not even come close.

FEATURES

- 3" Frame; Inswing or Outswing available
- Max door panel size 48" x 96" or 42" x 108"
- Low Sill (1/2" or Standard Sill (3/8")
- Sidelights and Transoms (lead glass only)
- Thermally broken frame - Thermal strut system

FRAME OPTIONS

- Nail On, Planing, or Equal Leg

GLAZING OPTIONS

- 1" OA Insulated glass
- True divided lites - 2 1/8"

HARDWARE OPTIONS

- Multi-point lock - Keyed lock available

FINISH OPTIONS

- Clear Anodized, Class I (standard)
- Bronze Anodized, Class I (standard)
- Kynar Paint (Color Matching Available)
- Split Finishes

RATINGS & CERTIFICATION

- NFRC Certified Product
- Commercial Rating

THE SERIES 7000 HINGED DOOR SYSTEM

INNOVATIVE DESIGN | UNPARALLELED PERFORMANCE

THE SERIES 8000 SLIDING DOOR SYSTEM

Innovative and energy efficient, the 8000 sliding door is ideal for both residential and commercial applications. Held to the highest standards of quality and performance, the 8000 boasts liquid smooth operation, robust build quality, and a look that will evoke admiration and envy... especially in our massive 8 panel, 10' tall configurations.

The use of multiple thermal breaks help make this door a juggernaut against the elements. With 3" stainless steel rollers and flush mount or pull handles, operation is a breeze. And with keyed or thumb turn locking options you will always feel secure.

Whether you need a simple sliding patio door or an entire wall that opens on your world, the 8000 is a perfect choice.

FEATURES

- Thermally broken frame - Thermal Strut system
- Max panel size @ 50 sq. ft.

FRAME OPTIONS

- Nail on or Equal Leg (Note: 1 1/8" back leg on all)

CONFIGURATIONS

- XO, OX, OXOX, XXO, OXOX, OXOXOX

GLAZING OPTIONS

- 1" OA Insulated glass
- True divided lites - 2 1/8"
- Enhanced Noise Reduction

HARDWARE OPTIONS

- Flush Mount or Standard Handle (keyed lock available)
- 3" Stainless Steel Rollers

FINISH OPTIONS

- Clear Anodized, Class I (standard)
- Bronze Anodized, Class I (standard)
- Kynar Paint (Color Matching Available)
- Split Finishes

RATINGS & CERTIFICATION

- NFRC Certified Product
- Commercial Rating

THE SERIES 8000 SLIDING DOOR SYSTEM

SMOOTH OPERATION | DURABLE ELEGANCE

Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE

LICENSED ARCHITECT
AR-987313
GORDON STOTT
STATE OF IDAHO
10/18/2022

ISSUANCE

Rev. No.	Date	Description
2	03.29.2023	DESIGN REVIEW RESUBMITTAL

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

PROJECT NAME
SAGE MOUNTAINSIDE TOWNHOMES

PROJECT NUMBER
21.0045

DESCRIPTION
MATERIALS BOARD

SCALE NORTH ARROW

SHEET NO.
D-0.3B

1 03.29.2023



Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
2	03.29.2023	DESIGN REVIEW RESUBMITTAL

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

PROJECT NAME
SAGE MOUNTAINSIDE TOWNHOMES

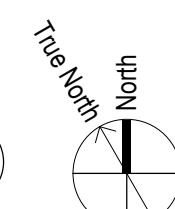
PROJECT NUMBER
21.0045

DESCRIPTION
NEIGHBORHOOD STUDY

SCALE **NORTH ARROW**

SHEET NO.

D-0.4



2 | 03.29.2023





**Sam &
Jordan
Jadallah**

402 Sage Road,
Ketchum, ID 83340

**CONNECT
HOMES**

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
2	03.29.2023	DESIGN REVIEW RESUBMITTAL
3	06.20.2023	DESIGN REVIEW RESUBMITTAL 2

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

PROJECT NAME
**SAGE MOUNTAIN INSIDE
TOWNHOMES**

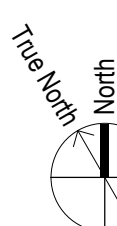
PROJECT NUMBER
21.0045

DESCRIPTION
ADDITIONAL RENDERS

SCALE

6" = 1'-0"

NORTH ARROW



SHEET NO.

D-0.5

2	103.29.2023
3	106.20.2023



Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
2	03.29.2023	DESIGN REVIEW RESUBMITTAL

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

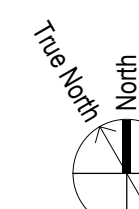
PROJECT NAME
SAGE MOUNTAINSIDE TOWNHOMES

PROJECT NUMBER
21.0045

DESCRIPTION
TOTAL BUILDING COVERAGE PLAN

SCALE
1/8" = 1'-0"

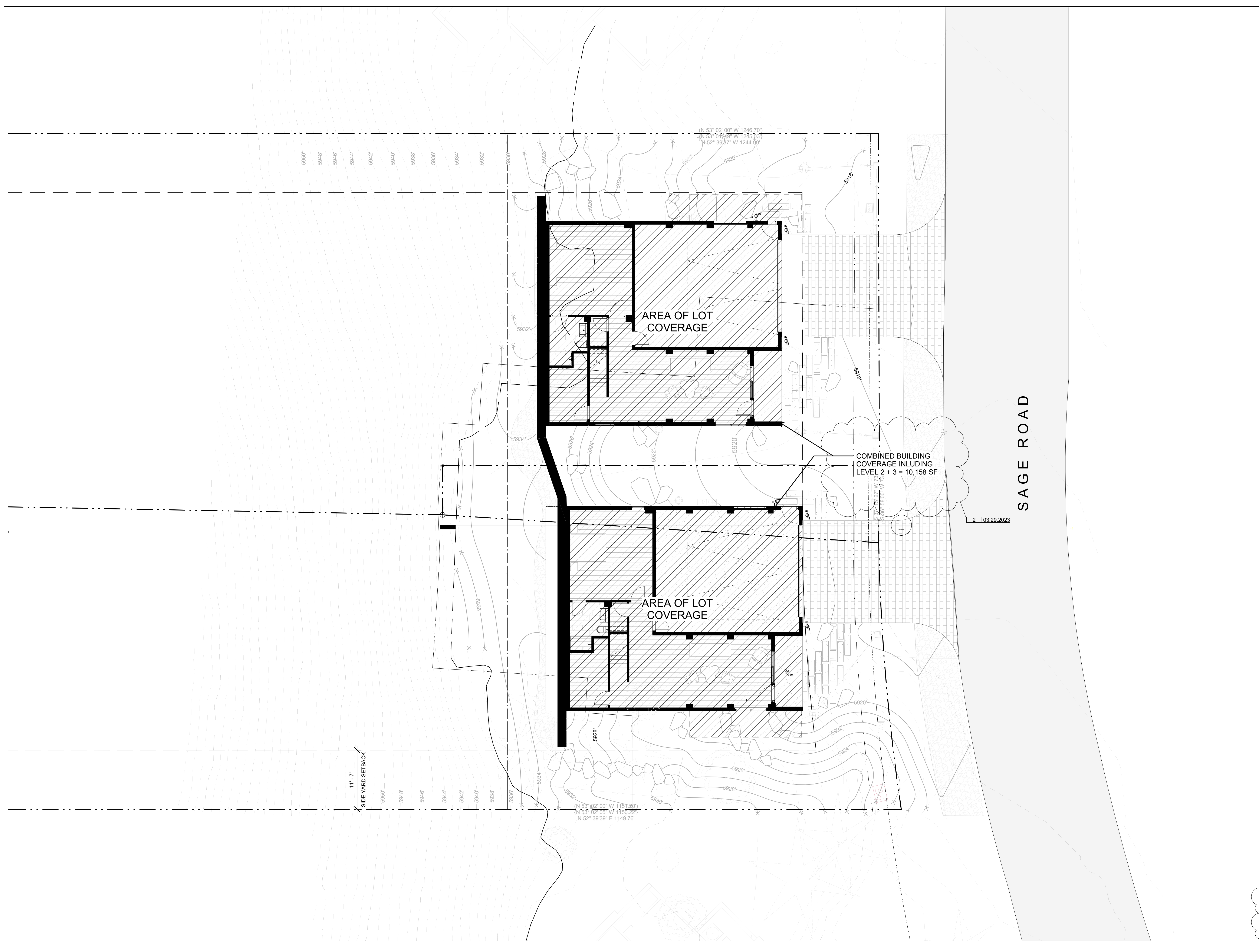
NORTH ARROW



SHEET NO.

D-0.6

2 | 03.29.2023



Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
1	12.01.2022	DESIGN REVIEW SUBMITTAL
2	03.29.2023	DESIGN REVIEW RESUBMITTAL
3	06.20.2023	DESIGN REVIEW RESUBMITTAL 2

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

PROJECT NAME
SAGE MOUNTAINSIDE TOWNHOMES

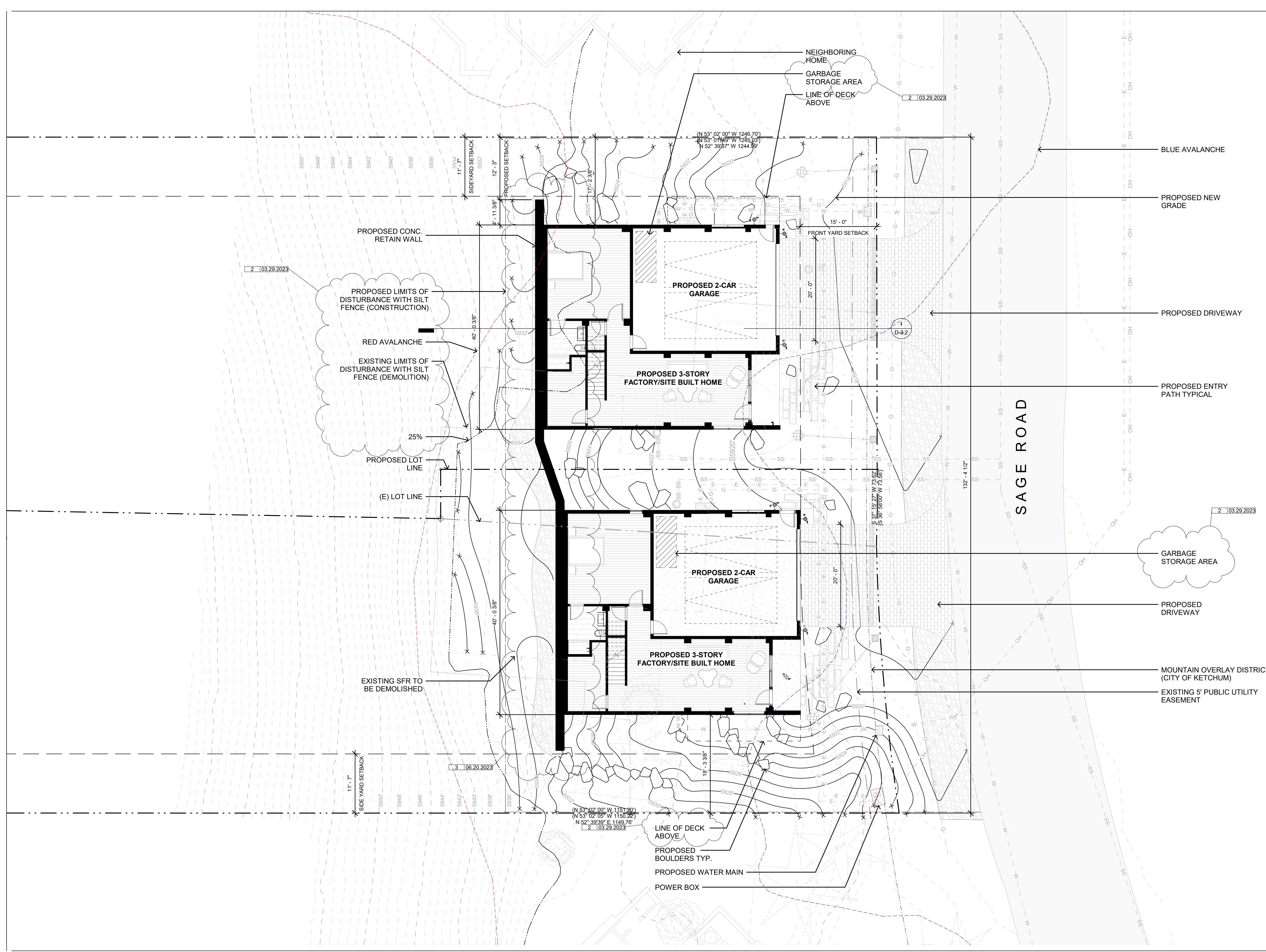
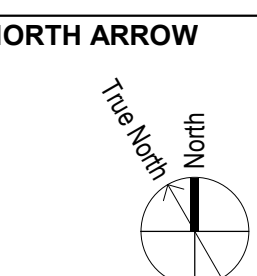
PROJECT NUMBER
21.0045

DESCRIPTION
SITE PLAN

SCALE
1/8" = 1'-0"

SHEET NO.

D-1.0



Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
1	12.01.2022	DESIGN REVIEW SUBMITTAL
2	03.29.2023	DESIGN REVIEW RESUBMITTAL

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc., Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

PROJECT NAME
SAGE MOUNTAIN INSIDE TOWNHOMES

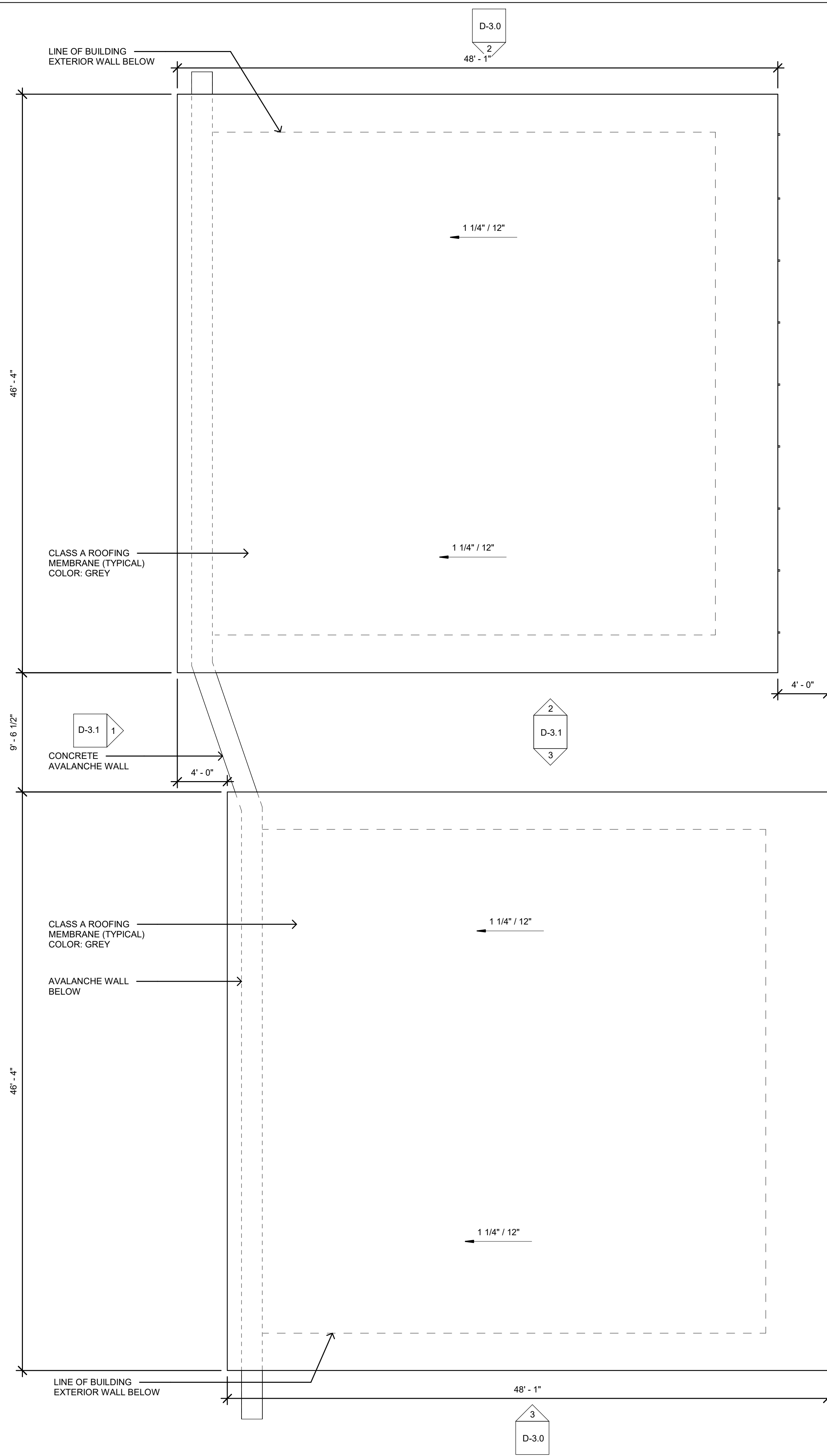
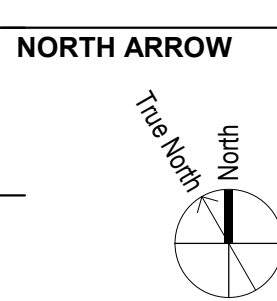
PROJECT NUMBER
21.0045

DESCRIPTION
FLOOR PLANS

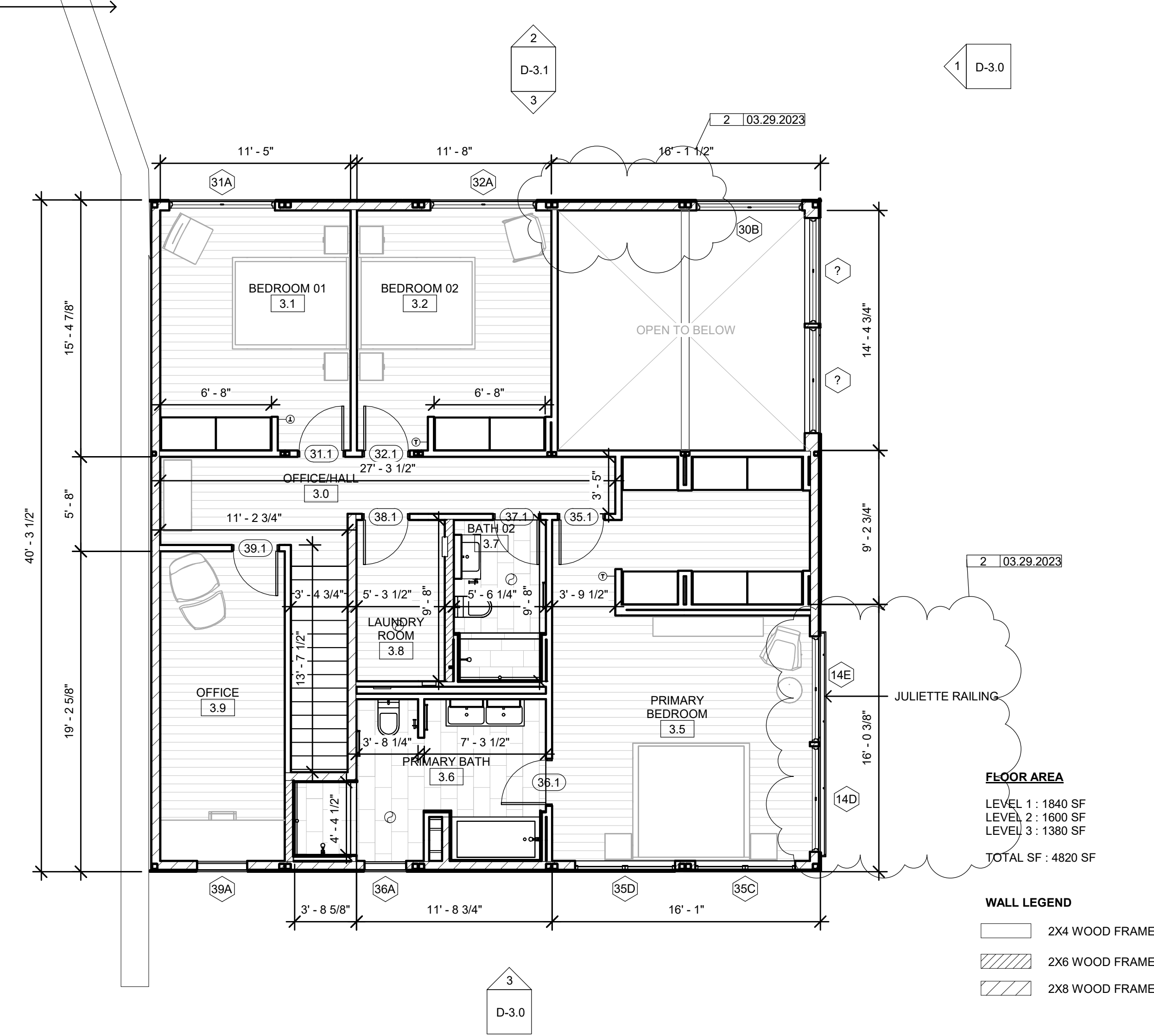
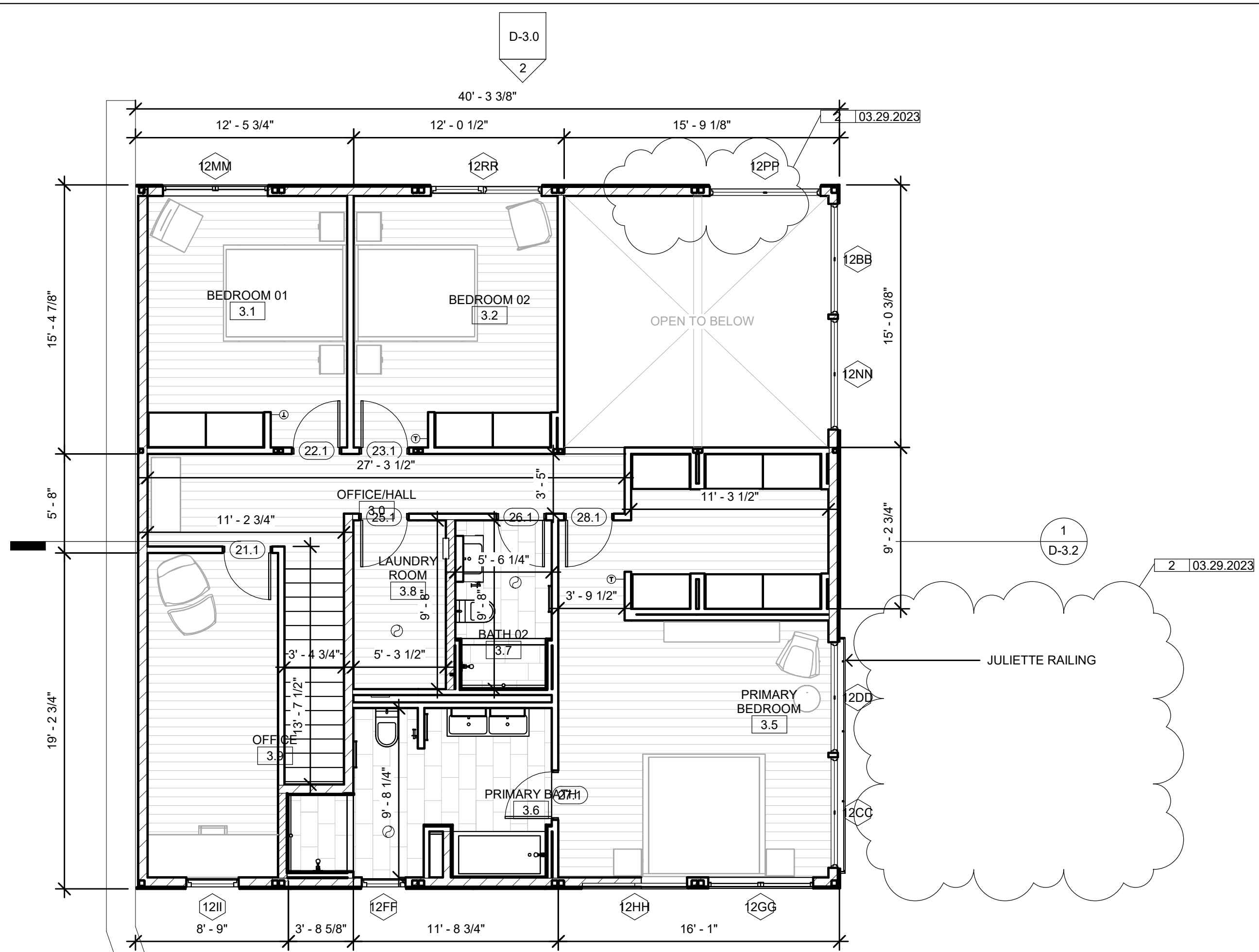
SCALE
3/16" = 1'-0"

SHEET NO.

D-2.1



2 ROOF PLAN
SCALE: 3/16" = 1'-0"



FLOOR AREA
LEVEL 1 : 1840 SF
LEVEL 2 : 1600 SF
LEVEL 3 : 1380 SF
TOTAL SF : 4820 SF

WALL LEGEND
2X4 WOOD FRAMED WALL
2X6 WOOD FRAMED WALL
2X8 WOOD FRAMED WALL

1 LEVEL 3 PLAN
SCALE: 3/16" = 1'-0"

Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
1	12.01.2022	DESIGN REVIEW SUBMITTAL

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

PROJECT NAME
SAGE MOUNTAINSIDE TOWNHOMES

PROJECT NUMBER
21.0045

DESCRIPTION
EXTERIOR ELEVATIONS

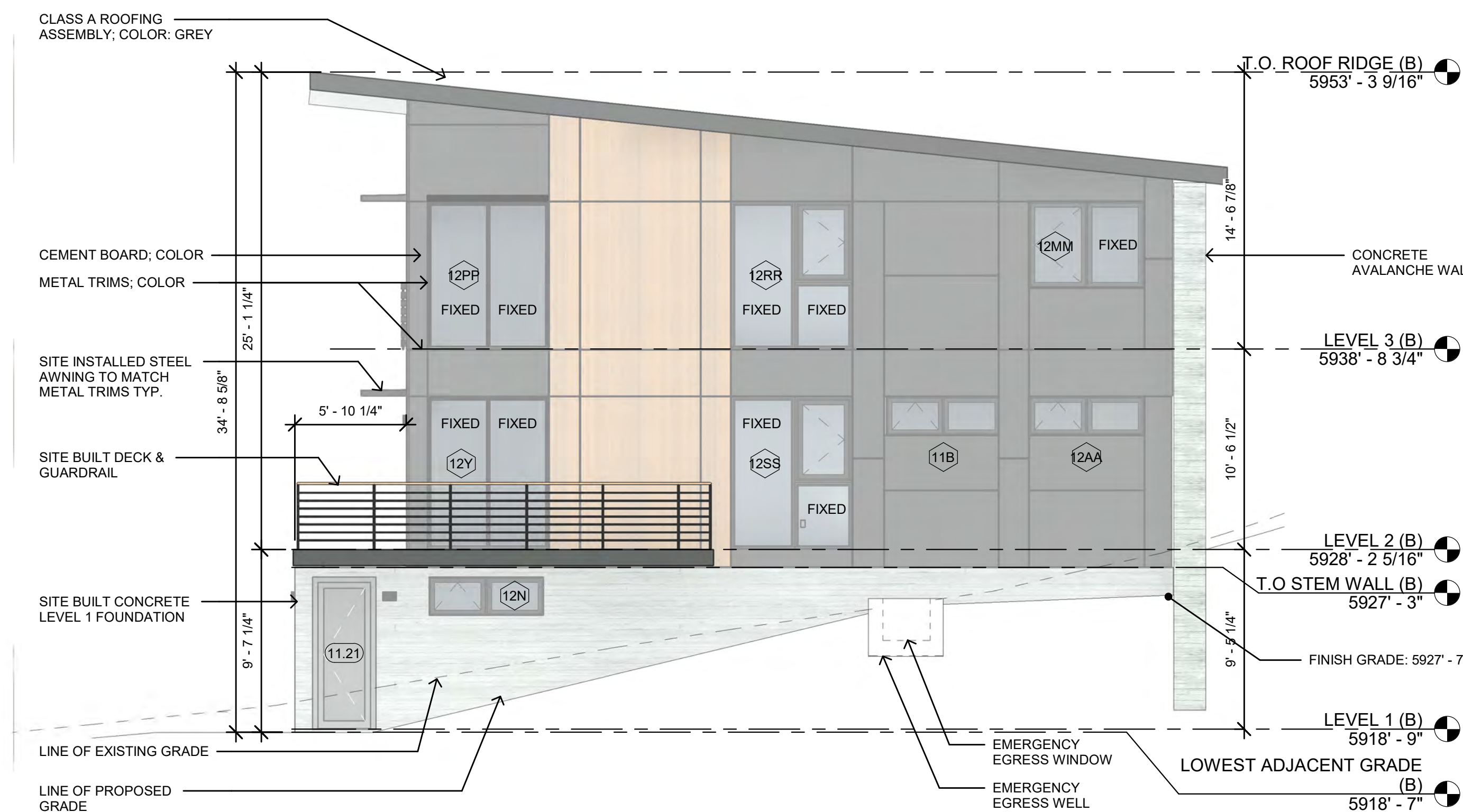
SCALE
3/16" = 1'-0"

SHEET NO.

D-3.0



3 SOUTH ELEVATION - A
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION - B
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
1	12.01.2022	DESIGN REVIEW SUBMITTAL

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

PROJECT NAME
SAGE MOUNTAINSIDE TOWNHOMES

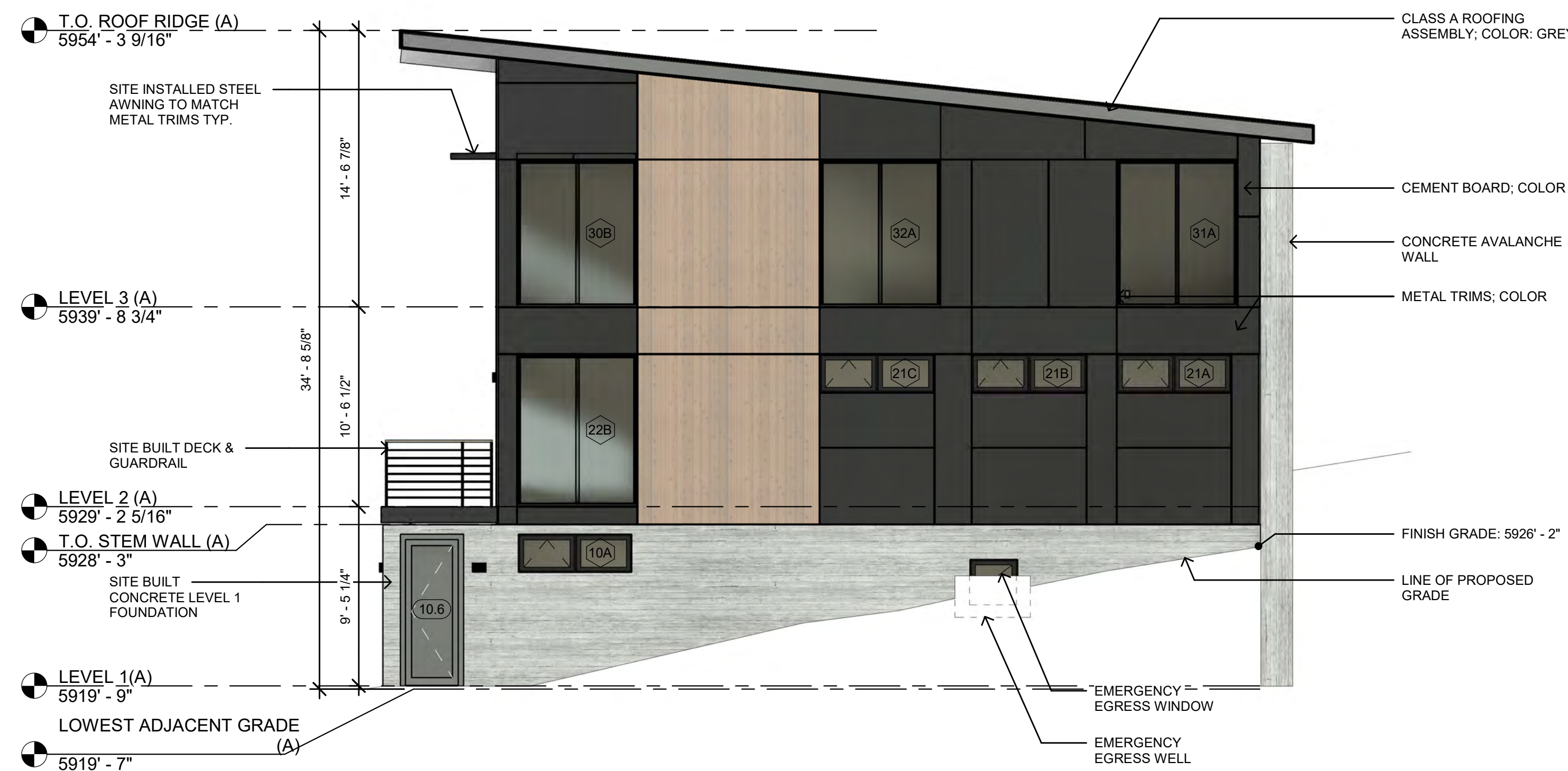
PROJECT NUMBER
21.0045

DESCRIPTION
EXTERIOR ELEVATIONS

SCALE
3/16" = 1'-0"

SHEET NO.

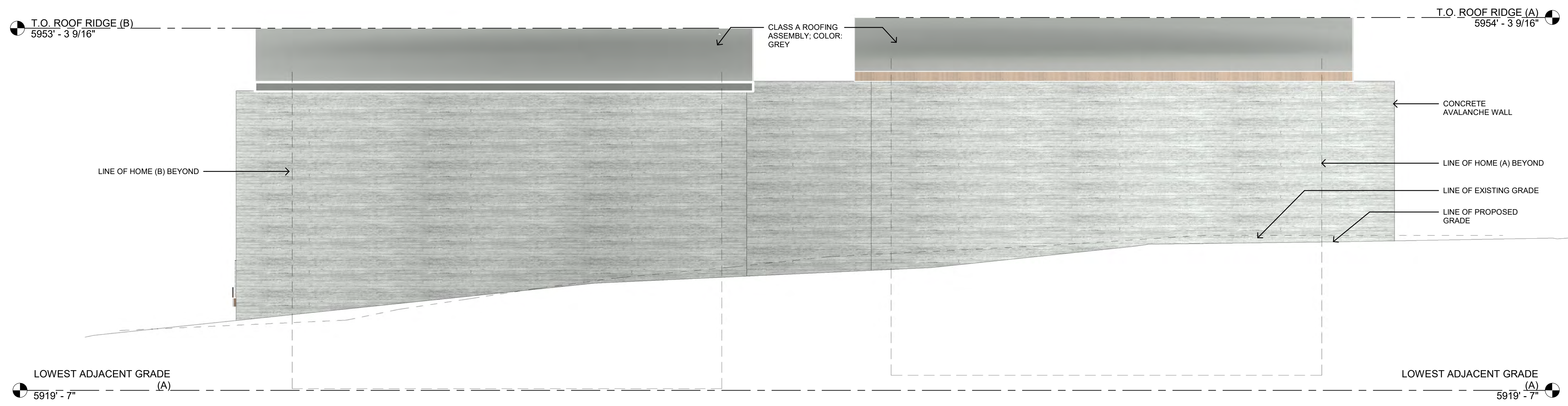
D-3.1



3 NORTH ELEVATION - A
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION - B
SCALE: 3/16" = 1'-0"



1 REAR ELEVATION
SCALE: 3/16" = 1'-0"

Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
1	12.01.2022	DESIGN REVIEW SUBMITTAL

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

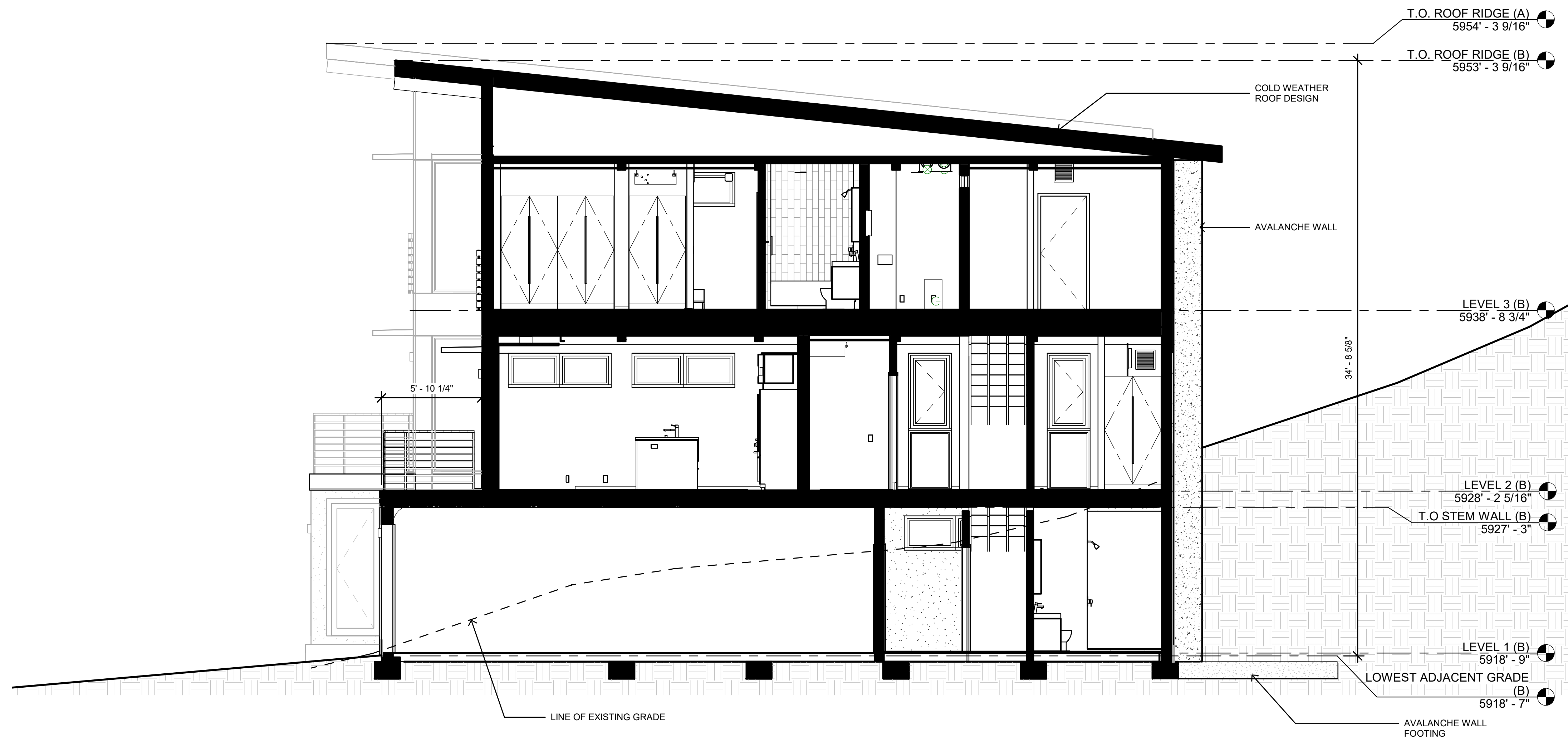
PROJECT NAME
SAGE MOUNTAINSIDE TOWNHOMES

PROJECT NUMBER
21.0045

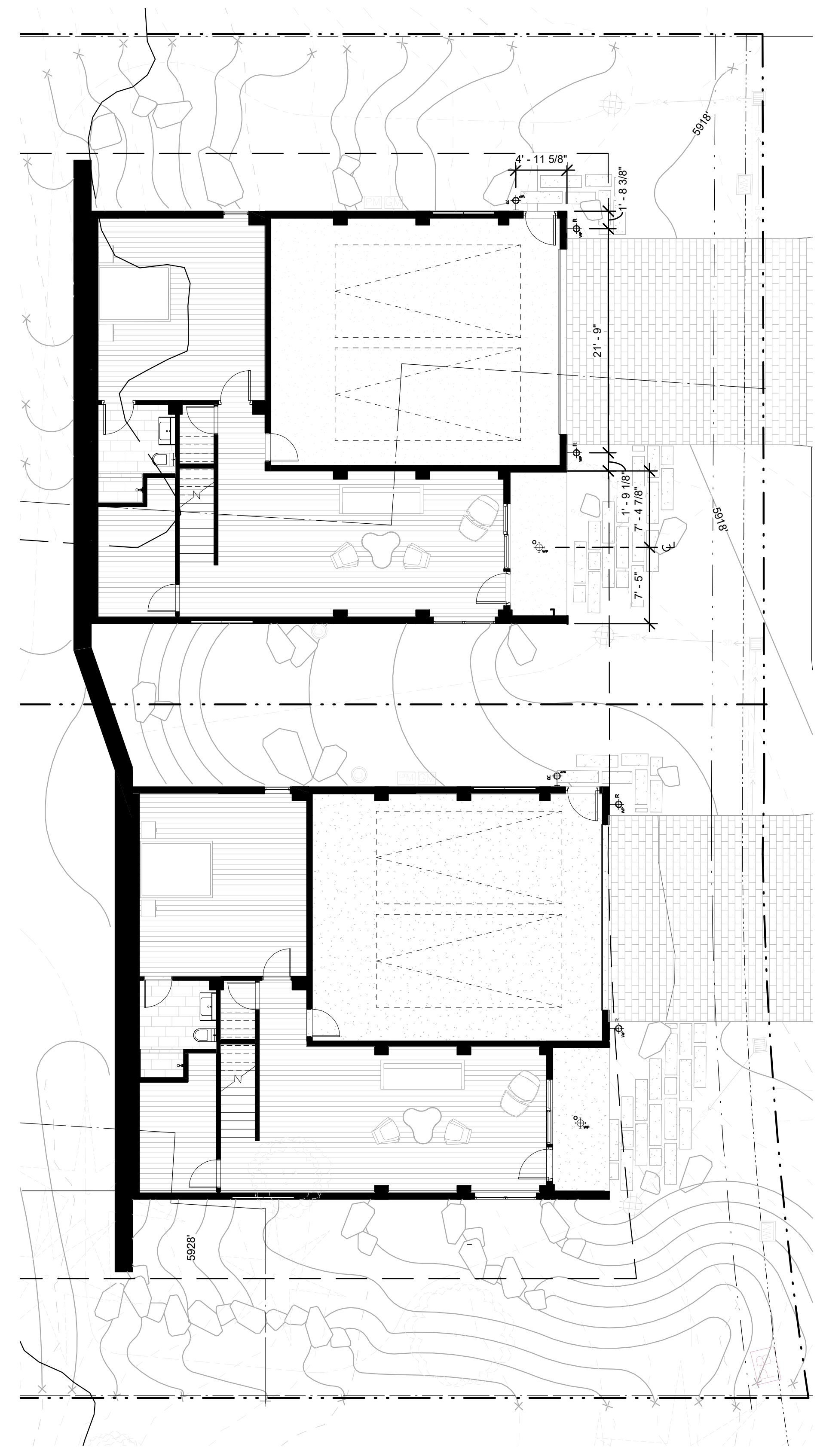
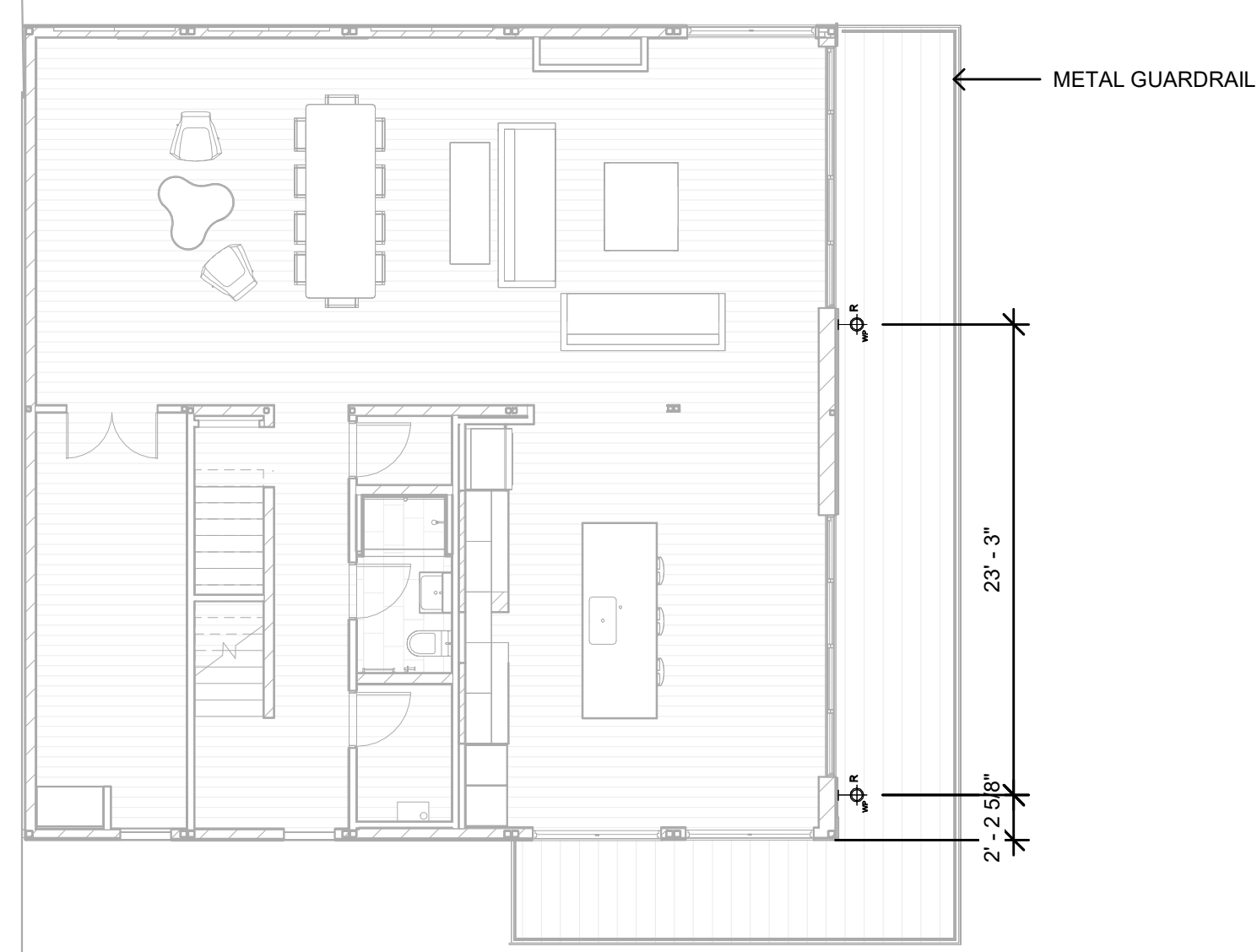
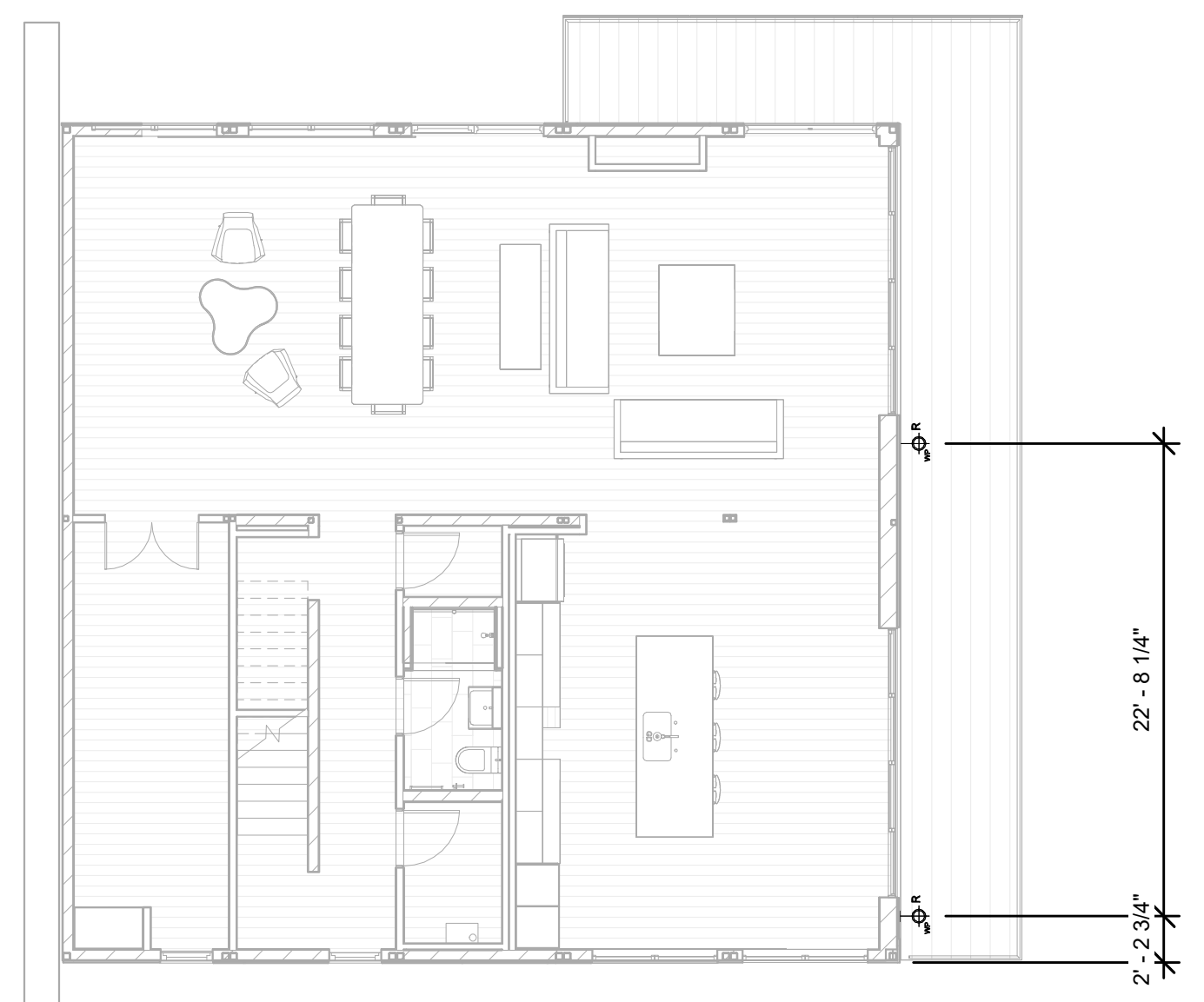
DESCRIPTION
SITE SECTIONS

SCALE
1/4" = 1'-0"

SHEET NO.
D-3.2



1 CROSS SECTION
SCALE: 1/4" = 1'-0"



2 LEVEL 2 EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"

1 LEVEL 1 EXTERIOR LIGHTING
SCALE: 1/8" = 1'-0"

WALL DOWNLIGHT

PITCH SINGLE WALL SCONCE



An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

- High quality LM80-tested LEDs**
for consistent long-life performance and color
- Outstanding protection against the elements:**
- Marine-grade powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing
- Can be mounted for up lighting or down lighting**

SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	2,700K, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	E1-UG-GB
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	32°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	1.5% 50,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.

* Visit techlighting.com for specific warranty limitations and details.



ORDERING INFORMATION

700WSPIT	SIZE	FINISH	LAMP
S	SINGLE	BLACK	LED827
S	SINGLE	Bronze	LED827
S	SINGLE	Charcoal	LED827
S	SINGLE	Silver	LED827

LED827: LED 80 CRI, 3000K, 120V
LED827P: LED 80 CRI, 3000K, 277V

techlighting.com

CEILING LIGHT

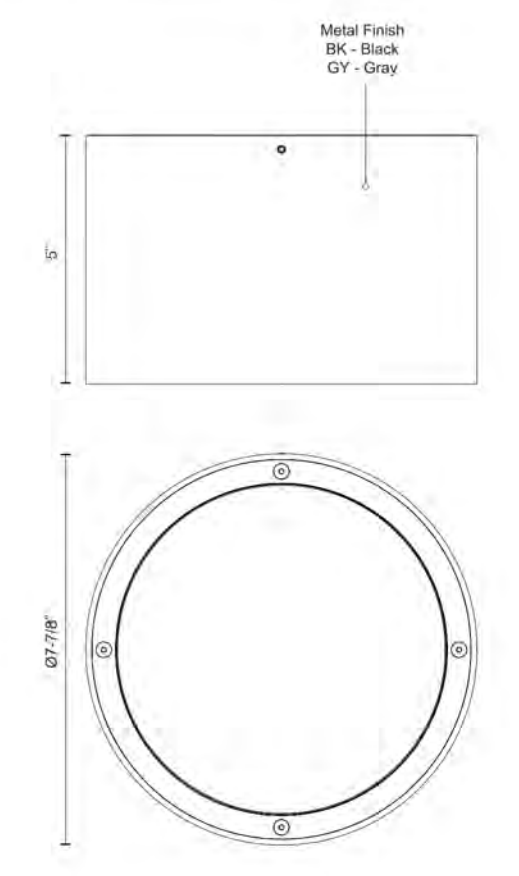
LAMAR EC19408 CEILING

PROJECT



EC19408-WH White
EC19408-BK Black

DESCRIPTION
Extruded aluminum cylinders with cast retaining rings and mounts. Exterior surface mount or pendant with Frosted PC Diffuser. Down light. Custom options available.



SPECIFICATION DETAILS
* For custom options, consult factory for details.

Fixture Dimensions	D7 7/8" x H5"
Light Source	LED
Wattage	37W
Total Lumens	3145lm
Delivered Lumens	BK-2789lm; WH-2994lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K, 5000K Available. Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10% TRIAC or ELV Dimmer (Not Included)
Diffuser Details	White PC Diffuser
Location	Wet
Warranty	5 Years

KUZCO
19054 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA
WWW.KUZCOLIGHTING.COM

COMMENT

Sam & Jordan Jadallah

402 Sage Road,
Ketchum, ID 83340

CONNECT HOMES

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
1	12.01.2022	DESIGN REVIEW SUBMITTAL
2	03.29.2023	DESIGN REVIEW RESUBMITTAL

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

PROJECT NAME
SAGE MOUNTAINSIDE TOWNHOMES

PROJECT NUMBER
21.0045

DESCRIPTION
EXTERIOR LIGHTING

SCALE
1/8" = 1'-0"

SHEET NO.
D-4.0



**Sam &
Jordan
Jadallah**

402 Sage Road,
Ketchum, ID 83340

**CONNECT
HOMES**

304 S. Broadway, Suite #320,
Los Angeles, CA 90013
Tel (888) 959-2261

SEAL / SIGNATURE



ISSUANCE

Rev. No.	Date	Description
1	12.01.2022	DESIGN REVIEW SUBMITTAL

DISCLAIMER

The house design, drawings and specifications contained herein and provided herewith are the exclusive property of Home EC, Inc. Copyright 2018. The use of these drawings and specifications shall be restricted to the creation of a Home EC product and shall not be used, in whole or in part for any purpose for which they were not intended without the express written consent of Home EC, Inc. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these designs, drawings and specifications shall remain with Home EC, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET SET

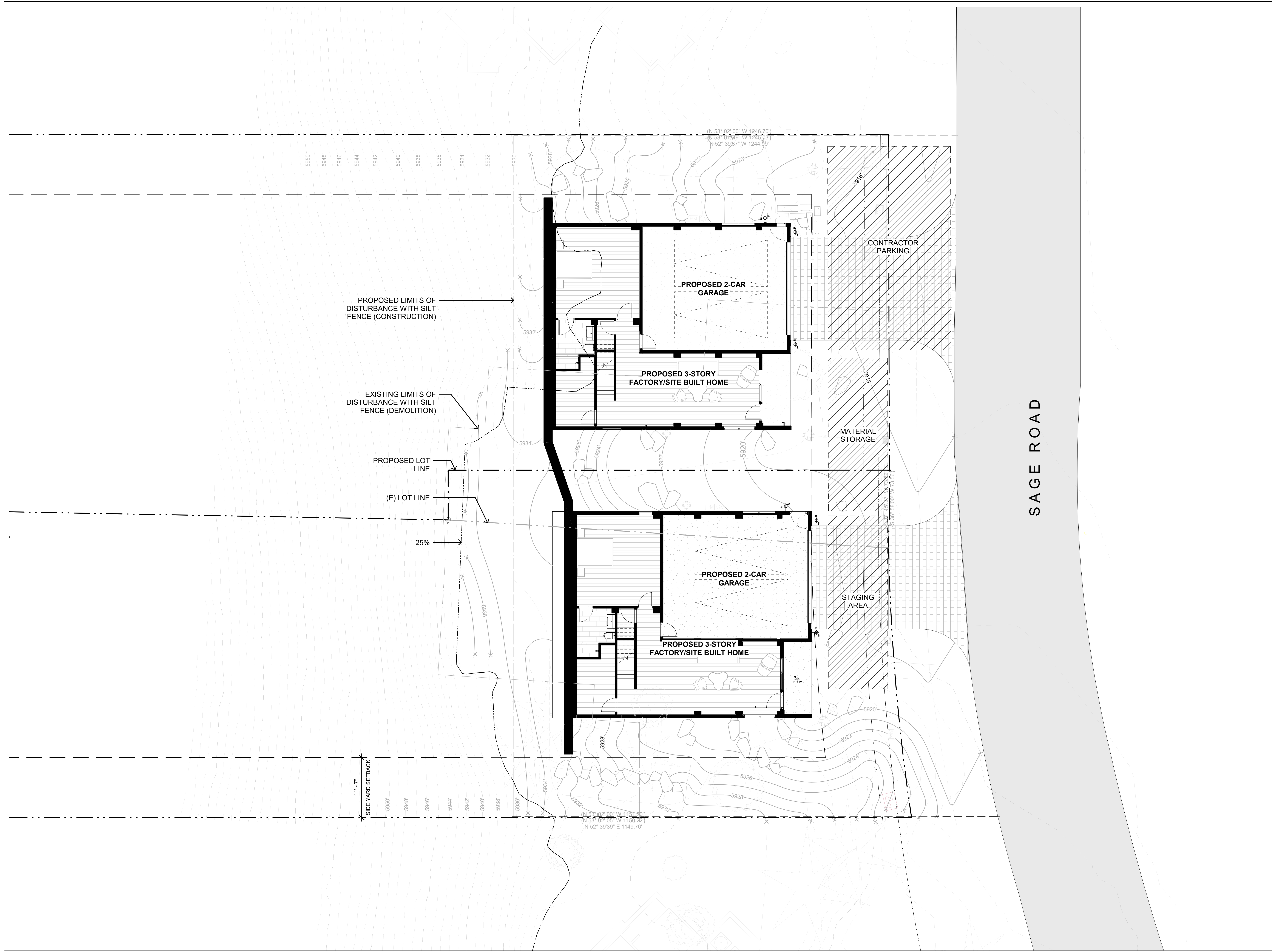
PROJECT NAME
**SAGE MOUNTAINSIDE
TOWNHOMES**

PROJECT NUMBER
21.0045

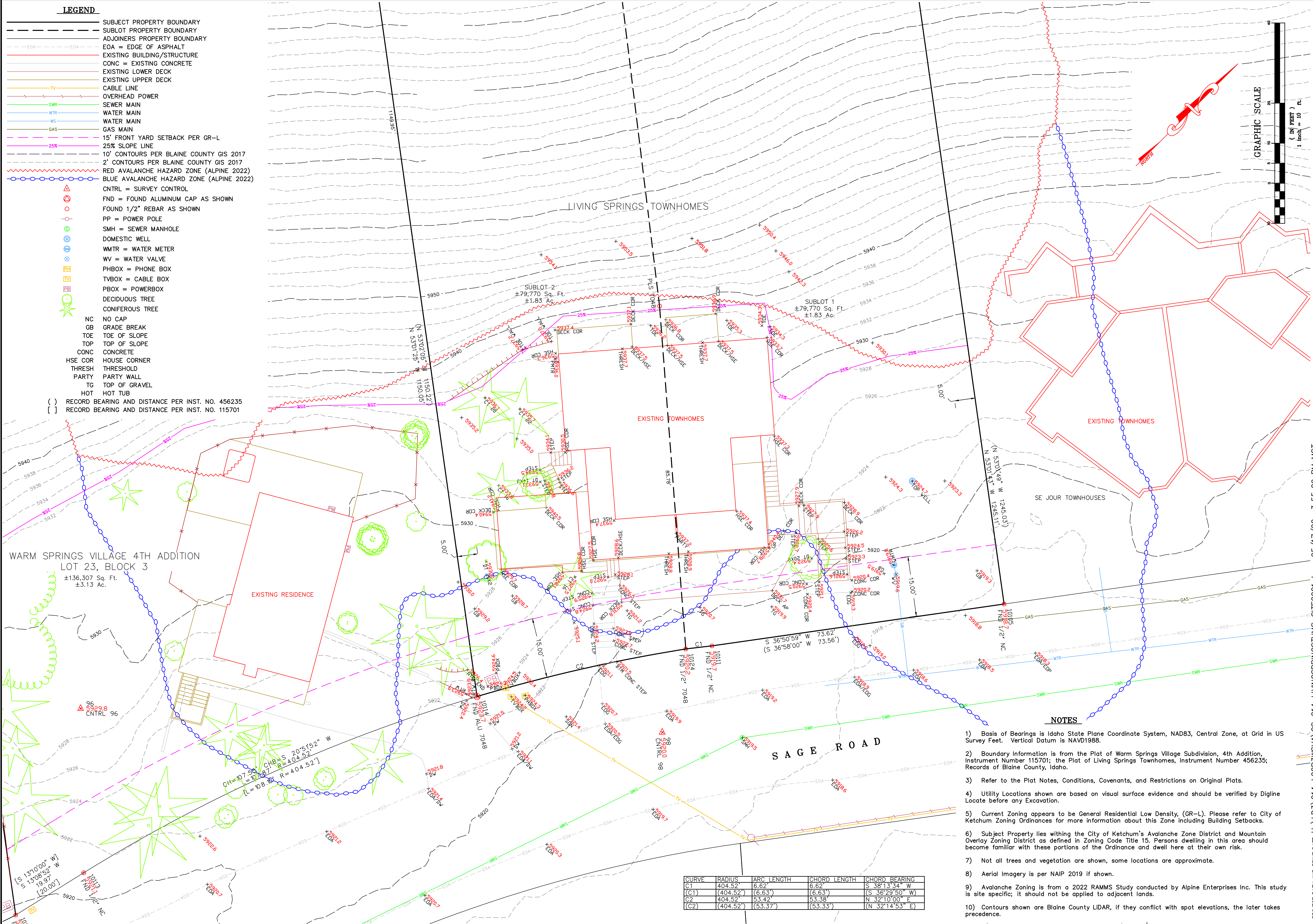
DESCRIPTION
**CONSTRUCTION MANAGEMENT
PLAN**

SCALE
1/8" = 1'-0"

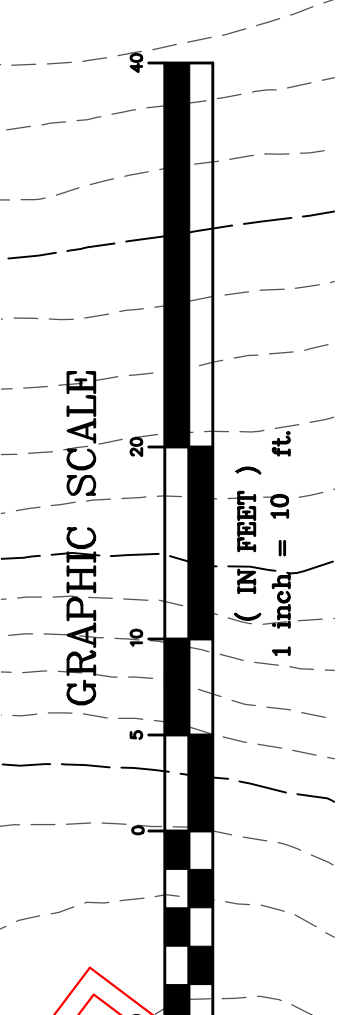
SHEET NO.
D-5.0



SAGE ROAD



- LEGEND**
- SUBJECT PROPERTY BOUNDARY
 - SUBLOT PROPERTY BOUNDARY
 - ADJOINERS PROPERTY BOUNDARY
 - EOA = EDGE OF ASPHALT
 - EXISTING BUILDING/STRUCTURE
 - CONC = EXISTING CONCRETE
 - EXISTING LOWER DECK
 - EXISTING UPPER DECK
 - TV CABLE LINE
 - OVERHEAD POWER
 - SWR SEWER MAIN
 - WTR WATER MAIN
 - WS WATER MAIN
 - GAS GAS MAIN
 - 15' FRONT YARD SETBACK PER GR-L
 - 25% SLOPE LINE
 - 10' CONTOURS PER BLAINE COUNTY GIS 2017
 - 2' CONTOURS PER BLAINE COUNTY GIS 2017
 - RED AVALANCHE HAZARD ZONE (ALPINE 2022)
 - BLUE AVALANCHE HAZARD ZONE (ALPINE 2022)
 - CNTRL = SURVEY CONTROL
 - FND = FOUND ALUMINUM CAP AS SHOWN
 - FOUND 1/2" REBAR AS SHOWN
 - PP = POWER POLE
 - SMH = SEWER MANHOLE
 - DOMESTIC WELL
 - WMTR = WATER METER
 - WV = WATER VALVE
 - PHBOX = PHONE BOX
 - TVBOX = CABLE BOX
 - PBOX = POWERBOX
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - NC NO CAP
 - GB GRADE BREAK
 - TOE TOE OF SLOPE
 - TOP TOP OF SLOPE
 - CONC CONCRETE
 - HSE COR HOUSE CORNER
 - THRESH THRESHOLD
 - PARTY PARTY WALL
 - TG TOP OF GRAVEL
 - HOT HOT TUB
 - () RECORD BEARING AND DISTANCE PER INST. NO. 456235
 - [] RECORD BEARING AND DISTANCE PER INST. NO. 115701



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	404.52	6.62	6.62	S 38°13'34" W
(C1)	(404.52)	(6.63)	(6.63)	(S 36°29'50" W)
C2	404.52	53.42	53.38	N 32°10'00" E
(C2)	(404.52)	(53.37)	(53.33)	(N 32°14'53" E)

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
 - 2) Boundary Information is from the Plat of Warm Springs Village Subdivision, 4th Addition, Instrument Number 115701; the Plat of Living Springs Townhomes, Instrument Number 456235; Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plats.
 - 4) Utility Locations shown are based on visual surface evidence and should be verified by Digline Locate before any Excavation.
 - 5) Current Zoning appears to be General Residential Low Density, (GR-L). Please refer to City of Ketchum Zoning Ordinances for more information about this Zone including Building Setbacks.
 - 6) Subject Property lies within the City of Ketchum's Avalanche Zone District and Mountain Overlay Zoning District as defined in Zoning Code Title 15. Persons dwelling in this area should become familiar with these portions of the Ordinance and dwell here at their own risk.
 - 7) Not all trees and vegetation are shown, some locations are approximate.
 - 8) Aerial Imagery is per NAIP 2019 if shown.
 - 9) Avalanche Zoning is from a 2022 RAMMS Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.
 - 10) Contours shown are Blaine County LIDAR, if they conflict with spot elevations, the later takes precedence.

PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4\CS_214_LIVINGSPRINGSTHMS_SITE2021.dwg 05/17/22 3:55:29 PM MST

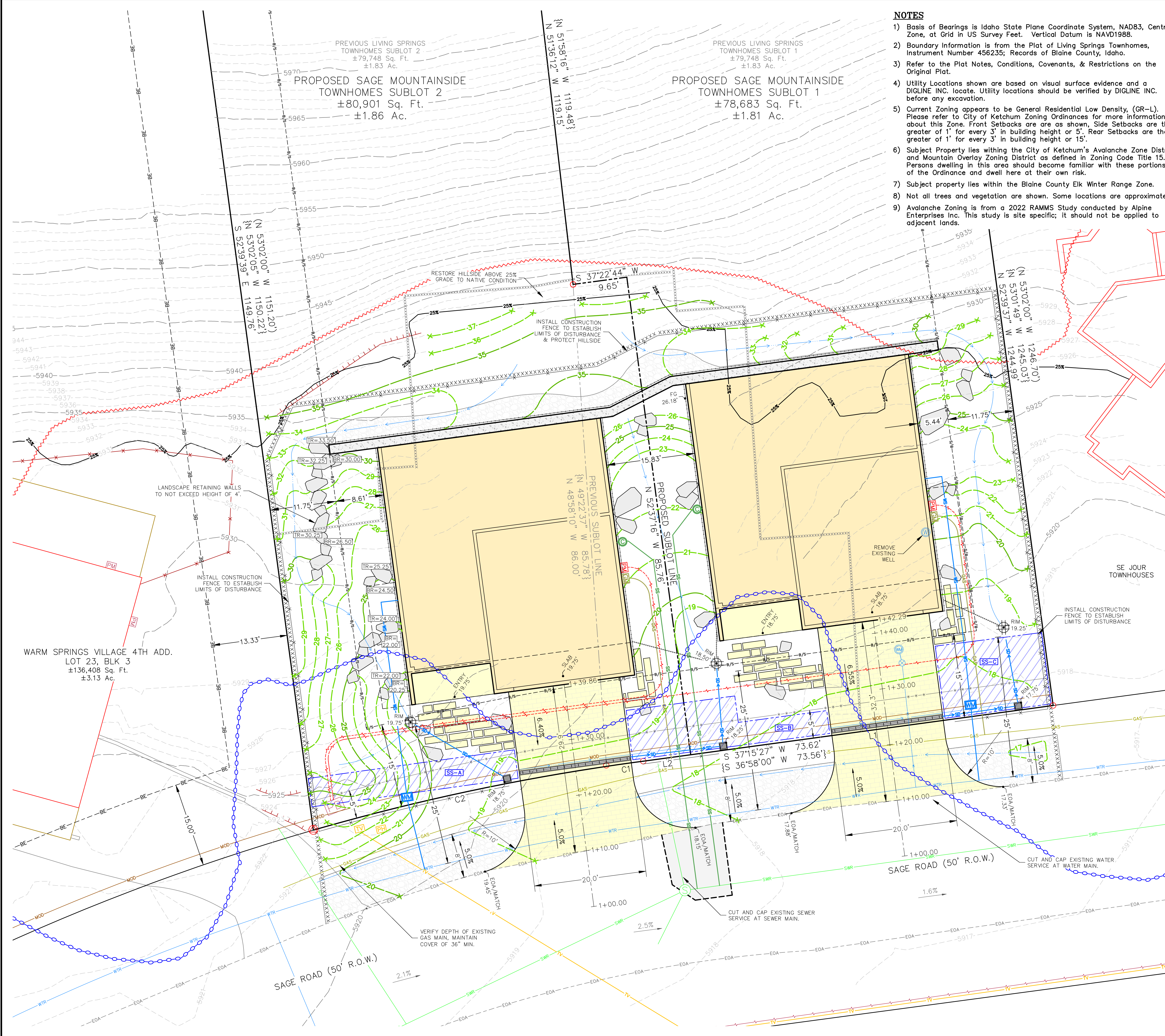
A SITE SURVEY SHOWING
LIVING SPRINGS TOWNHOMES
 WITHIN S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR JORDAN JADALLAH

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988
 email: bsmit@alpineenterprisesinc.com

PROFESSIONAL LAND SURVEYOR
 ID 7048
 STATE OF IDAHO
 BRUCE SWINNEY

NO	DATE	BY	REVISIONS

Sheet 1 of 1



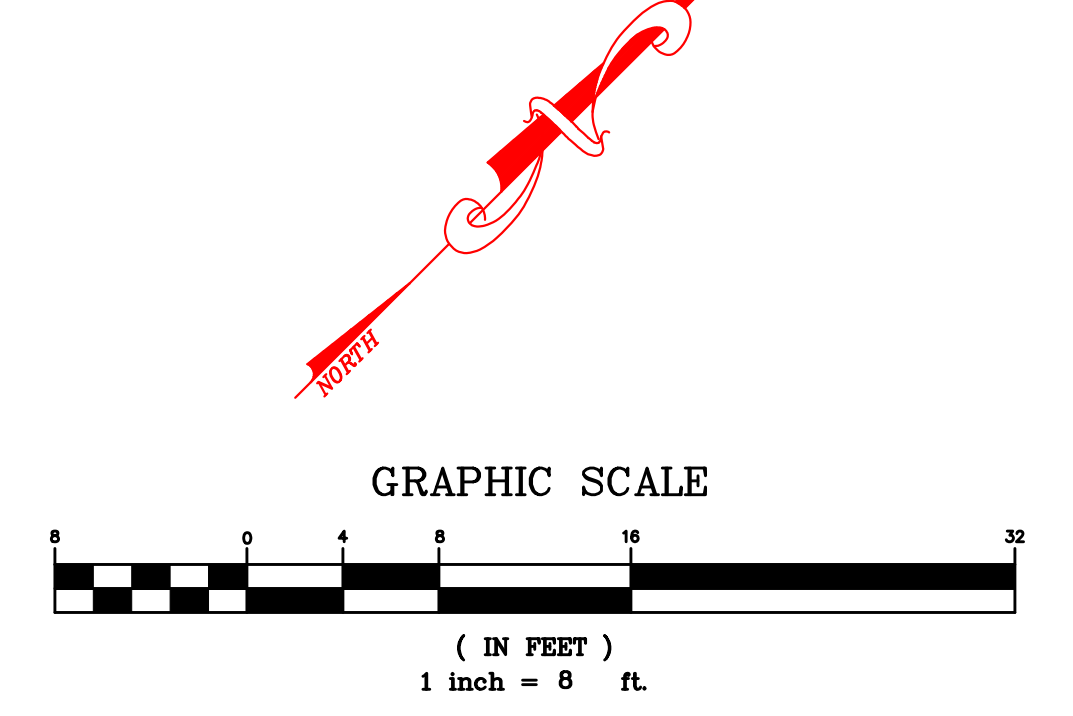
- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
 - 2) Boundary Information is from the Plat of Living Springs Townhomes, Instrument Number 456235; Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, & Restrictions on the Original Plat.
 - 4) Utility Locations shown are based on visual surface evidence and a DIGLINE INC. locate. Utility locations should be verified by DIGLINE INC. before any excavation.
 - 5) Current Zoning appears to be General Residential Low Density, (GR-L). Please refer to City of Ketchum Zoning Ordinances for more information about this Zone. Front Setbacks are as shown, Side Setbacks are the greater of 1' for every 3' in building height or 5'. Rear Setbacks are the greater of 1' for every 3' in building height or 15'.
 - 6) Subject Property lies within the City of Ketchum's Avalanche Zone District and Mountain Overlay Zoning District as defined in Zoning Code Title 15. Persons dwelling in this area should become familiar with these portions of the Ordinance and dwell here at their own risk.
 - 7) Subject property lies within the Blaine County Elk Winter Range Zone.
 - 8) Not all trees and vegetation are shown. Some locations are approximate.
 - 9) Avalanche Zoning is from a 2022 RAMMS Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.

LEGEND

- Subject Boundary
- Existing/Proposed Sublot Line
- Previous Sublot Line
- Adjainers Boundary
- Existing Edge of Asphalt Roadway
- Existing Building Setback (See Note 5)
- Existing 5' Public Utility Easement
- Mountain Overlay District (City of Ketchum)
- 25% Slope Line (Alpine 2022)
- Existing 5' Major Contour Line (Alpine 2022)
- Existing 1' Minor Contour Line (Alpine 2022)
- Proposed 5' Major Contour
- Proposed 1' Minor Contour
- Proposed Drainage Flowline
- Proposed 6" Dia. PVC Storm Drain Pipe
- Proposed L.O.D. with Silt Fence (Construction)
- Proposed L.O.D. (Demolition)
- Proposed 4" Dia. Footing Drain Pipe
- Proposed 4" Dia. Roof Drain Pipe
- Existing Wooden Fence
- Existing Retaining Wall
- Existing Overhead Power
- Proposed Underground Power
- Existing Water Main
- Existing Water Service
- Proposed Water Service (C2.0, Detail 4)
- Existing Sewer Main
- Existing Sewer Service
- Proposed Sewer Service (C2.0, Detail 4)
- Existing CA/TV
- Existing Gas Main
- Proposed Gas Service
- Red Avalanche Hazard Zone (Alpine 2022)
- Blue Avalanche Hazard Zone (Alpine 2022)
- Found 1/2" Rebar
- Found Aluminum Cap
- Set 1/2" Rebar, PLS 7048
- Existing Power Pole
- Existing Sewer Manhole
- Proposed Sewer Cleanout
- Existing Water Meter
- Existing Water Valve
- Existing Well
- Proposed Water Meter (C2.0, Detail 1)
- Proposed Sewer Cleanout
- Existing Phone Box
- Existing CA/TV Box
- Existing Power Box
- Proposed Power Meter
- Proposed Gas Meter
- Existing Road Grade
- Proposed Grade
- Proposed Structure
- Proposed Concrete Avalanche Protection Wall
- Proposed Deck Line (See Arch. Plan)
- Proposed Paver Driveway (C3.0, Detail 8)
- Proposed Asphalt Patch & Saw-Cut Line (C2.0, Detail 3)
- Proposed Stone Entry
- Proposed Boulders (C3.0, Detail 10)
- Proposed Gravel (C3.0, Detail 7)
- Proposed Snow Storage (C2.0, Note 22)
- Proposed Landscape Dry Well (C3.0, Detail 8)
- Proposed Landscape Catch Basin Connected To Building Drainage
- Proposed 6" Driveway Trench Drain
- SLAB Garage Slab Elevation
- FG Finish Grade
- ENTRY Stone Entry Elevation
- RIM Dry Well/Catch Basin Rim Elevation
- TR Top of Retainage Elevation
- BR Bottom of Retainage Elevation

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	404.52	6.60	6.60	S 36°58'27" W
(C1)	(404.52)	(6.63)	(6.63)	(S 36°29'50" W)
C2	404.52	53.44	53.40	S 32°43'21" W
(C2)	(404.52)	(53.37)	(53.33)	(N 32°14'53" E)

LINE	LENGTH	BEARING
L1	65.09	S 37°15'27" W
L2	8.53	S 37°15'27" W



PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4_CS_214_SageMountainsideTHMS_CivilROW2023_Rev.dwg 6/9/2023 3:56:29 PM MST

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1, 83340 USA
 (208) 722-1988
 email: laramie@alpineenterprisesinc.com

PROFESSIONAL ENGINEER
 18075 ARY
 09JUN23
 STATE OF IDAHO
 ALEX NELSON

REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION			
DESIGN REVIEW SUBMITTAL	1	08DEC22	AHN
REVISED	2	02MAR23	AHN
REVISED - DESIGN REVIEW - ROUND 2	3	09JUN23	AHN

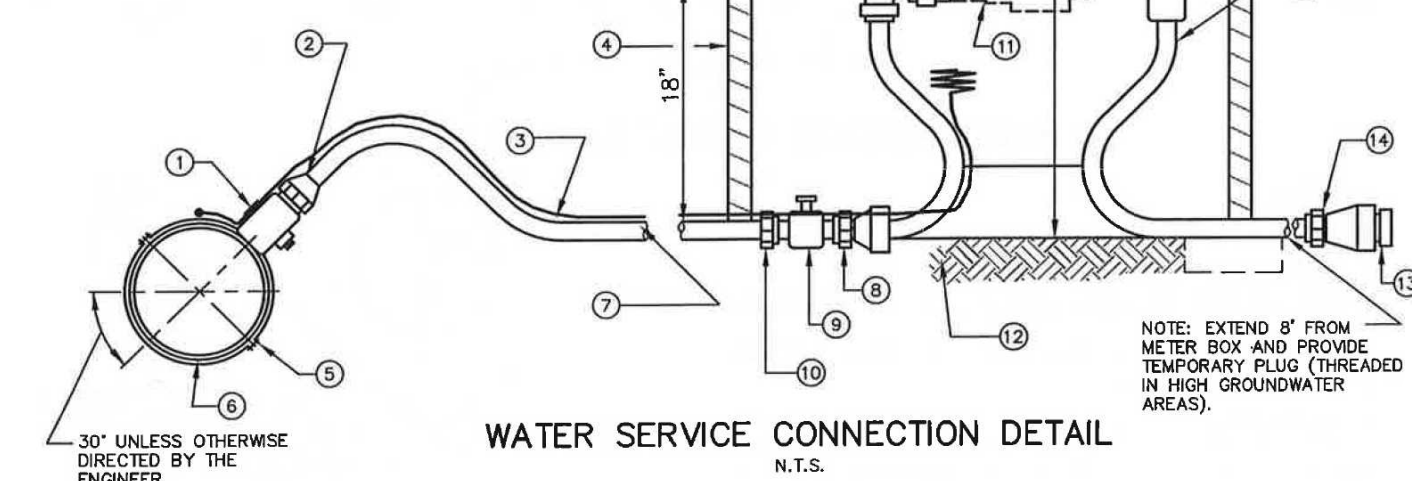
C1.0

GENERAL CONSTRUCTION NOTES

- Utility Locations shown are based on Digline locates and visual surface evidence. They are approximate. Contractor shall be responsible for locating existing utilities prior to commencing and during construction.
- See the Building Plan from Connect Homes and the Landscape Plan from NS Consulting for the remainder of the design.
- Contractor shall assure positive drainage away from the building and driveway.
- Contractor shall be responsible for dust control during construction of all items hereon. Dust control shall be continuous during construction, 24 hours per day 7 days per week. The contractor shall follow the requirements of the Storm Water Pollution Prevention Program at all times until permanent erosion control is established.
- The Trench Drain shall be a 6" wide HDPE channel with a 0.75 built in channel slope (Zurn Flo-Thru Model Z886 or equivalent). Grate shall be ductile iron with a slotted pattern. All components shall be rated for H-20 loading.
- All construction shall be in accordance with the most current edition of the Idaho Standards for Public Works Construction, ISPMC, and the City of Ketchum, Idaho, Codes and Standards. The contractor shall be responsible for obtaining and keeping a copy of the ISPMC and the City of Ketchum Codes and Standards on site during construction.
- Per Idaho Code, 55-1613, the contractor shall retain and protect all monuments, accessories to corners, benchmarks, and points set in control surveys. All monuments, accessories to corners, benchmarks, and points set in control surveys that are lost or disturbed by construction shall be reestablished and re-monumented, at the expense of the agency or person causing their loss or disturbance under the direction of a professional land surveyor.
- The contractor shall clean up the site after construction so that it is in a condition equal to or better than that which existed prior to construction.
- The contractor shall be required to obtain all the necessary permits prior to construction and shall check with the City of Ketchum for permits the owner may have already obtained.
- Potable/non-potable crossings shall comply with ISPMC Standard Drawing SD-407 and IDAPA section 58.01.08.542.07.
- Sewer service lines shall be placed at a slope of 2%, with markers per ISPMC. Cleanouts are required at changes in alignment, grade, and minimum 150' length.
- All pipe shall be bedded with (ISPMC) Type I bedding material.
- Trenches shall be backfilled and compacted to a minimum of 95% of maximum density as determined by AASHTO T-99.
- The contractor shall pressure test all sewer service connections in accordance with Idaho Standards for Public Works Construction, ISPMC.
- All clearing and grubbing shall conform to ISPMC Section 201 and City of Ketchum standards of excavation and backfill.
- All excavation and embankment shall conform to ISPMC Section 202 and City of Ketchum standards for excavation and backfill. Excavated subgrade shall be compacted and all unsuitable Sections removed and replaced with structural fill as determined by the engineer per ISPMC Section 204. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All 2" minus aggregate shall be placed in conformance with ISPMC Section 802. It shall be compacted per ISPMC Section 202 and the City of Ketchum standards. 2" minus crushed aggregate material shall conform to ISPMC Section 802 Type II and to the City of Ketchum specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All 3/4" minus aggregate shall be placed in conformance with ISPMC Section 802. It shall be compacted per ISPMC Section 202 and the City of Ketchum standards. 3/4" minus crushed aggregate for leveling course shall conform to ISPMC Table 802 Type I and to the City of Ketchum specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All asphaltic concrete pavement work shall conform to ISPMC Section(s) 805, 810, and 811 for Class II pavement and to the City of Ketchum standards. Asphalt aggregate shall be 1/2" nominal size conforming to Table 803b in ISPMC Section 803. Asphalt binder shall be pg 58-28 conforming to Table A-1 in ISPMC Section 805.
- All concrete work shall conform to ISPMC Sections 701 and 703. All concrete shall be 3,000 psi minimum. 28 day, as defined in ISPMC Section 703, Table 1.C.
- All edges of existing asphalt paving shall be saw cut a minimum of 24" to provide a clean pavement edge for matching. No wheel cutting shall be allowed. Pavement shall be cut prior to paving to prevent damage to the cut edge.
- Snow Storage based on 30% of the Improved Parking and Pedestrian Circulation Areas.
 Driveways = 698 Sq. Ft.
 Walkways = 292 Sq. Ft.
 Total = 990 Sq. Ft.
 30% of Total = 297 Sq. Ft.
 Areas Designated:
 SS-A: 5'x38' = 190 Sq. Ft.
 SS-B: 19.5'x9' + 16'x4' = 240 Sq. Ft.
 SS-C: 13'x19' = 247 Sq. Ft.
 Area Designated Total = 677 Sq. Ft. of Snow Storage
- The contractor shall be responsible for providing traffic control per the current edition of the US Department of Transportation Manual of Uniform Traffic Control Devices (MUTCD).
- Alpine Enterprises Inc. is not responsible for any deviation from these plans, unless such changes have been authorized in writing.
- All right-of-way improvements per sheet C1.0 must be completed prior to issuance of a temporary or final Certificate of Occupancy unless otherwise agreed upon in writing by the City.

NOTES:

- ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS.
- NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED.
- SERVICE PIPE: ULTRA-HIGH MOLECULAR WEIGHT POLYETHYLENE PIPE, SIZE 7, CLASS 200 IN IRON PIPE SIZE (DRISCO PIPE 8600 ULTRA LINE) 3/4" OR 1".
- SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS, TYPE CC.
- NO SERVICE CONNECTIONS WITHIN ONE FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE THE ALONG CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF ONE FOOT.
- CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE 30" TILE WITH CONCRETE GRADE RING, STANDARD MANHOLE RING AND LID MARKED "WATER".
- ELEVATION SET OF METER LID PER LOCAL REQUIREMENTS.

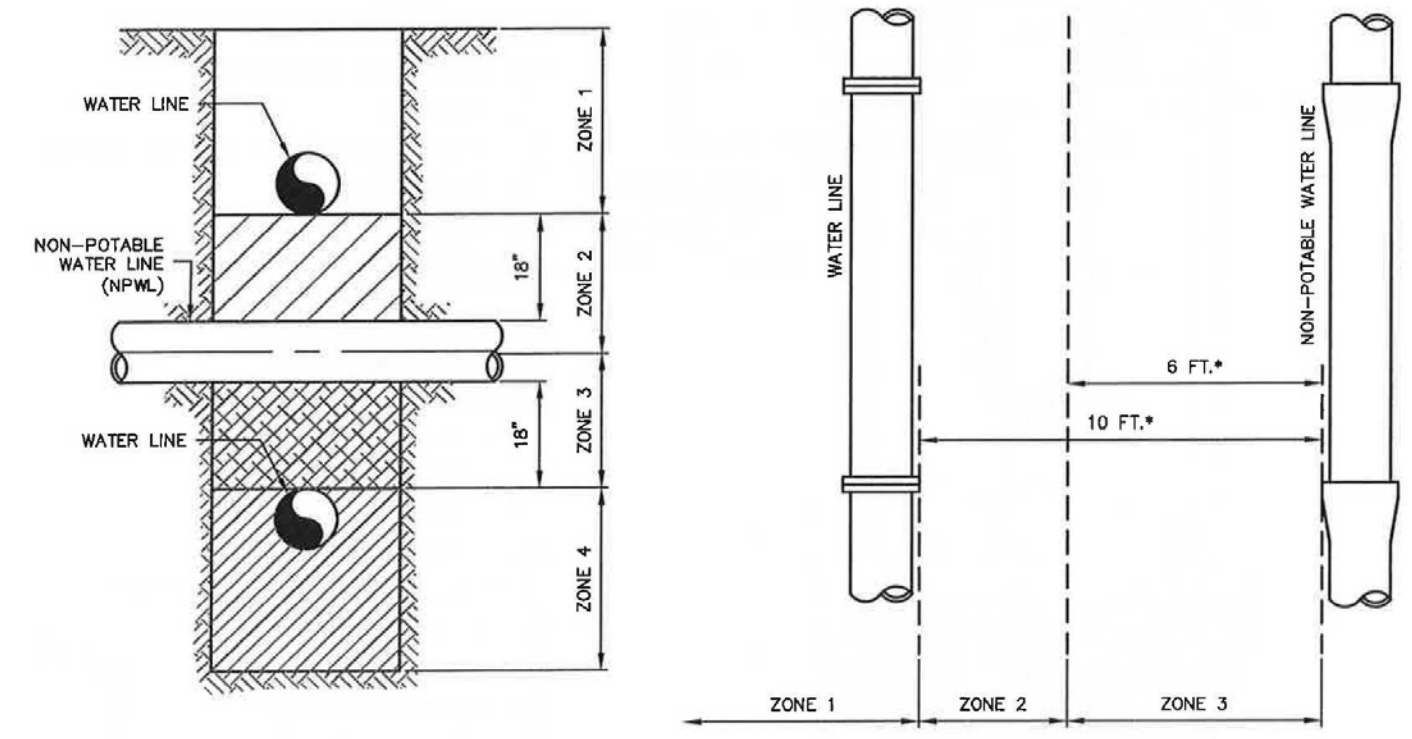


WATER SERVICE CONNECTION DETAIL
N.T.S.

LEGEND

- FORD FIB-1101 OR MUELLER BALL CORPORATION STOP 3/4" OR 1".
- MUELLER H-15072.
- NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
- 20" DIA. X 42" DEEP METER BOX (NOTCH FOR SERVICE LINES).
- STAINLESS STEEL SADDLE.
- WATER MAIN.
- 3/4" OR 1" SERVICE LINE (TYP.) NO SPLICING IS ALLOWED.
- MALE SWIVEL END.
- FULL OPENING 3/4" OR 1" MUELLER 300 BALL OR FORD B-11333 BALL VALVE.
- CURB STOP ADAPTER (FORD C-86 OR MUELLER H-15426 "TRIP JOINT").
- FUTURE METER INSTALLED BY WATER PURVEYOR.
- FINN UNDISTURBED EARTH. (SET TILE ON 2" X 22" DIAMETER PRECAST CONCRETE BLOCK IF OVER EXCAVATION OCCURS).
- PROVIDE TEMPORARY PLUG (THREADED IN HIGH WATER AREAS).
- DOUBLE PURPOSE COUPLING.
- FORD VHM-92-18" YOKE WITH MALE CONNECTION AND EXTENDED END OR APPROVED EQUAL.
- FORD CARTRIDGE DUAL CHECK VALVE (VERTICAL).
- FORD BALL VALVE 18" (92,93,94 SERIES OR MUELLER B24101-142) 3/4"-1" COPPERSETTER WITH PADLOCK WINGS AND EXTENDED END ON EACH.
- FORD TYPE X SINGLE LID COVERS NO. X43. 13 1/2" OPENING-1 1/32" PENTAGONAL NUT.

1 WATER SERVICE CONNECTION (3/4" - 1")
ISPMC - SD-401
NOT TO SCALE



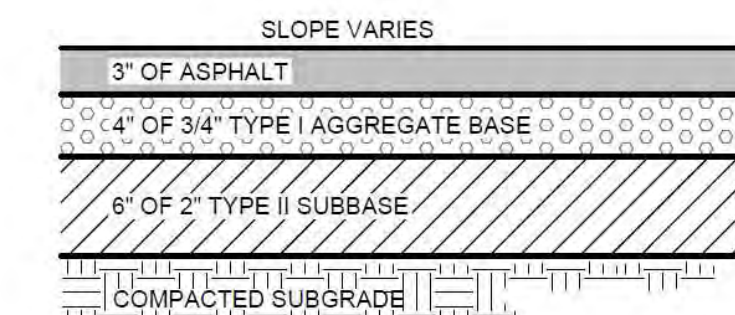
VERTICAL SEPARATION REQUIREMENTS

- ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND B) ONE FULL, UNCLUT LENGTH OF BOTH PNL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- ZONE 2: A) ONE FULL, UNCLUT LENGTH OF BOTH PNL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING. AND EITHER B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING. OR C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVING MATERIAL ACCEPTABLE TO SDG FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.
- ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.
- ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

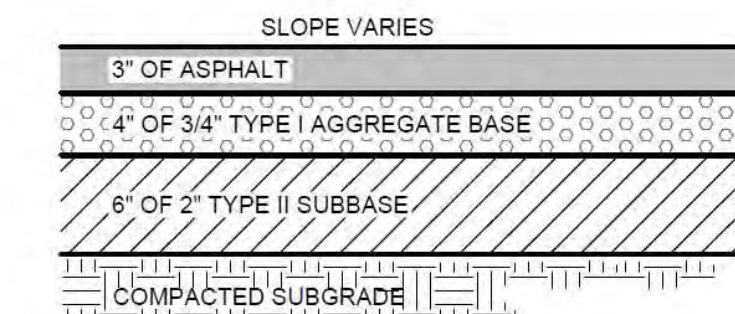
HORIZONTAL SEPARATION REQUIREMENTS

- ZONE 1: A) NO SPECIAL REQUIREMENTS.
- ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES. B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS. AND C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL. AND EITHER D) NPWL CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS. OR E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEG.
- ZONE 3: NOT ALLOWED WITHOUT DEG WAIVER.
- NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10" HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEG.

3 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPERATION
ISPMC - SD-407
NOT TO SCALE



TYPICAL STREET ASPHALT SECTION

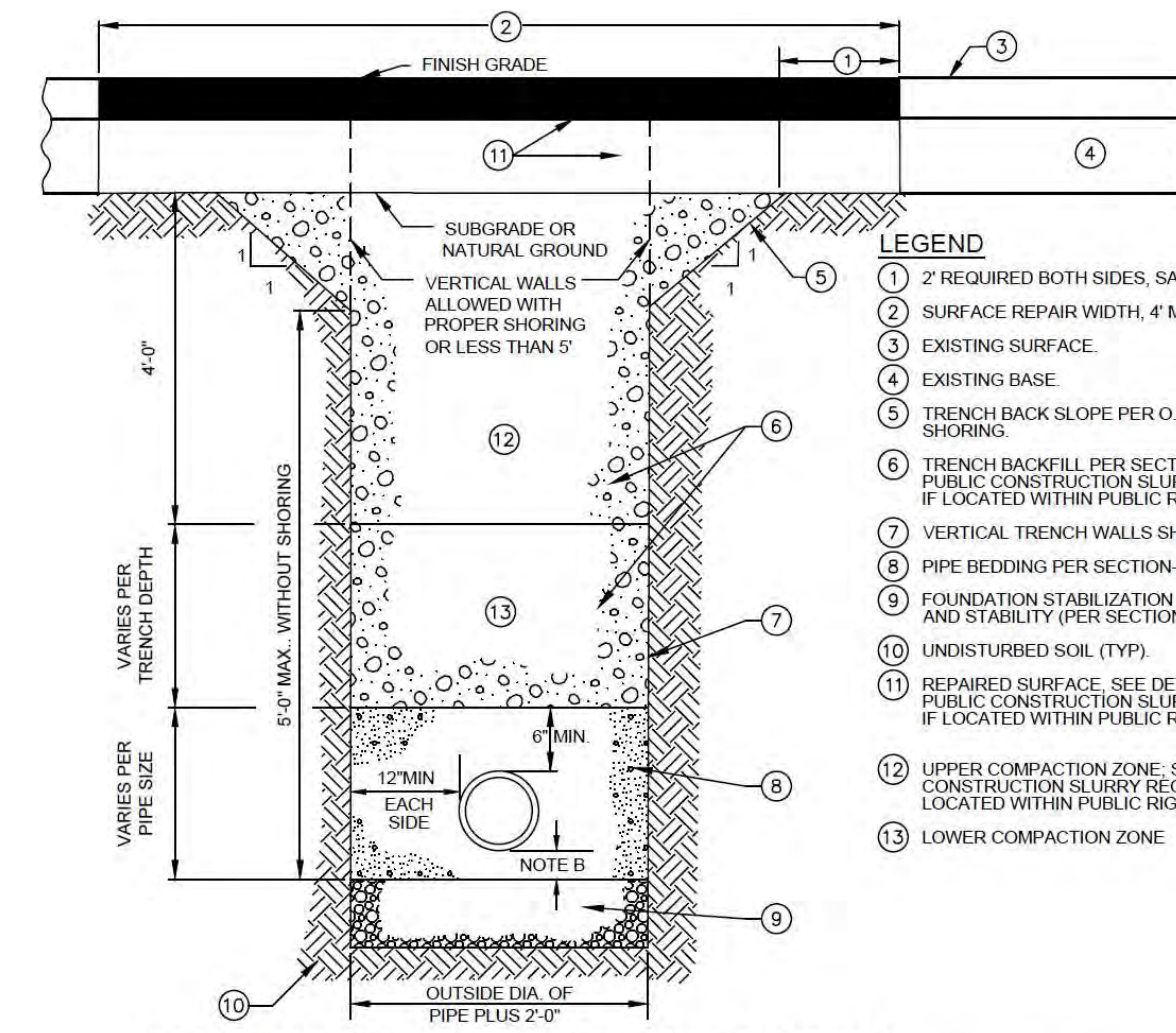


TYPICAL ALLEY ASPHALT SECTION

NOTES:

- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
- MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
- PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

2 TYPICAL ROAD SECTIONS
CITY OF KETCHUM - SD-3
NOT TO SCALE



- LEGEND**
- Z REQUIRED BOTH SIDES, SAWCUT REQUIRED.
 - SURFACE REPAIR WIDTH, 4' MINIMUM. SEE NOTE 5.
 - EXISTING SURFACE.
 - EXISTING BASE.
 - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
 - TRENCH BACKFILL PER SECTION 306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
 - PIPE BEDDING PER SECTION 305 (SEE SD-302).
 - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION 304).
 - UNDISTURBED SOIL (TYP).
 - REPAIRED SURFACE. SEE DETAIL 5. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT" BELOW IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
 - LOWER COMPACTION ZONE.

KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

- COARSE AGGREGATE (6" MINUS) : 2,600 LBS
 SAND : 800 LBS
 PORTLAND CEMENT : 94 LBS
 WATER : 11 GALS. (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCED DOWNWARD. CARE SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION, OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

NOTES:

- TRENCH EXCAVATION PER SECTION 301.
- PIPE BEDDING PER SECTION 305.
- BACKFILL AND COMPACTION PER SECTION 306.
- SURFACE REPAIR AND BASE PER DETAIL 3.
- ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPMC SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- IF TRENCH IMPACTS CROWN OF ROADWAY, CROWN MUST BE MAINTAINED AND POSITIVE DRAINAGE PROVIDED.

4 TYPICAL TRENCH
CITY OF KETCHUM - SD-12
NOT TO SCALE

PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4\CS_214_SageMountainsideTHMS_CivilROW2023_Revise.dwg 6/9/2023 3:56:29 PM MST

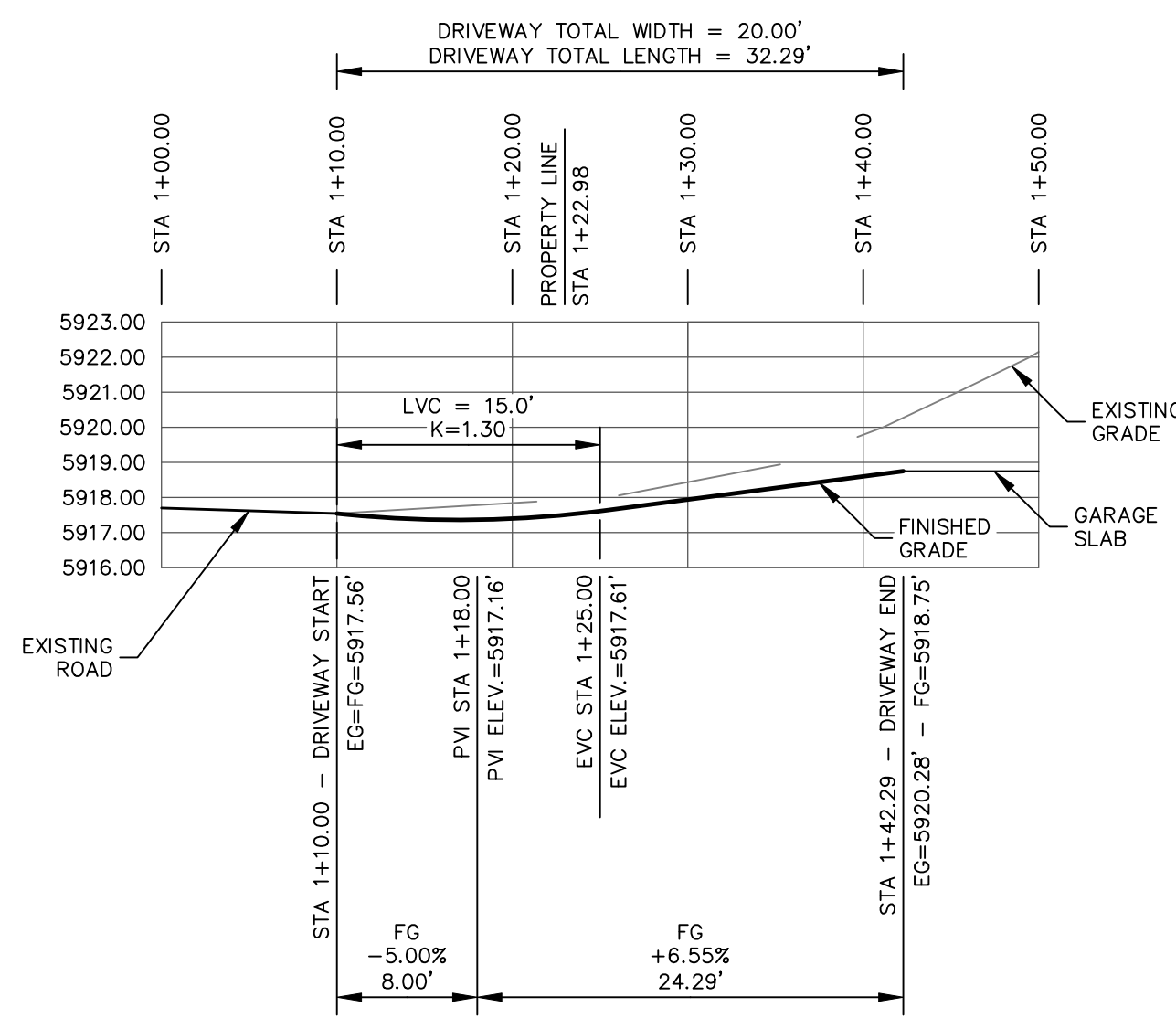
A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING
 SAGE MOUNTAINSIDE TOWNHOMES
 WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR SAGE MOUNTAINSIDE LLC.

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 722-1988
 email: alpine@alpineenterprisesinc.com

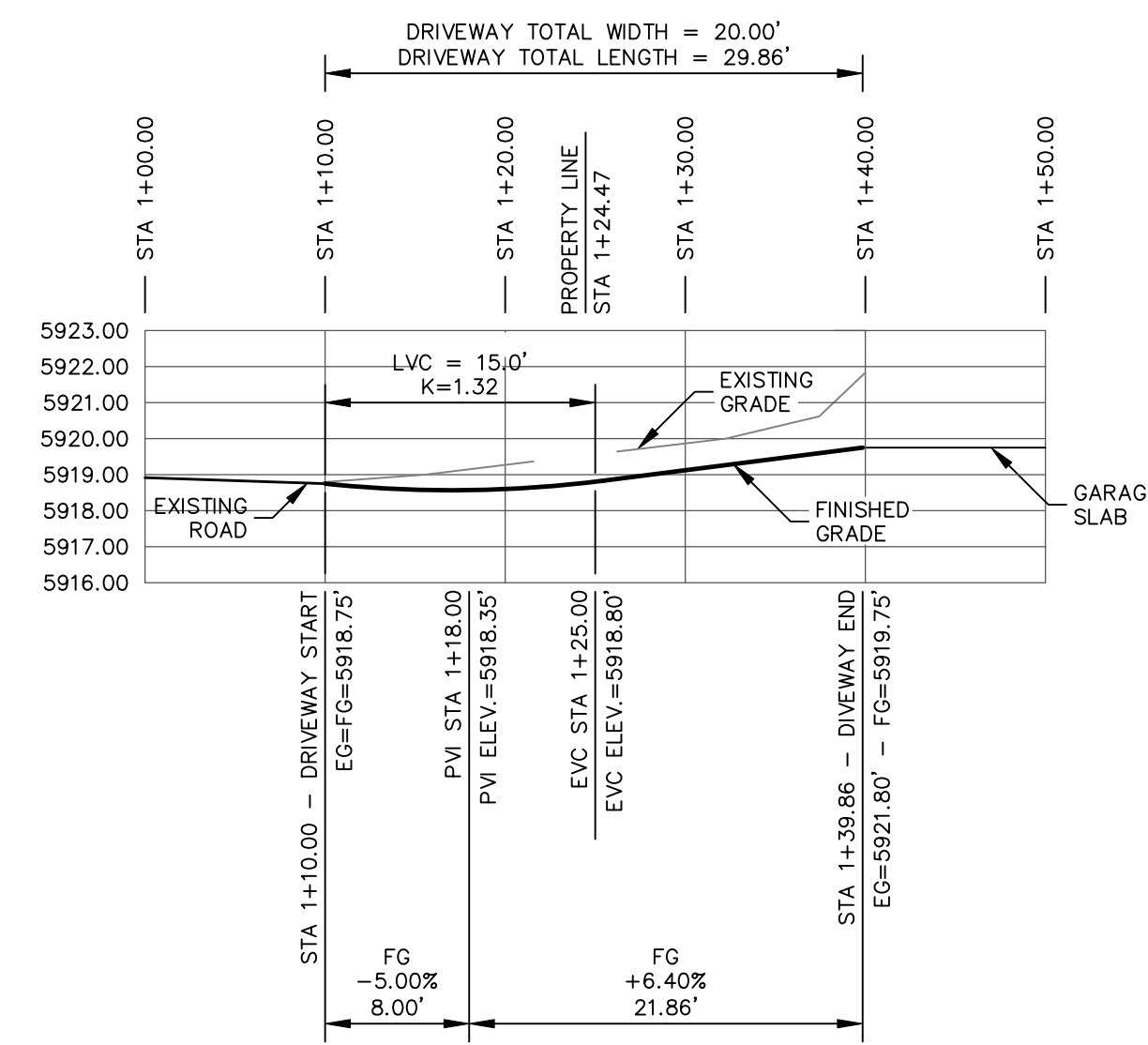


NO	DATE	BY	REVISIONS
1	08DEC22	AHN	PRELIMINARY ONLY: NOT FOR CONSTRUCTION
2	02MAR23	AHN	DESIGN REVIEW SUBMITTAL
3	09JUN23	AHN	REVISION
			DESIGN REVIEW - ROUND 2

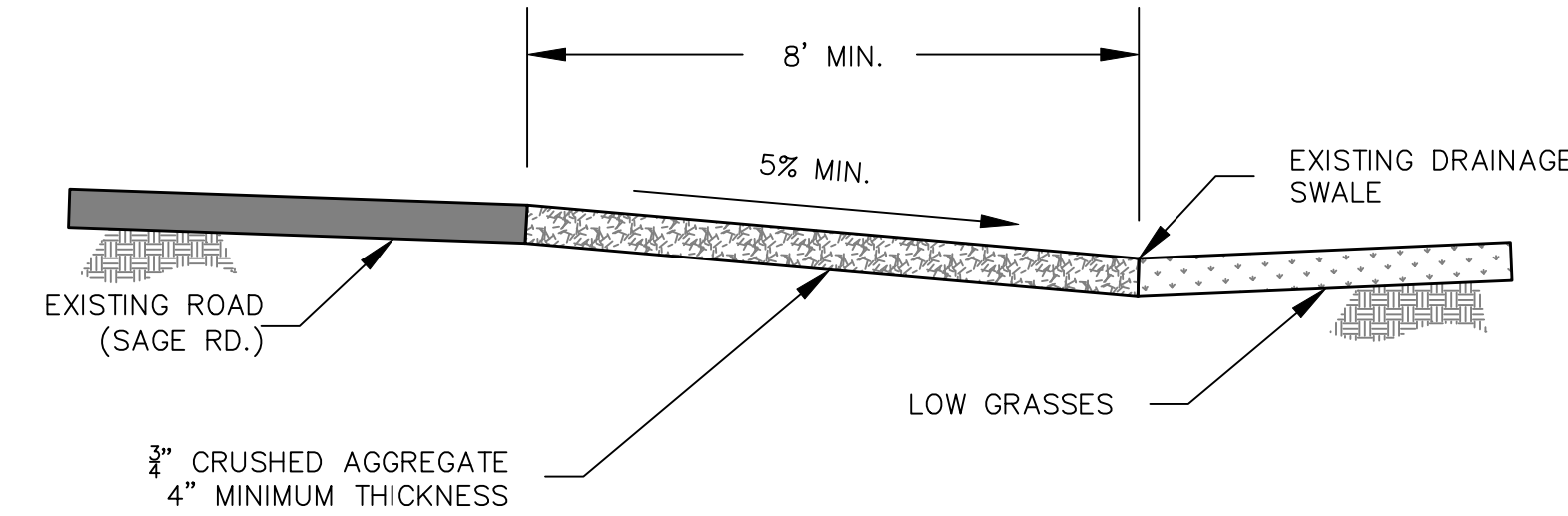
C2.0



5 DRIVEWAY PROFILE VIEW
SUBLOT 1
VERT: 1"=5'
HORIZ: 1"=10'

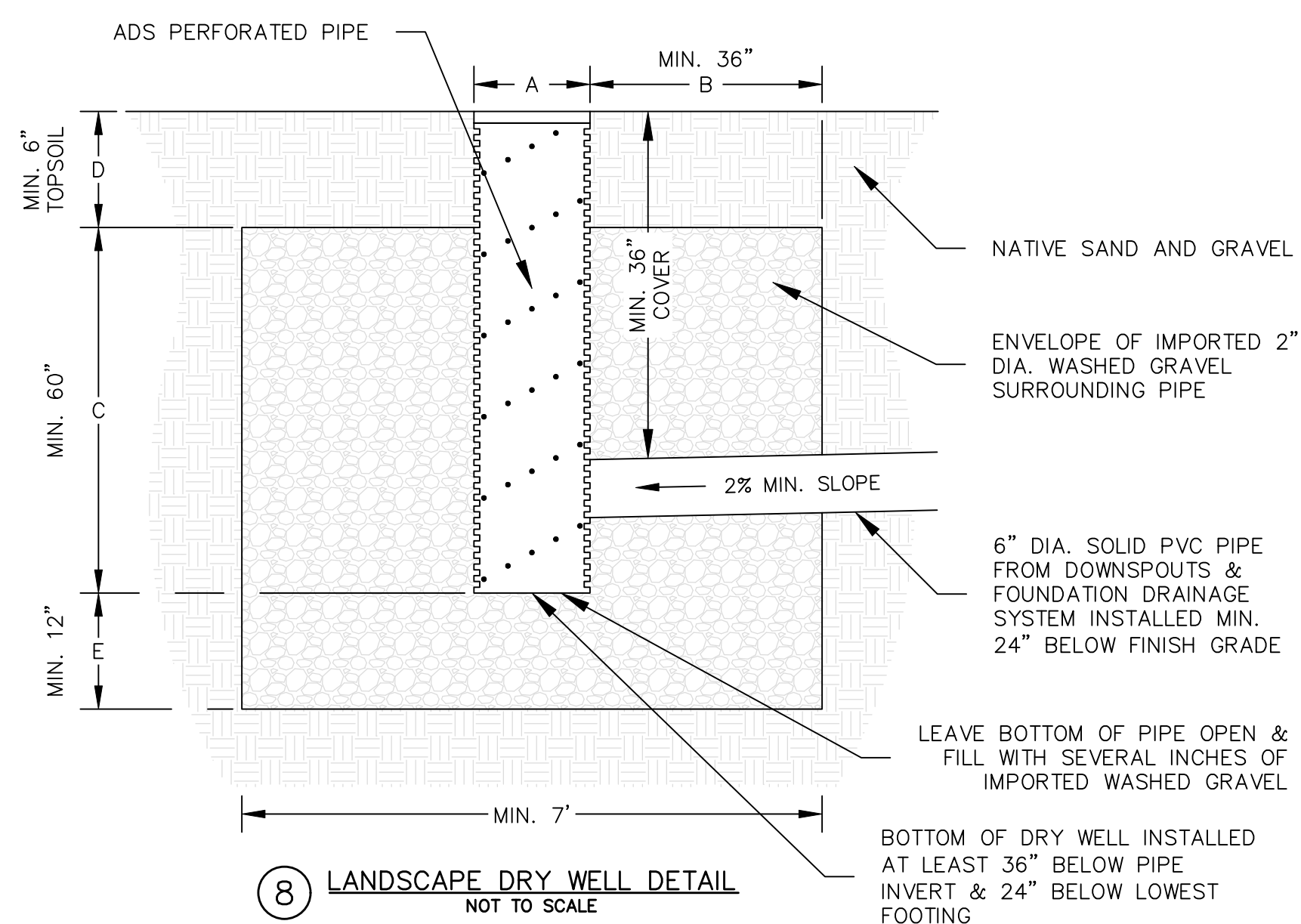


6 DRIVEWAY PROFILE VIEW
SUBLOT 2
VERT: 1"=5'
HORIZ: 1"=10'

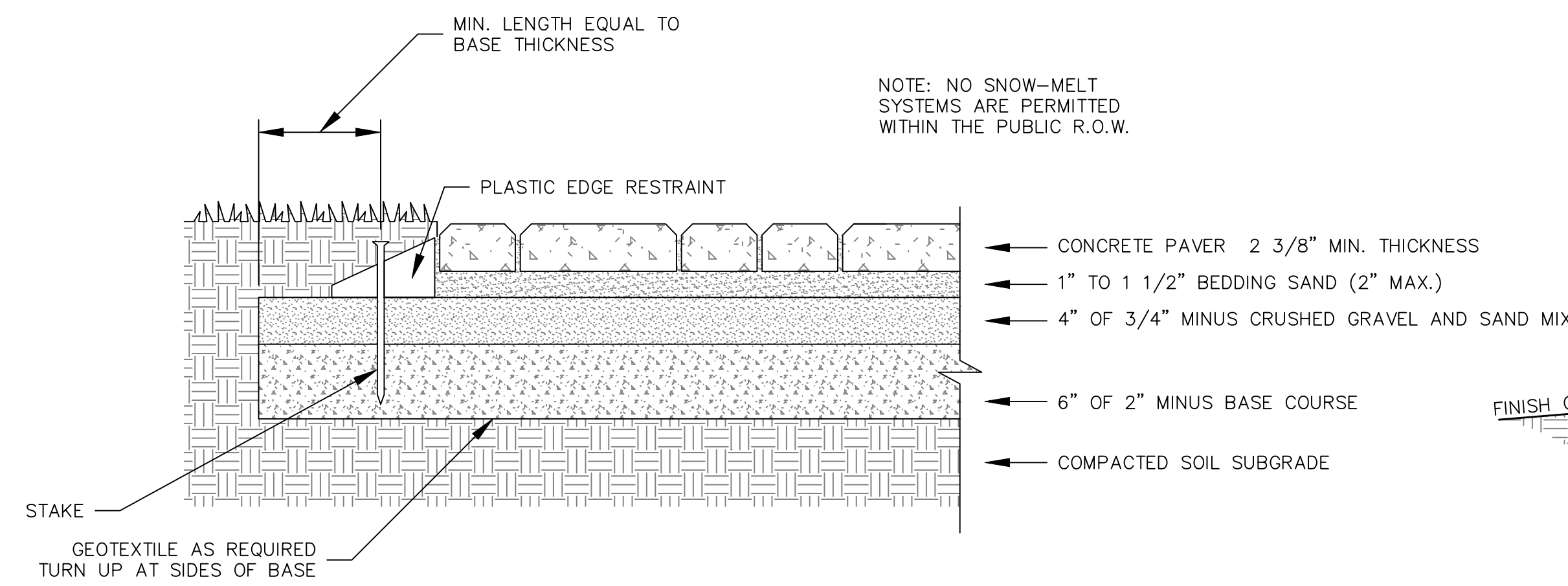


7 CROSS-SECTION: ROADSIDE SWALE
R.O.W. SAGE ROAD
NOT TO SCALE

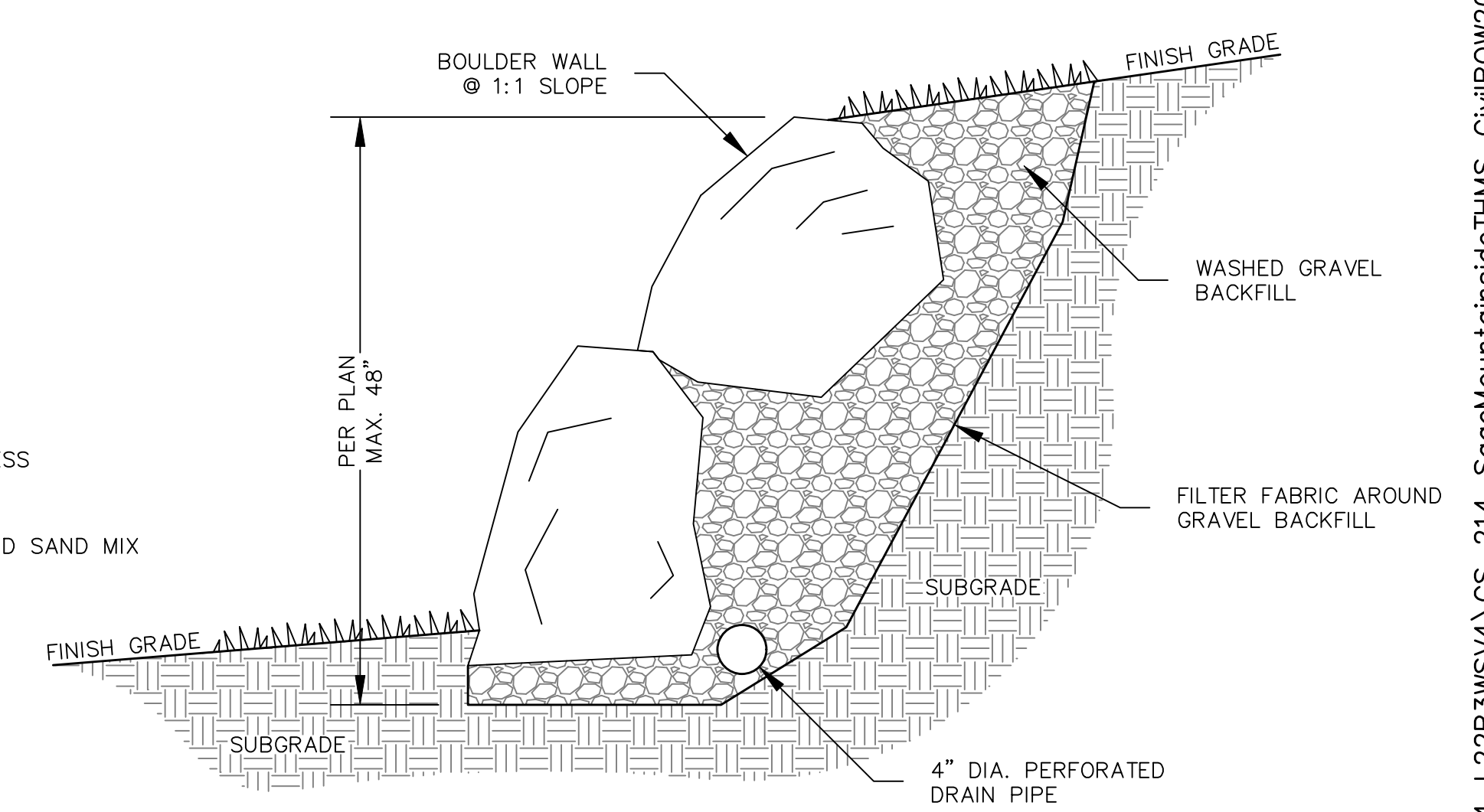
- NOTES**
- A) Material shall be pervious/permeable to allow drainage.
 - B) Surface must allow for vehicle parking and be consistent along the entire property frontage.
 - C) Material within the first eight (8) feet from edge of asphalt (Street) shall be distinct from driveway and rest of property in order to visually appear available for parking.
 - D) Grading and drainage improvements as required by City Engineer - Minimum 5% slope.
 - E) No obstructions, such as boulders or berms.
 - F) No buried irrigation systems within the first eight (8) feet the edge of asphalt (Street). Surface irrigation lines are permitted beyond the first eight (8) feet, however pop-up heads are not permitted anywhere in the ROW.
 - G) No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species are preferred.
 - H) No snow-melt systems within Public R.O.W.



8 LANDSCAPE DRY WELL DETAIL
NOT TO SCALE



9 PAVER DRIVEWAY DETAIL
NOT TO SCALE



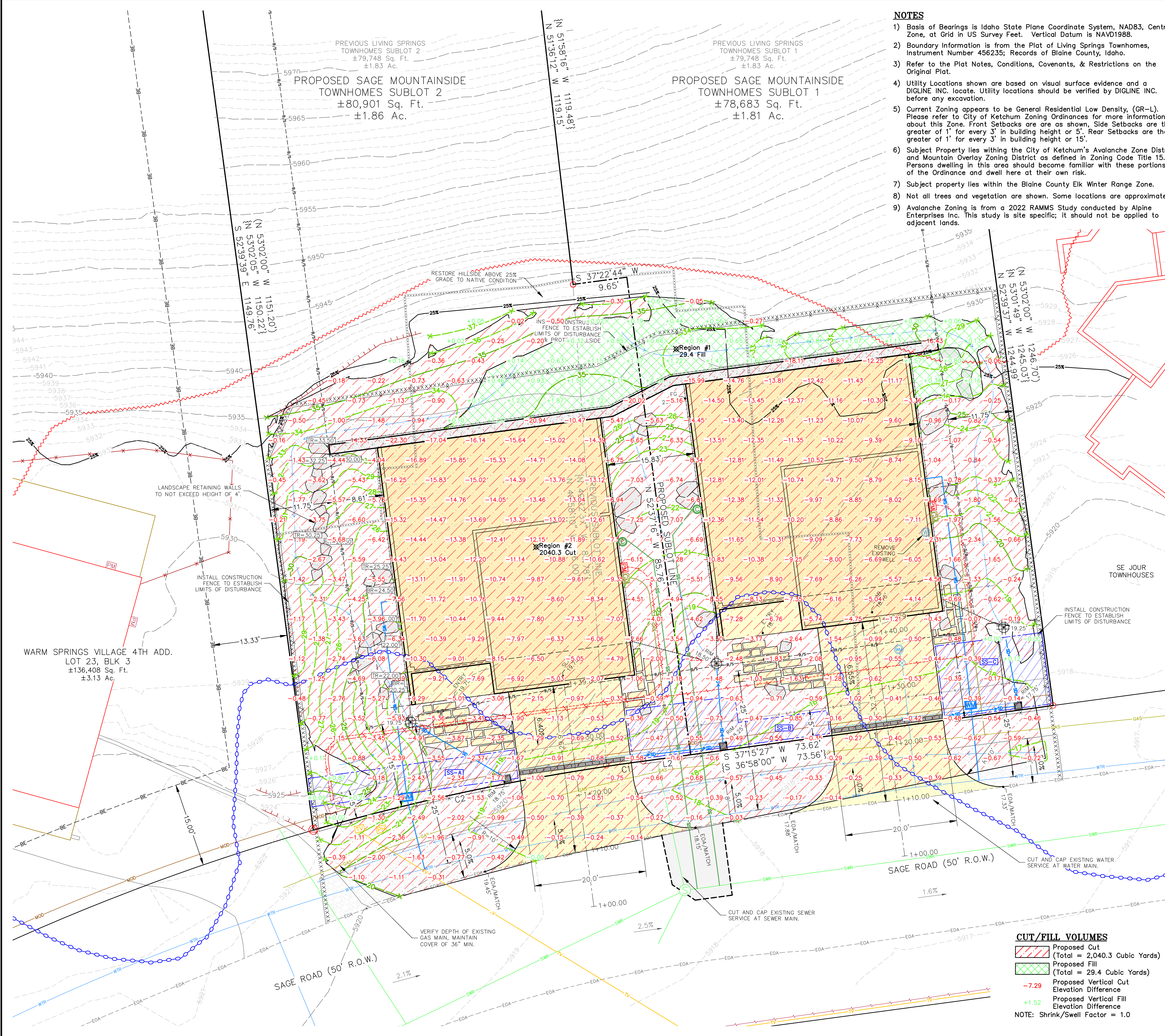
10 BOULDER WALL
NOT TO SCALE

PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4\CS_214_SageMountainsideTHMS_CivilROW2023_Revise.dwg 6/9/2023 3:56:29 PM MST

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1988
email: bsmith@alpineenterprisesinc.com



REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION			
DESIGN REVIEW SUBMITTAL			
REVISED	1	08DEC22	AHN
REVISED	2	02MAR23	AHN
REVISED - DESIGN REVIEW - ROUND 2	3	09JUN23	AHN



- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
 - 2) Boundary Information is from the Plat of Living Springs Townhomes, Instrument Number 456235; Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, & Restrictions on the Original Plat.
 - 4) Utility Locations shown are based on visual surface evidence and a DIGLINE INC. locate. Utility locations should be verified by DIGLINE INC. before any excavation.
 - 5) Current Zoning appears to be General Residential Low Density, (GR-L). Please refer to City of Ketchum Zoning Ordinances for more information about this Zone. Front Setbacks are as shown, Side Setbacks are the greater of 1' for every 3' in building height or 5'. Rear Setbacks are the greater of 1' for every 3' in building height or 15'.
 - 6) Subject Property lies within the City of Ketchum's Avalanche Zone District and Mountain Overlay Zoning District as defined in Zoning Code Title 15. Persons dwelling in this area should become familiar with these portions of the Ordinance and dwell here at their own risk.
 - 7) Subject property lies within the Blaine County Elk Winter Range Zone.
 - 8) Not all trees and vegetation are shown. Some locations are approximate.
 - 9) Avalanche Zoning is from a 2022 RAMMS Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.

- LEGEND**
- Subject Boundary
 - Existing/Proposed Sublot Line
 - Previous Sublot Line
 - Adjainers Boundary
 - Existing Edge of Asphalt Roadway
 - Existing Building Setback (See Note 5)
 - Existing 5' Public Utility Easement
 - Mountain Overlay District (City of Ketchum)
 - 25% Slope Line (Alpine 2022)
 - Existing 5' Major Contour Line (Alpine 2022)
 - Existing 1' Minor Contour Line (Alpine 2022)
 - Proposed 5' Major Contour
 - Proposed 1' Minor Contour
 - Proposed Drainage Flowline
 - Proposed 6" Dia. PVC Storm Drain Pipe
 - Proposed L.O.D. with Silt Fence (Construction)
 - Proposed L.O.D. (Demolition)
 - Proposed 4" Dia. Footing Drain Pipe
 - Proposed 4" Dia. Roof Drain Pipe
 - Existing Wooden Fence
 - Existing Retaining Wall
 - Existing Overhead Power
 - Proposed Underground Power
 - Existing Water Main
 - Existing Water Service
 - Proposed Water Service (C2.0, Detail 4)
 - Existing Sewer Main
 - Existing Sewer Service
 - Proposed Sewer Service (C2.0, Detail 4)
 - Existing CA/TV
 - Existing Gas Main
 - Proposed Gas Service
 - Red Avalanche Hazard Zone (Alpine 2022)
 - Blue Avalanche Hazard Zone (Alpine 2022)
 - Found 1/2" Rebar
 - Found Aluminum Cap
 - Set 1/2" Rebar, PLS 7048
 - Existing Power Pole
 - Existing Sewer Manhole
 - Proposed Sewer Cleanout
 - Existing Water Meter
 - Existing Water Valve
 - Existing Well
 - Proposed Water Meter (C2.0, Detail 1)
 - Proposed Sewer Cleanout
 - Existing Phone Box
 - Existing CA/TV Box
 - Existing Power Box
 - Proposed Power Meter
 - Proposed Gas Meter
 - Existing Road Grade
 - Proposed Grade
 - Proposed Structure
 - Proposed Concrete Avalanche Protection Wall
 - Proposed Deck Line (See Arch. Plan)
 - Proposed Paver Driveway (C3.0, Detail 8)
 - Proposed Asphalt Patch & Saw-Cut Line (C2.0, Detail 3)
 - Proposed Stone Entry
 - Proposed Boulders (C3.0, Detail 10)
 - Proposed Gravel (C3.0, Detail 7)
 - Proposed Snow Storage (C2.0, Note 22)
 - Proposed Landscape Dry Well (C3.0, Detail 8)
 - Proposed Landscape Catch Basin Connected To Building Drainage
 - Proposed 6" Driveway Trench Drain
 - SLAB Garage Slab Elevation
 - FG Finish Grade
 - ENTRY Stone Entry Elevation
 - RIM Dry Well/Catch Basin Rim Elevation
 - TR Top of Retainage Elevation
 - BR Bottom of Retainage Elevation

CUT/FILL VOLUMES

- Proposed Cut (Total = 2,040.3 Cubic Yards)
- Proposed Fill (Total = 29.4 Cubic Yards)
- Proposed Vertical Cut Elevation Difference -7.29
- Proposed Vertical Fill Elevation Difference +1.52

NOTE: Shrink/Swell Factor = 1.0

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	404.52'	6.60'	6.60'	S 36°58'27" W
(C1)	(404.52')	(6.63')	(6.63')	(S 36°29'50" W)
C2	404.52'	53.44'	53.40'	S 32°43'21" W
(C2)	(404.52')	(53.37')	(53.33')	(N 32°14'53" E)

LINE	LENGTH	BEARING
L1	65.09'	S 37°15'27" W
L2	8.53'	S 37°15'27" W

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

REVISIONS

NO	DATE	BY
1	08DEC22	AHN
2	02MAR23	AHN
3	09JUN23	AHN

PRELIMINARY ONLY: NOT FOR CONSTRUCTION
DESIGN REVIEW SUBMITTAL
REVISION
REVISION
REVISION - DESIGN REVIEW - ROUND 2

PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4_CS_214_SageMountainsideTHMS_CivilROW2023_Revise.dwg 6/9/2023 3:56:29 PM MST

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1, 83340 USA
(208) 722-1988
email: alpine@alpineenterprisesinc.com

A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING
SAGE MOUNTAINSIDESIDE TOWNHOMES
WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR SAGE MOUNTAINSIDESIDE LLC.

C4.0

STRUCTURAL SPECIFICATION

GENERAL NOTES

The General Contractor shall verify all existing site conditions and coordinate dimensions among all drawings prior to proceeding with any work or off site fabrication.

Any discrepancies found among the drawings, specifications and notes shall be reported to the Engineer Of Record for clarification.

Contractor to submit a request to Engineer for any substitution of materials or products specified in the contract drawings or specifications.

Contractor to provide shop drawings to the Engineer for review prior to the fabrication and erection of the following items: Structurally Insulated Panels (SIP's), Structural Steel and Miscellaneous Metals, Manufactured Wood Joists and Trusses.

Holes, notching or other penetrations through structural members shall not be permitted without prior Engineer approval.

It is the responsibility of the General Contractor for safety and protection within and adjacent to the job site.

CONCRETE & REINFORCEMENT

CONCRETE
Structural concrete shall be of normal weight concrete (145pcf) with a maximum aggregate size of 3/4" conforming to ASTM C 33, and shall meet the following criteria:

LOCATION	MINIMUM 28day COMPRESSIVE STRENGTH, psi	MAXIMUM WATER-CEMENT RATIO (b)	MAXIMUM SLUMP, inches (a)	AIR-ENTRAINMENT PERCENT ± 1.5%	CEMENT TYPE
ALL STRUCTURAL CONCRETE	4500	.50	4	6	II

a) Maximum slump based on maximum water-cementitious ratio. Mid and high range water reducing agents can be used to increase slump beyond these maximums with Approval of Engineer.
b) Water shall not be added at the job site such that the water-cementitious ratio is exceeded.

CONCRETE BATCHING, MIXING, TRANSPORTATION, PLACEMENT, CONSOLIDATION, HOT & COLD WEATHER PROTECTION
Concrete batching, mixing, and transportation shall conform to ACI 304R.
Cement to conform to ASTM C 150.
Aggregates to conform to ASTM C 33.
Water shall conform to ACI 318-34.
Placing of concrete shall conform to ACI 304R and ACI 318-5.10.
Pumping of concrete shall conform to ACI 304.2R.
No more than 90 minutes shall elapse between batching and placement of concrete.
Form work shall conform to ACI 347R and ACI 318-6.1.
Reinforcing steel and embedded items shall be clean and free of foreign debris and be tied securely in place and care taken not to displace during concrete placement.
Conduits and Pipes shall not be embedded in concrete without Engineers written approval.
Consolidation of concrete shall conform to ACI 309R. The unconfined fall of concrete shall not exceed 5'-0".
Hot weather concreting shall conform to ACI 305R.
Cold weather concreting shall conform to ACI 306R.
Concrete shall not be placed on disturbed soil, frozen soil, or placed in water.
Forms shall not be stripped from walls and footings until concrete strength reaches a minimum of 1000psi. Forms supporting suspended slabs shall not be stripped until full 28day specified compressive strength is achieved.

CONCRETE WALLS
Provide dowels from footing to wall to match vertical reinforcement size, spacing and location with embed hooks minimum 12 bar diameters in length, U.O.N.
Provide corner bars with 2'-0" long legs to match horizontal reinforcement size, spacing and location unless otherwise noted in drawings. Lap splice horizontal steel full length with corner bars.
Reinforcing steel shall be continuous through all cold joints.

Stem walls shall not be back filled until main floor is framed and sheathed, and concrete has cured a minimum 7 days.
Provide adequate drainage behind walls as required to prevent standing water behind walls.

Anchor bolts shall be ASTM F1554 Grade 36 and of the size and spacing as indicated on the drawings and have a 7" minimum embedment depth. Anchor bolts to be within 1'-0" of sill plate ends, with a minimum of two per wall, and closer than 6" from concrete wall corners.

CONCRETE SLABS ON GRADE
Unless otherwise noted on drawings, concrete slabs on grade to be minimum 6" thick, reinforced with #4 @ 12"o.c. each way placed at slab centerline.
Slabs to be placed over 6" thick compacted gravel base over undisturbed or compacted native strata.

All surfaces of construction joints shall be free of dust, chips and foreign matter prior to casting adjacent slab. Reinforcement shall be continuous through construction and crack control joints.

Provide 3/8" thick expansion joint material and sealant between slab edges and abutting walls and columns unless otherwise noted on the drawings.

Provide 3/4" deep tooled or saw-cut crack control joints at a maximum of 15'-0" apart in both directions. Fill joint with and elastomeric sealant. Contractor to submit to the Architect/Engineer proposed control and construction joint locations for review prior to concrete placement.

REINFORCING STEEL
Reinforcing steel shall conform to ASTM A615, grade 60. Welded Wire Fabric shall conform to ASTM A185. Reinforcing steel to be detailed, fabricated, and placed in accordance with ACI 318 and ACI 318.

Reinforcement and deformed bar anchors to be welded shall be A706 weldable or prior approved equal. Welding of rebar to be approved by Engineer. Welding shall conform to AWS D1.4 standards.

LAP SPLICES
Unless otherwise noted, lap splices shall be minimum 48 x bar diameter.
Clear spacing between bars to be greater than 2 bar diameters. Clear cover greater than 1 bar diameter.

Reinforcement concrete cover requirements, unless otherwise noted in drawings, as follows:

- | | |
|--|--------|
| (1) Cast against earth | 3" |
| (2) Cast against form, Exposed to earth or weather | 2" |
| (3) Walls, slabs, joints Not exposed to earth or weather | 3/4" |
| (4) Beams, columns Not exposed to earth or weather | 1-1/2" |

DESIGN CRITERIA

BUILDING CODE
Design, construction, and inspection shall conform to the International Building Code, (IBC), 2018 Edition and International Residential Code, 2018 Edition and all Local Codes that may be applicable.

Material test standards referenced shall be the edition referenced in the 2018 IBC.

RISK CATEGORY OF BUILDING: II

DESIGN LOAD CRITERIA
At all times, the General Contractor and Owner shall keep the loads on the structure within the limits of the design load criteria.

The General Contractor is responsible to provide all bracing and shoring as required to support the loads that may be imposed on the structure during construction until all structural elements are complete.

DESIGN ROOF LOADS
Live Load (Snow) 100 PSF (Balanced Snow Load)
Dead Load 20 PSF
Wind Load Duration Factor 1.15
Importance Factor Snow (Is) 1.0
Drift and Un-Balanced Loads per ASCE/SEI 7-16
Ground Snow Load 120 PSF
Exposure Factor (Ce) 1.0
Temperature Factor (Ct) 1.1

DESIGN FLOOR LOADS - GARAGE LEVEL

Live Load 100 PSF
Dead Load 75 PSF

WIND LOAD DATA

Wind Speed (3 sec. gust) 103 MPH
Importance Factor (Iw) 1.0
Building Category
Exposure Category
Internal Pressure Coefficient +/- 0.18

SEISMIC LOAD DATA

Project Coordinates (43.69, -114.4)
Importance Factor (Is) 1.0
Sa 0.631
Sv 0.194
Sds 0.345
Sd1 0.287
Site Class
Seismic Design Category
Basic Seismic Force Resisting System - Light Frame Walls with Wood Structural Panels
Response Modification Coefficient (R) = 6.5
Equivalent Force Analysis Procedure
F = 1.0
Vbase (unmodified) 0.084*W
Seismic Weights (W) Dead Loads + 35% Balanced Snow Load

AVAILANCE LOAD DATA

Reference Alpine Enterprises Inc. Snow Avalanche Hazard Study.

HILLSIDE RETAINING LOAD DATA

Reference Butler Associates Inc. Geotechnical Report.

SOIL & FILL

FOUNDATION/SOILS

Design soil bearing pressure = 4000 psf - Reference Butler Associates Inc. Geotechnical Report

All foundations shall bear on firm, undisturbed, drained, granular soil free of organic material. If soil is disturbed, compact soil in maximum 8" deep lifts to 95% maximum dry density per ASTM D698.

Contractor to notify Engineer if soil conditions are contrary to the assumed design conditions which may require over excavation and placement of structural fill or a lower assumed soil bearing pressure such as clays, silts or organics.

Exterior footings shall bear a minimum of 2'-8" below finished grade unless otherwise noted in the drawings.

STRUCTURAL FILL

Structural Fill to be GW, GP, SW, or Sp soil under the unified classification system. Structural Fill shall consist of 4" minus select, clean, granular soil with no more than 12% passing the #200 sieve.

Fill shall be placed in lifts of no more than 8", moisture conditioned, and compacted to 95% of modified proctor density ASTM D1557.

Structural Fill placed below footings must extend laterally outside the perimeter of the footing for a distance equal to the thickness of the fill measured from the bottom of the footing to the underlying undisturbed soil.

Back fill behind stem walls and retaining walls to be the same as prescribed above, except the maximum aggregate size should be 2". Compaction of back fill behind walls shall be done by hand compactors.

FOUNDATION NOTES

SEE SPECIFICATION SHEET FOR CONCRETE DESIGN PROPERTIES, MINIMUM REINFORCEMENT SPLICE LENGTHS, ETC.

PLACE ALL FOOTINGS ON UNDISTURBED STRATA OR COMPACTED STRUCTURAL FILL TO THE MINIMUM REQUIRED FROST DEPTH. FOR MORE INFORMATION SEE GEOTECHNICAL REPORT AND SHEET S1.0

FOOTING BEARING CONDITIONS TO BE VERIFIED PRIOR TO THE PLACEMENT OF CONCRETE FORM WORK.

FOOTING REINFORCEMENT TO BE PLACED AT MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING, U.O.N.

LOCATE HOLD DOWNS AT ENDS OF SHEAR WALL ABOVE

ANCHOR BOLTS TO BE 1/2"x10" J BOLTS PLACED 6" FROM ENDS OF WALLS AND @ 48" o.c. BETWEEN U.O.N. PER PLAN AND / OR DETAILS

 NUMBER IN SYMBOL DENOTES ANCHOR BOLT SPACING IN INCHES ON CENTER. 48" o.c. MAX.

EXTERIOR WALLS TO BE BACK FILLED WITH COMPACTED FREE DRAINING GRAVEL.

INSTALL RADON ABATEMENT SYSTEM AS MAY BE REQUIRED TO MEET PROVISIONS OF 2018 INTERNATIONAL RESIDENTIAL CODE, APPENDIX F.

FIELD VERIFY ALL FOOTING STEPS AND ELEVATIONS. BOTTOM OF ALL FOOTINGS TO BE A MINIMUM 2'-8" BELOW EXTERIOR FINISH GRADE. SEE GEOTECHNICAL REPORT, GRADING PLAN AND SHEET S1.0 FOR MORE INFORMATION.

FOOTING SCHEDULE

MARK	DEPTH	WIDTH	LENGTH	REINF.
F2.0	1'-0"	2'-0"	2'-0"	(2) #5's E.W.
F2.5	1'-0"	2'-6"	2'-6"	(3) #5's E.W.
F3.0	1'-0"	3'-0"	3'-0"	(3) #5's E.W.

1. REINFORCEMENT ASTM A615 GR60
2. PLACE 3" CLEAR BOTTOM FACE

ISSUE DATE

DESIGN REVIEW SET: JUNE 20, 2023

SAGE MOUNTAINSIDE TOWNHOMES

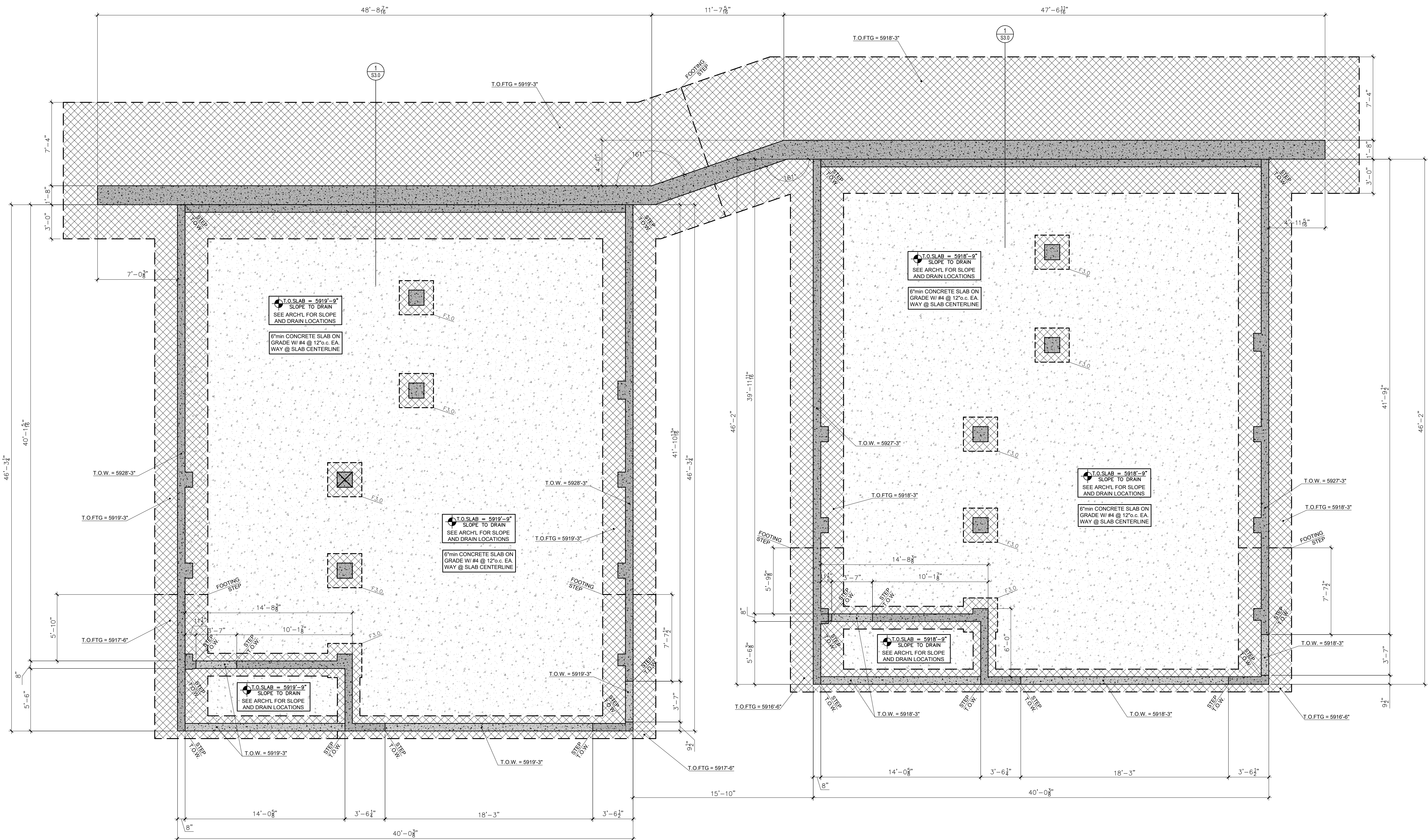
402 SAGE RD KETCHUM, ID

PRELIMINARY
NOT FOR
CONSTRUCTION



THE CONTENT OF THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MAXWELL STRUCTURAL DESIGN STUDIO AND ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE DRAWINGS IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY MAXWELL STRUCTURAL DESIGN STUDIO, PLLC.

S1.0



FOUNDATION PLAN

SCALE : 1/4" = 1'-0"

SAGE MOUNTAINSIDE TOWNHOMES
 402 SAGE RD
 KETCHUM, ID

PRELIMINARY
 NOT FOR
 CONSTRUCTION

MAXWELL
 STRUCTURAL DESIGN STUDIO
 CRAIG MAXWELL P.E.
 105 Lewis Street, Unit 205 :: Ketchum, Idaho 83340
 P.O. Box 1911 :: Sun Valley, Idaho 83353
 Craig@maxwellsds.com :: 206.721.2171
 www.maxwellsds.com

THE CONTENT OF THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MAXWELL STRUCTURAL DESIGN STUDIO AND ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE DRAWINGS IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY MAXWELL STRUCTURAL DESIGN STUDIO, PLLC.

S2.0

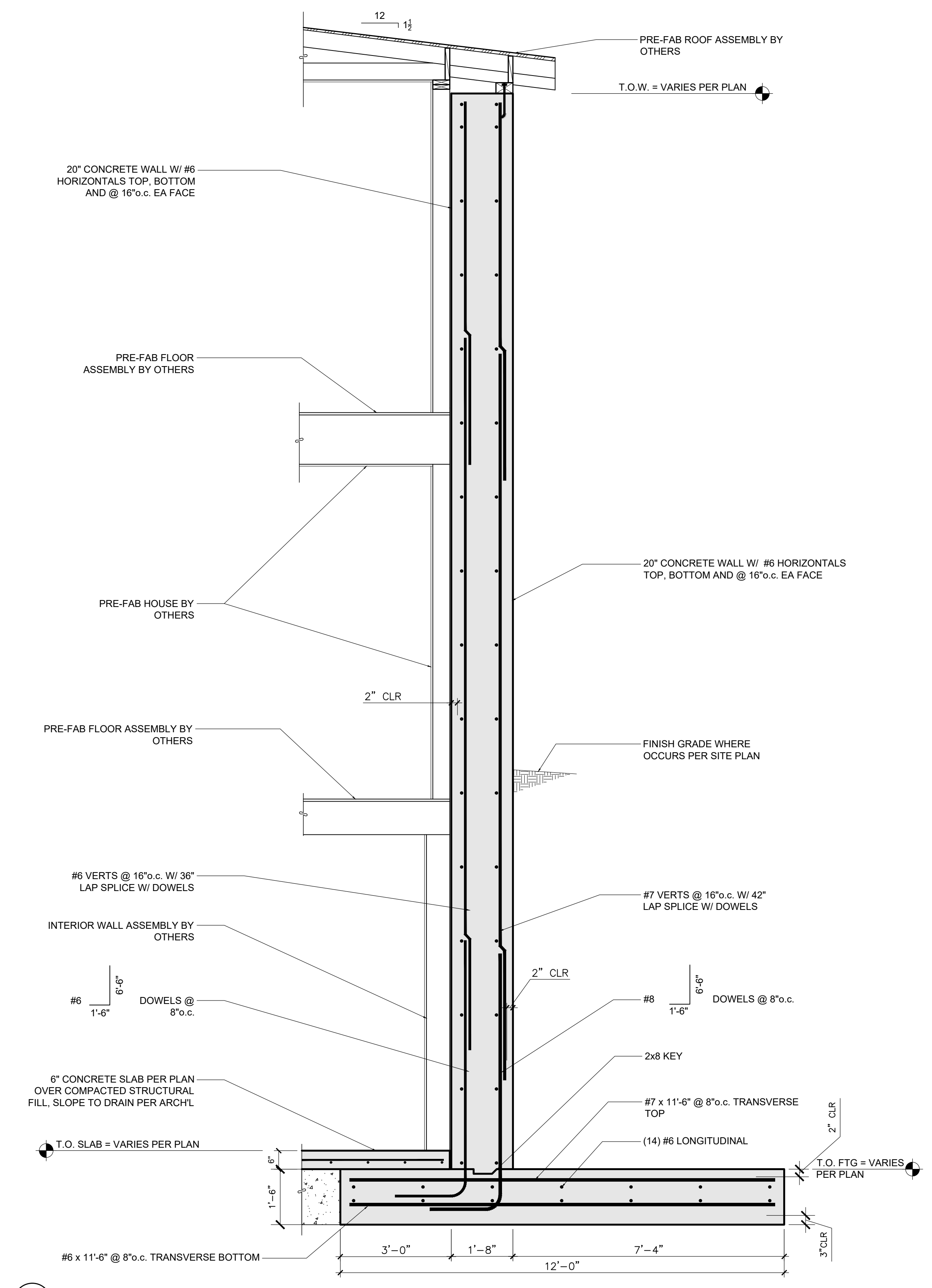
SAGE MOUNTAINSIDE TOWNHOMES
 402 SAGE RD
 KETCHUM, ID

PRELIMINARY
 NOT FOR
 CONSTRUCTION

MAXWELL
 STRUCTURAL DESIGN STUDIO
 CRAIG MAXWELL P.E.
 105 Lewis Street, Unit 205 :: Ketchum, Idaho 83340
 P.O. Box 1911 :: Sun Valley, Idaho 83353
 Craig@maxwelleds.com :: 208.721.2171
 www.maxwelleds.com

THE CONTENT OF THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MAXWELL STRUCTURAL DESIGN STUDIO AND ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE DRAWINGS IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY MAXWELL STRUCTURAL DESIGN STUDIO, PLLC.

S3.0



1 SCALE: 1/2" = 1'-0"



PLANT LEGEND

symbol	quan	description	planted size
	3	Evergreen Trees Douglas Fir - <i>Pseudotsuga menziesii</i> var. <i>glauca</i> Bristlecone Pine - <i>Pinus aristata</i>	10'
	6	Small Evergreen Trees/Shrubs Rocky Mountain Juniper - <i>Juniperus scopulorum</i> Tannenbaum Pine - <i>Pinus Mugo</i> 'Tannenbaum'	B&B
	2	Small Tree Russian Hawthorn - <i>Crataegus ambigua</i>	2" Cal.
	44	Shrub Massing PekingCotoneaster - <i>Cotoneaster ligidus</i> Diablo Ninebark - <i>Physocarpus opulifolius</i> 'Diablo' Miss Kim Lilac - <i>Syringa patula</i> 'Miss Kim' Snowmound Spirea - <i>Spiraea x nipponica</i> 'Snowmound' Tor Birchleaf Spirea - <i>Spiraea betulifolia</i> 'Tor' Common Snowberry - <i>Symphoricarpos albus</i>	5 Gal.
	50	Ornamental Grasses & Perennials Reed Grass - <i>Calamagrostis</i> x s. 'Karl Foerster' Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i> Black Eye Susan - <i>Rudbeckia hirta</i> Lavender - <i>Lavandula</i> Salvia - <i>Salvia divinorum</i>	1 Gal.
	7	Vines With Steel Trellis Clematis & Honeysuckle	1 Gal.
	850 sq ft	Maintained Grass Scottish Links Fine Fescue Blend (Fine Fescue, Hard Fescue, Idaho Fescue) Provided By: Magic Valley Turf Grass	Sod
	2,300 sq ft	Low Maintenance Grasses Scottish Links Fescue Blend (Hard Fescue & Idaho Fescue) Provided By: Webb Landscape	Hydroseed

LEGEND

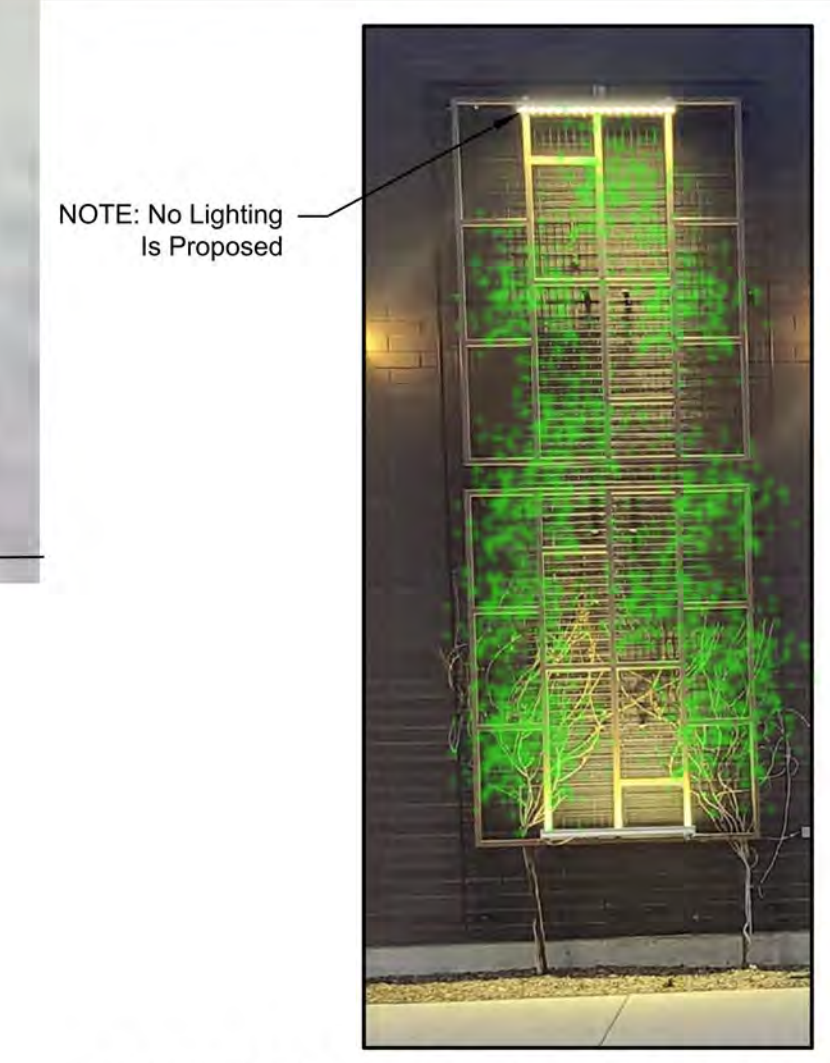
- Property Line**
(Per Survey)
- Existing Contour**
(Per Survey)
- Proposed Catch Basin**
(See Civil Plan)
- Proposed Boulders**
- Gravel**
- Paver Driveway**
- Stone Entry**
- Existing Evergreen Tree**
(To Remain)
- Existing Deciduous Tree**
(To Remain)

LANDSCAPE NOTES

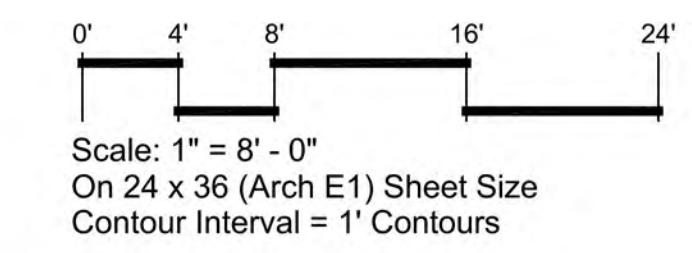
- All disturbed areas shall be revegetated and irrigated with an automatic underground irrigation system.
- Planting beds shall have 3" cover of decorative rock.

IRRIGATION NOTES

- Irrigation system shall be an automatically controlled underground system with low water use heads, a smart controller, and rain/freeze sensor for a water wise system.
- Rotors to be used in grass & lawn areas and drip irrigation shall be installed adjacent to buildings in planting beds and around tree plantings in natural areas.
- Irrigation systems shall not be placed against pavement, or placed such that they spray water onto the pavement.
- No irrigation heads to be installed in Right of Way.



STEEL TRELLIS EXAMPLE



The designs and concepts shown are the sole property of NS Consulting. The drawings may not be used except with the expressed written consent of NS Consulting, PLLC.

PROJECT
SAGE MOUNTAINSIDE TOWNHOMES
Ketchum, Idaho

DOCUMENT DATE
November 30, 2022

DRAWN BY
Nathan Schutte

REVISION	No.	Date	Remark
	03/07/23	Revision	
	06/20/23	Revision	

PERMIT SUBMITTAL

LANDSCAPE PLAN

Attachment C:
Townhouse Preliminary Plat Application &
Supplemental Materials



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY	
Application Number:	
Date Received:	
By:	
Fee Paid:	
Approved Date:	
By:	

Subdivision Application

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

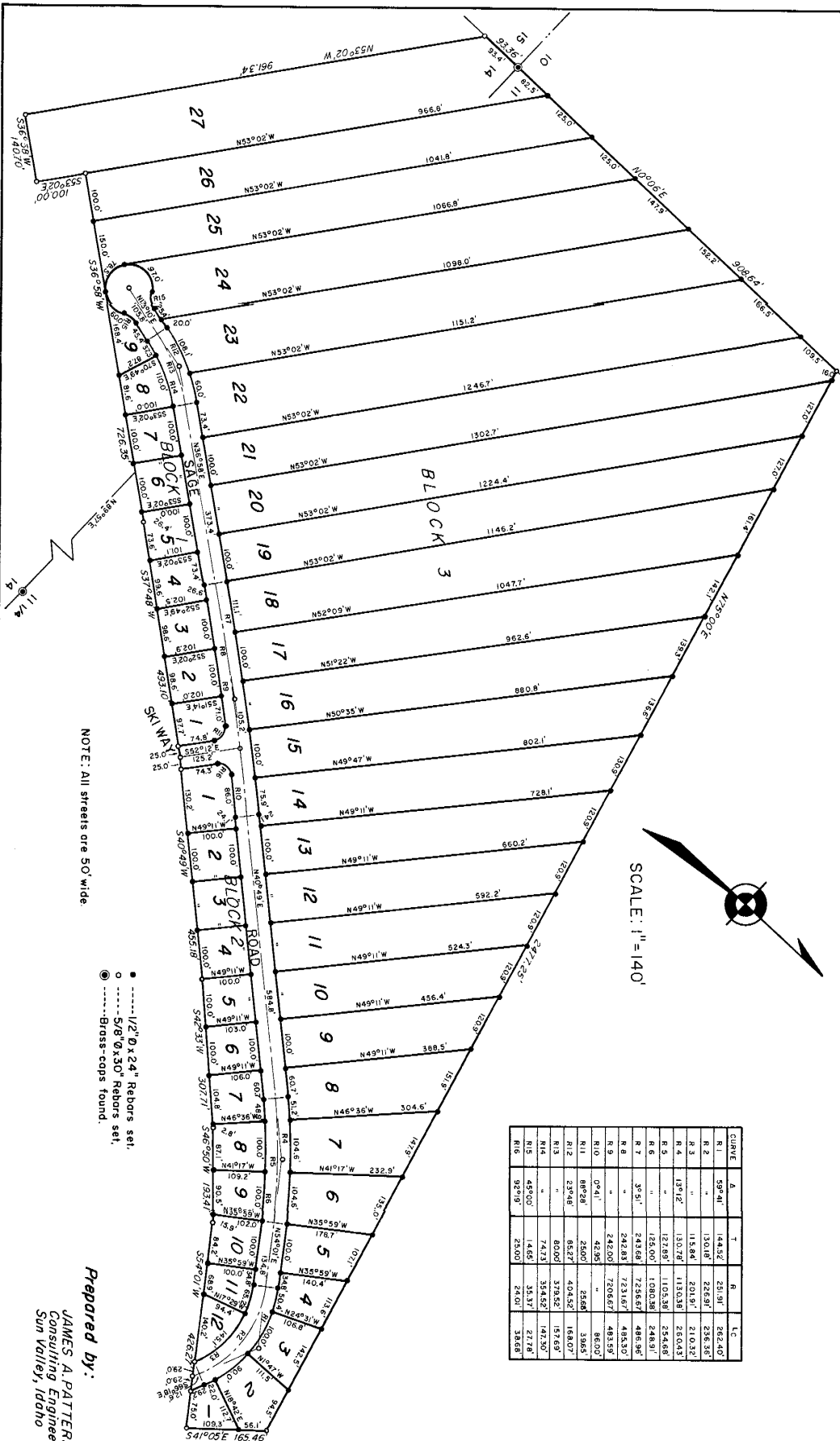
APPLICANT INFORMATION			
Name of Proposed Subdivision: <u>SAGE MOUNTAINSIDE TOWNHOMES</u>			
Owner of Record: <u>SAGE MOUNTAINSIDE LLC.</u>			
Address of Owner: <u>PO Box 3250, KETCHUM, ID 83340</u>			
Representative of Owner: <u>BRUCE SMITH, PLS, ALPINE ENTERPRISES INC.</u>			
Legal Description: <u>LIVING SPRINGS TOWNHOMES, SUBLOTS 1 + 2</u>			
Street Address: <u>402 SAGE ROAD, UNITS A + B</u>			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: <u>2 TOWNHOUSE SUBLOTS</u>			
Total Land Area: <u>159,540 SQ. FT., 3.66 AC., CURRENTLY 2 TOWNHOUSE SUBLOTS OF 79,770 SQ. FT., 1.83 AC. EACH</u>			
Current Zoning District: <u>GENERAL RESIDENTIAL LOW DENSITY (GR-L)</u>			
Proposed Zoning District: <u>GENERAL RESIDENTIAL LOW DENSITY (GR-L)</u>			
Overlay District: <u>MOD, AVALANCHE, ELK WINTER RANGE</u>			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet: <u>NONE</u>			
Easements to be dedicated on the final plat: <u>MUTUAL RECIPROCAL UTILITY EASEMENTS ON SUBLOTS 1 AND 2 FOR USE, MAINTENANCE, AND REPAIR.</u>			
Briefly describe the improvements to be installed prior to final plat approval: <u>CONSTRUCT 2 TOWNHOUSE BUILDINGS, AVALANCHE PROTECTION WALL, INFRASTRUCTURE, AND LANDSCAPING.</u>			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format.			

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortious conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

BRUCE SMITH, PLS ALPINE ENTERPRISES INC. 01/02/22
 Applicant Signature Date
 REPRESENTATIVE

WARM SPRINGS VILLAGE SUBDIVISION, FOURTH ADDITION

IN THE SW1/4, SEC.11 & LOT 4, SEC.14,
T4N, R7E, BM,
BLAINE COUNTY, IDAHO



CURVE	A	T	B	Lc
R 1	39°41'	144.52'	251.91'	262.40'
R 2	"	130.00'	225.97'	236.25'
R 3	"	115.84'	201.81'	210.23'
R 4	13°12'	132.72'	110.53'	250.23'
R 5	"	127.93'	110.53'	234.68'
R 6	"	125.00'	110.53'	248.31'
R 7	3°51'	743.63'	729.66'	486.96'
R 8	"	242.83'	723.16'	483.50'
R 9	"	242.00'	720.67'	483.59'
R 10	0°41'	42.95'	"	86.00'
R 11	98°28'	25.00'	23.68'	39.65'
R 12	23°48'	63.37'	404.52'	158.07'
R 13	"	80.00'	379.82'	157.69'
R 14	"	74.73'	354.52'	147.70'
R 15	45°00'	14.65'	35.37'	27.76'
R 16	32°19'	25.00'	24.01'	38.66'

NOTE: All streets are 50' wide

- 1/2"Ø x 24" Rebars set.
- 5/8"Ø x 30" Rebars set.
- Brass caps found.

Prepared by:
JAMES A. PATTERSON
Consulting Engineer
Sun Valley, Idaho

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that Mark B. Lloyd and Helen R. Lloyd, husband and wife, are the owners of a certain parcel of land as shown on this plat described to-wit:

A parcel of land within the SW 1/4, Sec. 11 and Lot 4, Sec. 14, T4N, R17E, B.M., Blaine County, Idaho, and more particularly described by metes and bounds as follows: Commencing at a brass-cop marking the NW Cor. of said Sec. 14, T4N, R17E, B.M. and said brass-cop being the true point of beginning, Thence N0°06'E, 908.6 feet along the west boundary of said Sec. 11; thence N75°00'E, 2,477.2 feet; thence S41°05'E, 165.5 feet to the northwesterly boundary of Warm Springs Village Subdivision; thence S48°20'11"W, 426.3 feet along the northwesterly boundary of Warm Springs Village Subdivision; thence S42°33'W, 307.7 feet along the northwesterly boundary of Warm Springs Village Subdivision; thence S37°48'W, 493.1 feet along the northwesterly boundary of Warm Springs Village Subdivision; thence S36°58'W, 176.4 feet along the northwesterly boundary of Warm Springs Village Subdivision; thence S35°02'E, 100.0 feet along the northwesterly boundary of Warm Springs Village Subdivision; thence S36°48'W, 140.7 feet along the northwesterly boundary of Warm Springs Village Subdivision; thence N45°02'W, 961.3 feet to the west boundary of said Sec. 14; thence N0°06'E, 33.4 feet along the west boundary of said Sec. 14 to a brass-cop, said brass-cop being the true point of beginning, and said parcel containing 35.68 acres more or less.

The owners do hereby dedicate to the use of the public forever, all streets as shown on this plat.

IN WITNESS WHEREOF, We have hereunto set our hands this 21 day of June, 1961.

Mark B. Lloyd
Mark B. Lloyd

Helen R. Lloyd
Helen R. Lloyd

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF BLAINE)ss

On this 21 day of June, 1961, before me, the undersigned, a notary public in and for the said State and County, personally appeared Mark B. Lloyd and Helen R. Lloyd, husband and wife, known to me to be the persons whose names are subscribed to the above instrument, and acknowledged to me that they executed the same.

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

My commission expires _____

[Signature]
Notary Public in and for Idaho

ENGINEER'S CERTIFICATE

I, James A. Peterson, a duly registered professional engineer in the State of Idaho do hereby certify that this plat of WARM SPRINGS VILLAGE SUBDIVISION, FOURTH ADDITION, is a true and accurate map of the land surveyed under my direct supervision, that the location of blocks, lots and streets have definitely been established and perpetuated in strict accordance with the State of Idaho Code relating to plats and surveys and that they are, as shown herein a portion of the SW 1/4, of Sec. 11 and Lot 4 of Sec. 14 as described in the owner's certificate.



James A. Peterson
Registered Professional Engineer
Idaho Certificate No. 1183

COUNTY SURVEYOR'S CERTIFICATE

This is to certify that I, _____ County Surveyor for Blaine County, 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 thereto.

Date: _____
County Surveyor
Idaho Certificate No. _____

BOARD OF COUNTY COMMISSIONER'S APPROVAL

The foregoing plat of WARM SPRINGS VILLAGE SUBDIVISION, FOURTH ADDITION, was approved and accepted this _____ day of _____, 1961 by the Board of County Commissioners of Blaine County, Idaho.

By: _____
Chairman

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for record at the request of _____ minutes past _____ o'clock P.M. this _____ day of _____, 1961 A.D., in my office, and duly recorded in Book _____ of _____ at page _____ Instrument No. _____

Fee: _____
[Signature]
County Recorder



DECLARATION, RECIPROCAL EASEMENT AND PARTY WALL DECLARATION

This Declaration, Reciprocal Easement and Party Wall Declaration ("Declaration") is made on this 2nd day of October, 2001, by Mary Crutchfield Handelsman ("Declarant").

RECITALS

- A. Declarant is the sole owner of all the Real Property described hereinafter.
- B. Improvements consisting of two (2) separate attached residences exist on the Real Property.
- C. By this Declaration, Declarant intends to establish a plan of subplot ownership of two (2) dwelling sublots, one for each separate residence on the Real Property.

DECLARATION

1. Definitions. Whenever used in this Declaration, the following terms shall have the following meanings unless the context requires otherwise:

(a) "Common Areas" mean the roof, common walls, and any common gas, electric, water, sewer, telephone, cable television, data transmission and communication systems or service facilities.

(b) "Owner" means the party or parties having any estate in any Sublot, excluding any person who holds such interest as security for the payment of an obligation, but including any mortgagee, beneficiary under deed of trust or other security holder in actual possession of any Sublot, as a result of foreclosure or otherwise, and also including any person taking title through such security holder by purchase at foreclosure sale or otherwise.

(c) "Plat" means the Plat of the Living Springs Townhomes, according to the official plat thereof recorded as Instrument No. 456235 on October 3, 2001, in the office of the County Recorder of Blaine County, Idaho.

(d) "Real Property" means all the real property located within the Plat.

(e) "Sublot" means Sublot 1 and Sublot 2 of the Plat of the Living Springs Townhouses, including any Common Areas within such Sublot.

2. Declaration. The improvements on the Real Property described as the Living Springs Townhomes is a single building divided by a common boundary of the two (2) Sublots with a common wall on the boundary between Sublot 1 and Sublot 2. The common wall shall be a party wall and the Owners of the Sublot on either side of each common wall shall have the right to use it.

DECLARATION, RECIPROCAL EASEMENT AND PARTY WALL DECLARATION/1

ORIGINAL FILED

jointly. Declarant declares that the Real Property is, and shall be, held, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to the following limitations, restrictions, easements, covenants, conditions, liens and charges, for the subdivision, improvement, protection, ownership, maintenance, and sale of two sublots within the Real Property, and all of which are declared and agreed to be for the purpose of enhancing, maintaining and protecting the value and attractiveness of the Real Property.

3. Easements. Declarant hereby grants and conveys to the Owners of the Sublots reciprocal nonexclusive perpetual easements for the benefit of and appurtenant to each Sublot, to enter upon any Sublot for the installation, construction, use, operation, maintenance, repair, removal or replacement of the Common Area, including but not limited to the roof, common walls, and any common gas, electric, water, sewer, telephone, cable television, data transmission and communication systems or service facilities.

4. Termination of Declaration. This Declaration, or the easements specified in Section 3 of this Declaration may be terminated by the following methods only: (i) express, written mutual termination by the Owners of the Sublots or their successors, heirs or assigns filed of record in the Recorder's Office, Blaine County, Idaho, or (ii) automatic termination pursuant to Section 9(b) of this Declaration.

5. Unauthorized Use of Common Areas. The Owners, or their respective successors, heirs or assigns, shall jointly enjoy the use of all Common Areas, and such parties jointly or individually may, at any time and from time to time, remove, exclude and restrain any other person from the use or occupancy of such Common Areas, excepting said Owners' bona fide invitees who make use of such areas for the purposes of the easements and in accordance with the provisions set forth in this Declaration. If unauthorized use is being made of any of the Common Areas, any Owner may restrain or terminate such unauthorized use by appropriate proceedings.

6. Maintenance of Common Areas. The Owner of each Sublot shall be equally responsible for the maintenance, repair and replacement of any Common Area improvement within said Sublots, including the maintenance of any common utility service facilities, roof, common wall, and common sewer and water main and clean outs. Any Common Area maintenance shall, at the request of either Owner, be sent out for bid to three different entities. The lowest most responsible bid shall receive the award and the cost shall be paid equally by the Owners of the Sublots. In the event any Owner fails to pay his share of the maintenance, repair or replacement of any Common Area improvement, the other Owner may, if such condition is not corrected within thirty (30) days of the receipt of written notice from said other Owner(s) (or as soon as reasonably possible thereafter if the condition in question cannot reasonably be corrected within said 30-day period), enter upon the defaulting Owner's Sublot and undertake such maintenance as is necessary to correct the adverse condition. All costs of such maintenance shall be payable by the Owner of the Sublot upon which such maintenance is performed, and the amount of such cost shall constitute a lien against said Sublot, enforceable in accordance with Section 7 of this Declaration.

7. Liens for Maintenance. To evidence a lien for the expenditures referred to in Sections 6 or 9 of this Declaration, the party(ies) making such expenditures shall prepare a written notice of lien ("Notice") setting forth the amount of such expenditure, and identifying the Sublot upon which the maintenance in question was accomplished and the name(s) of the Owner(s) thereof. The lien for such expenditure shall attach from the date the work was commenced, provided that the Notice is recorded in the office of the Blaine County Recorder within ninety (90) days of the completion of the work in question. Any such lien may be enforced by foreclosure upon the defaulting Owner's Sublot in like manner as a deed of trust on real property is foreclosed under the laws of the State of Idaho. In any such foreclosure, the Owner(s) of the Sublot being foreclosed shall be required to pay the costs, expenses and reasonable attorney's fees in connection with the preparation and filing of the Notice as provided herein and all costs and the reasonable attorney's fees incurred in connection with the foreclosure. The party who filed the lien shall have the power to bid upon the Sublot being foreclosed and shall be entitled to a credit for the amount expended pursuant to Sections 6 and 9 herein. The amount expended for maintenance pursuant to Sections 6 and 9 of this Declaration shall also be the personal and individual debt of the Owner thereof at the time such expenditure is made, and suit to recover money judgment (together with reasonable attorney's fees and costs aforesaid) in the amount thereof may be maintained without foreclosing or waiving the lien securing the same as provided hereunder.

8. Insurance. Each Owner shall at all times maintain public liability insurance in an amount agreeable to the other Owner for personal injury and property insurance and for the roof and common wall in an amount of its replacement cost naming all Owners as insured. Unless otherwise agreed by all Owners, the amount for public liability insurance need not be more than \$1,000,000.00 combined. Each Owner shall hold harmless the other Owner(s), and all tenants, guests and invitees of such other Owner(s), from all claims or judgments arising from the use of Common Areas located within its respective Sublot, unless the claim, demand or judgment is caused by the negligence of the other Owner, tenant, guest or invitee. Each Owner hereby releases the other Owner(s) from any liability for any loss or damage covered by fire insurance or other casualty insurance, and grants to the other Owner(s), on behalf of any insurer providing such insurance, a waiver of any right of subrogation which any such insurer may acquire by virtue of payment of any loss covered by such insurance.

9. Repair or Restoration.

(a) Should a party wall or any other Common Area be damaged or destroyed by the default, negligence, or other act or omission of an Owner, such Owner shall rebuild or repair the party wall or other Common Area and shall compensate the other Owner(s) for any damage to the property of the other Owner(s).

(b) Should the party wall or any other Common Area at any time while in use by both Owners be damaged or destroyed by any cause other than the act or omission of any Owner, the common wall or other Common Area shall be repaired or rebuilt at their joint expense, provided that any sum received from insurance against such injury or destruction shall first be applied to such

repair or restoration; provided, however, that if the entire building is destroyed by any cause other than the act or omission of any Owner, any Owner shall have the option of rebuilding on his Sublot without a party wall if the City of Ketchum gives its approval of such construction, and in such event, this declaration shall be automatically terminated.

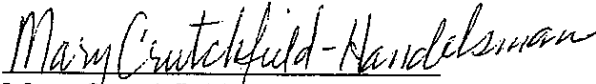
(c) Should any Owner fail to rebuild or repair the party wall or other Common Area as required by Section 9(a) of this Declaration, or pay his portion of the expense required by Section 9(b) of this Declaration, the other Owner(s) may, if such condition is not corrected within thirty (30) days of the receipt of written notice from said other Owner(s) (or as soon as reasonably possible thereafter if the condition in question cannot reasonably be corrected within said 30-day period), undertake such repair or rebuilding as is necessary to correct the damage or injury to the party wall or other Common Area. All costs of such repair or rebuilding undertaken under such circumstances shall be payable by the defaulting Owner in accordance with the provisions of Sections 9(a) or 9(b) of this Declaration, and the amount of such costs shall constitute a lien against the defaulting Owner's Sublot, enforceable pursuant to Section 7 of this Declaration.

11. Binding Effect. All of the limitations, restrictions and conditions hereby imposed, easements hereby granted, and the declaration and covenants herein contained shall run with the land and shall be binding on and inure to the benefit of all parties hereto and their respective successors, heirs and assigns having or acquiring any right, title or interest in the Real Property.

12. Protection of Mortgagees. Any owner may encumber his Townhome with a mortgage. Any lien created or claimed under the provisions of this Declaration is expressly made subject and subordinate to the rights of any mortgage that encumbers all or a portion of the Real Property or Sublot, made in good faith and for value, and no such lien shall in any way defeat, invalidate, or impair the obligation or priority of such mortgage unless the mortgagee expressly subordinates his interest, in writing, to such lien.

IN WITNESS WHEREOF, the party has executed this Declaration effective the day and year first hereinabove written.

DECLARANT:


Mary Crutchfield Handelsman

Instrument # 456235

HAILEY, BLAINE, IDAHO

2001-10-03 11:22:00 No. of Pages: 1

Recorded for : SUN VALLEY TITLE

MARSHA RIEMANN Fee: 11.00

Ex-Officio Recorder Deputy

Index to: PLATS

LIVING SPRINGS TOWNHOMES

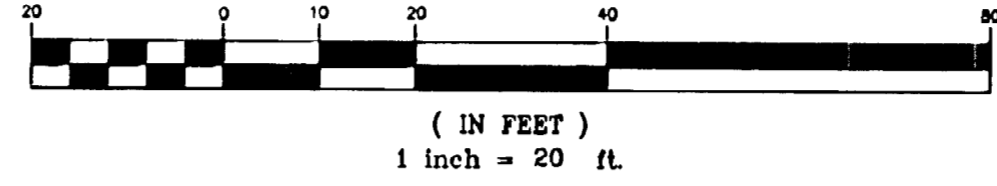
Wherein Lot 22, Block 3 WARM SPRINGS VILLAGE SUBE
FOURTH ADDITION is divided into 2 townhouse
sublots located within a portion of the
FR LOT 4 SECTION 14 T4N R17E CITY OF KETCHUM

LIVING SPRINGS TOWNHOMES #456235
 S14 T4N R17E 1 OF 2
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 RECORDED BY NUMBER 07549

DRAWING NUMBER
 Instrument # 456235
 BLAINE, IDAHO 2200 No. of Pages: 1
 20th July 1999
 Recorded for: SUN VALLEY TITLE
 MARGARET BRENNAN
 Ex-Officio
 RECORDED BY NUMBER 07549

DRAWING NUMBER
 CORPORATION • IRVINE, CALIFORNIA
 RECORDED BY NUMBER 07549

A PLAT SHOWING
LIVING SPRINGS TOWNHOMES
 WHEREIN LOT 22, BLOCK 3, WARM SPRINGS VILLAGE SUBDIVISION FOURTH ADDITION IS DIVIDED INTO 2 TOWNHOUSE SUBLOTS
 LOCATED WITHIN A PORTION OF THE SW/4 AND GOVT. LOT 4, SECTION 14, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 SEPTEMBER 2001
 GRAPHIC SCALE



NOTES

- SUBJECT PROPERTY LIES WITHIN THE CITY OF KETCHUM'S AVALANCHE ZONE DISTRICT AND MOUNTAIN OVERLAY ZONING DISTRICT AS DEFINED IN ZONING CODE TITLE 15. PERSONS DWELLING IN THIS AREA SHOULD BECOME FAMILIAR WITH THESE PORTIONS OF THE ORDINANCE AND DWELL HERE AT THEIR OWN RISK.
- TOWNHOUSE DECLARATION, RECIPROCAL EASEMENT AND PARTY WALL AGREEMENT FOR LIVING SPRINGS TOWNHOMES IS RECORDED IN BLAINE COUNTY AS INSTRUMENT NO. _____
- THERE SHALL BE NO CONSTRUCTION OUTSIDE OF THE BUILDING ENVELOPE AS DELINEATED BY THE 25% SLOPE LINE AND ZONING SETBACKS.
- BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(1992) AT GRID IN U.S. SURVEY FEET. COMBINED SCALE FACTOR IS 0.999681, GROUND DISTANCES WILL BE SLIGHTLY LONGER. CONVERGENCE ANGLE IS -0°15'50.213".

LEGEND

- = FOUND 1/2" REBAR - NO CAP
- ⊕ = FOUND BLM BRASS CAP
- ⊗ = FOUND ALUMINUM CAP
- ⊙ = SET ALUMINUM CAP - TPOB
- = SET 1/2" REBAR - PLS7048
- — — — — = MINIMUM GR-L FRONT AND SIDE SETBACKS
- 25% — = 25% SLOPE LINE
- * * * — = 5' PUBLIC UTILITY EASEMENT
- - - - - = EXISTING STRUCTURE FOOTPRINT

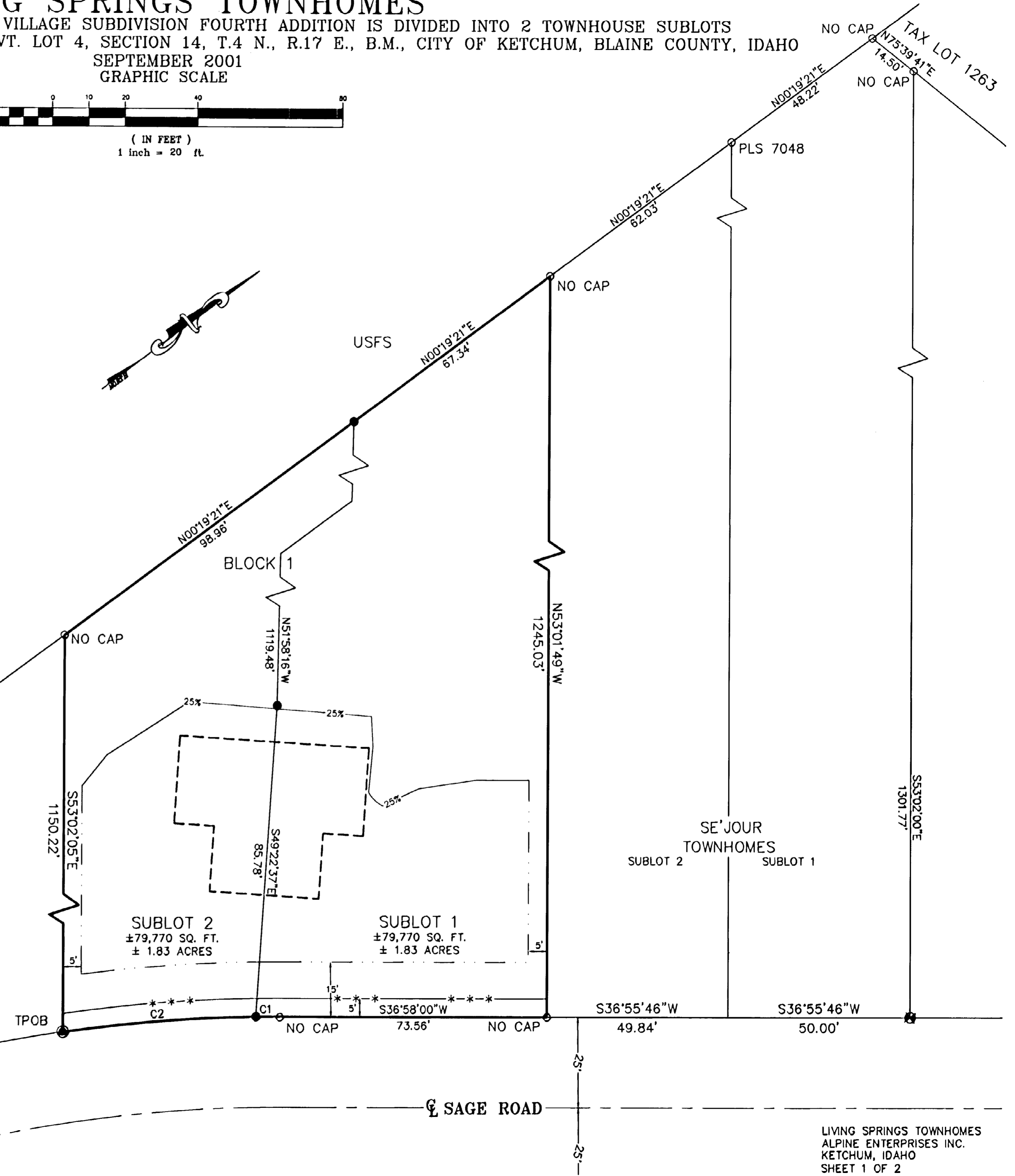
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BRG
C1	6.63	404.52	0°56'21"	6.63	S36°29'50"W
C2	53.37	404.52	7°33'33"	53.33	S32°14'53"W



HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

9-19-2001
 Date

Robert Weirich
 South Central District Health Dept., EHS



DRAWING NUMBER
LIVING SPRINGS TOWNHOMES #45235
S14 T4N R17E 2 of 2
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 075AR
PORTION DEAL OF PRINT ON THIS LINK

DRAWING NUMBER
Instrument # 45235
HAILEY, BLAINE, IDAHO 11:22:00 No. of Pages: 2
2001-10-03
Recorded for: SUN VALLEY TITLE
MARSHA RIEMANN
EX-OFFICIO Recorder Deputy Fee: 11.00
IRVINE, CA
RECORDER BY NUMBER 075AR
PORTION DEAL OF PRINT ON THIS LINK

DRAWING NUMBER
CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 075AR
PORTION DEAL OF PRINT ON THIS LINK

CERTIFICATE OF OWNERSHIP

This is to certify that I, the undersigned, am the owner in fee simple of the following described parcel of land:

A parcel of land located within Section 11, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Lot 22, Block 3, Warm Springs Village Subdivision Fourth Addition, according to the official plat thereof, recorded in Book 1 of Plats, Page 9, records of Blaine County, Idaho; to be replatted as Living Springs Townhomes.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. I do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

Townhouse Declaration of Covenants, Conditions and Restrictions and Party Wall Agreement for Living Springs Townhomes is recorded in Blaine County as Instrument No. Att# 4516234.

It is the intent of the owner to hereby include said land in this plat.

Mary Crutchfield Handelsman
Mary Crutchfield Handelsman

ACKNOWLEDGMENT

STATE OF California }
COUNTY OF Los Angeles } ss

On this 13 day of Sept, 2001, before me, a Notary Public in and for said State, personally appeared Mary Crutchfield Handelsman, a widow, known or identified to me, to be the person whose name is subscribed to the Owner's Certificate and acknowledged to me that she executed the same.

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



Mohammad Kishawi
Notary Public
Los Angeles, California
Residing at
July 14, 2004
My Commission Expires

SURVEYOR'S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat of LIVING SPRINGS, is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



COUNTY SURVEYOR'S APPROVAL

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
9/17/01

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Ketchum on this 25th day of September, 2001.

Sandra E. Coody
City Clerk



CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Richard Fosberg, City Engineer for the City of Ketchum on this 19 day of September, 2001.

Richard Fosberg
City Engineer

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat of Living Springs Townhomes is hereby approved this 19th day of September, 2001.

Licki Lick by D. Baird
Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF BLAINE } ss

This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho, on this _____ day of _____, 2001, at _____ M., and duly recorded in Plat Book _____, at page _____.

Merla Payne
Ex-officio Recorder

Instrument # 45235
HAILEY, BLAINE, IDAHO 11:22:00 No. of Pages: 2
2001-10-03
Recorded for: SUN VALLEY TITLE
MARSHA RIEMANN Fee: 11.00
Ex-Officio Recorder Deputy MPP
Index to: PLATS

After Recording Return To:
FIRST BANK OF IDAHO, FSB
P.O. BOX 3239
KETCHUM, ID 83340

Instrument # 476976
HAILEY, BLAINE, IDAHO
2003-01-15 03:46:00 No. of Pages: 16
Recorded for: SUN VALLEY TITLE
MARSHA RIEMANN Fee: 48.00
Ex-Officio Recorder Deputy
Index to: DEED OF TRUST-SECOND DEED TRUSTMTG

02-18486

[Space Above This Line For Recording Data]

DEED OF TRUST

HANDELSMAN
LOAN #: K02-0361
MIN: 1001741-0100000404-8
PIN #: RP K03480000010 A

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **JANUARY 8, 2003** together with all Riders to this document.
(B) "Borrower" is **MARY CRUTCHFIELD HANDELSMAN, AN UNMARRIED WOMAN**

Borrower is the trustor under this Security Instrument.
(C) "Lender" is **FIRST BANK OF IDAHO, FSB**

Lender is a **CORPORATION** organized and existing under the laws of **IDAHO**. Lender's address is **111 MAIN STREET - PO BOX 3239 KETCHUM, ID 83340**

(D) "Trustee" is **SUN VALLEY TITLE COMPANY, AN IDAHO CORPORATION**

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **JANUARY 8, 2003**. The Note states that Borrower owes Lender

SIX HUNDRED SIXTY-FIVE THOUSAND AND 00/100

Dollars (U.S. \$ **665,000.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **FEBRUARY 1, 2033**

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

IDAHO - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
DOCUKID1.DOCUKID1.VTX 10/17/2002 (Page 1 of 13 pages)

Form 3013 1/01

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- Condominium Rider
- Planned Unit Development Rider
- Other(s) [specify]
- Second Home Rider
- Biweekly Payment Rider

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY (Type of Recording Jurisdiction)

of **BLAINE** (Name of Recording Jurisdiction)

SUBLOT 1 OF LIVING SPRINGS TOWNHOMES, BLAINE COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED OCTOBER 3, 2001 AS INSTRUMENT NO. 456235, RECORDS OF BLAINE COUNTY, IDAHO.

which currently has the address of **402 #A SAGE ROAD** (Street)
KETCHUM, Idaho **83340** ("Property Address").
(City) (Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess

may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the

enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund

of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately

designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has – if any – with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market

value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment

without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this

Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold, and shall cause such notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

24. Substitute Trustee. Lender may, for any reason or cause, from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

25. Area and Location of Property. Either the Property is not more than 40 acres in area or the Property is located within an incorporated city or village.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Mary Crutchfield Handelsman 1/10/03
- BORROWER - MARY CRUTCHFIELD HANDELSMAN - DATE -

STATE OF ~~IDAHO~~ CALIFORNIA

COUNTY OF ~~SALT LAKE~~ K02-0361 LOS ANGELES

On this ~~9th~~ 10th day of JANUARY in the year 2003
before me Mohammad Kishawi
personally appeared

Mary Crutchfield Handelsman

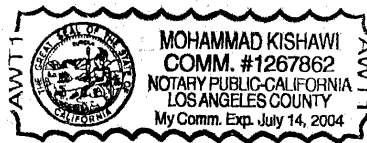
known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that SHE executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public

Residing at: Los Angeles, California

My Commission Expires: July 14, 2004



FIXED/ADJUSTABLE RATE RIDER
(One-Year Treasury Index-Rate Caps)

THIS FIXED/ADJUSTABLE RATE RIDER is made this **8TH** day of **JANUARY, 2003** and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Fixed/Adjustable Rate Note (the "Note") to **FIRST BANK OF IDAHO, FSB**

("Lender") of the same date and covering the property described in the Security Instrument and located at:
402 #A SAGE ROAD KETCHUM, ID 83340

[Property Address]

THE NOTE PROVIDES FOR A CHANGE IN BORROWER'S FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE. THE NOTE LIMITS THE AMOUNT BORROWER'S ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADJUSTABLE RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial fixed interest rate of **5.000** %. The Note also provides for a change in the initial fixed rate to an adjustable interest rate, as follows:

4. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The initial fixed interest rate I will pay will change to an adjustable interest rate on the first day of **FEBRUARY, 2008**, and the adjustable interest rate I will pay may change on that day every 12th month thereafter. The date on which my initial fixed interest rate changes to an adjustable interest rate, and each date on which my adjustable interest rate could change, is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my adjustable interest rate will be based on an Index. The "Index" is the weekly average yield on United States Treasury securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index that is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding **TWO AND THREE-FOURTHS** percentage points (**2.750** %) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than **10.000** % or less than **2.750** %. Thereafter, my adjustable interest rate will never be increased or decreased on any single Change Date by more than two percentage points from the rate of interest I have been paying for the preceding 12 months. My interest rate will never be greater than **10.000** %.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my initial fixed interest rate to an adjustable interest rate and of any changes in my adjustable interest rate before the effective date of any change. The notice will include the amount of my monthly payment, any information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

1. Until Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Uniform Covenant 18 of the Security Instrument shall read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

2. When Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Uniform Covenant 18 of the Security Instrument described in Section B1 above shall then cease to be in effect, and the provisions of Uniform Covenant 18 of the Security Instrument shall be amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without

Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Fixed/Adjustable Rate Rider.

Mary Crutchfield Handelsman 1/10/03
- BORROWER - MARY CRUTCHFIELD HANDELSMAN - DATE -

After Recording Return To:
EXPRESS CAPITAL LENDING
4000 WESTERLY PLACE 2NDFL
NEWPORT BEACH, CA 92660

Instrument # 522378
HAILEY, BLAINE, IDAHO
2005-06-30 04:14:00 No. of Pages: 20
Recorded for: AMERITITLE
MARSHA RIEMANN Fee: 60.00
Ex-Officio Recorder Deputy *mp*
Index to: DEED OF TRUST-SECOND DEED TRUSTMTG

Title Order No.: 55665
Escrow No.: 55665
LOAN #: 2601039527

55665

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1003604-2601039527-4

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated JUNE 20, 2005, together with all Riders to this document.

(B) "Borrower" is MARY C. HANDELSMAN, A SINGLE WOMAN AND VADIM P. KONDRATIEF, A SINGLE MAN.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is EXPRESS CAPITAL LENDING.

Lender is a CORPORATION,
CALIFORNIA.
2NDFL, NEWPORT BEACH, CA 92660.

organized and existing under the laws of
Lender's address is 4000 WESTERLY PLACE

(D) "Trustee" is FIRST AMERICAN TITLE.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated JUNE 20, 2005. The Note states that Borrower owes Lender *****SIX HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED AND NO/100 ***** Dollars (U.S. \$645,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 1, 2035.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- V.A. Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

Initials *[Handwritten Signature]*
IDEEED 040

LOAN #: 2601039527

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY

[Type of Recording Jurisdiction] Of **BLAINE**

[Name of Recording Jurisdiction]:

SUBLOT 2 OF LIVING SPRINGS TOWNHOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED OCTOBER 3, 2001, AS INSTRUMENT NO. 456235, RECORDS OF BLAINE COUNTY, IDAHO

APN #: K0348000020

which currently has the address of **402 SAGE ROAD #B, KETCHUM,**

[Street] [City]

Idaho **83340** ("Property Address"):
[Zip Code]

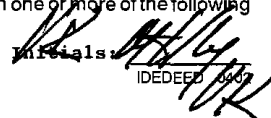
TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following

Initials: 
IDEEEB 0402

forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

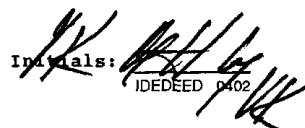
3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

Initials:  IDEEED 0402

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. **Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

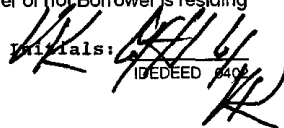
All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. **Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. **Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing

Initials:  IDEEED 2404

in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

[Handwritten Signature]
 initials
 IDEDED 1400

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

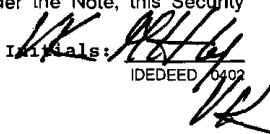
18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security

Initials: 
 IDEEED 0402

Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold, and shall cause such notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

Initials:  WEDEED 0402

23. **Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

24. **Substitute Trustee.** Lender may, for any reason or cause, from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

25. **Area and Location of Property.** Either the Property is not more than 40 acres in area or the Property is located within an incorporated city or village.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Mary C. Handelsman (Seal)
MARY C. HANDELSMAN
BY VADIM P. KONDRATIEF
AS ATTORNEY-IN-FACT
V. P. Kondratief (Seal)
VADIM P. KONDRATIEF

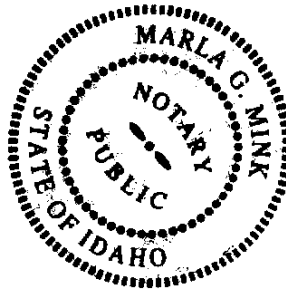
State of IDAHO _____ County ss: Blaine
On this 21st day of June 2005 before me, Marla G. Mink,
a Notary Public in and for said county and state, personally appeared
Vadim P. Kondratief

known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Marla G. Mink
Notary Public residing at: Blaine
Comm Expires 02/12/09



State of Idaho }
 }ss.
County of Blaine }

On this 21st day of June, in the year 2005, before me, the undersigned, personally appeared Vadim P. Kondratief known or identified to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Mary C. Handelsman, and acknowledged to me that he subscribed the name of Mary C. Handelsman thereto as principal, and his own name as attorney in fact.

WITNESS my hand and official seal,


Notary Public
Commission Expires: 02/12/09

LOAN #: 2601039527
MIN: 1003604-2601039527-4

ADJUSTABLE RATE RIDER
(6-Month LIBOR Index - Rate Caps)
(Assumable during Life of Loan)
(First Business Day of Preceding Month Lookback)

THIS ADJUSTABLE RATE RIDER is made this 20TH day of JUNE, 2005, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure the Borrower's Adjustable Rate Note (the "Note") to EXPRESS CAPITAL LENDING, A CALIFORNIA CORPORATION

(the "Lender") of the same date and covering the property described in the Security Instrument and located at:

402 SAGE ROAD #B
KETCHUM, ID 83340

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 5.250%. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

** SEE ATTACHED INTEREST-ONLY ADDENDUM

(A) Change Dates

The interest rate I will pay may change on the 1ST day of JULY, 2010, and may change on that day every sixth month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the six month London Interbank Offered Rate ("LIBOR") which is the average of interbank offered rates for six-month U.S. dollar-denominated deposits in the London market, as published in **The Wall Street Journal**. The most recent Index figure available as of the first business day of the month immediately preceding the month in which the Change Date occurs is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding **THREE AND ONE-HALF** percentage point(s) (3.500%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

MULTISTATE ADJUSTABLE RATE RIDER 6-Month LIBOR Index
(Assumable during Life of Loan) (First Business Day Lookback)--Single Family--Freddie Mac UNIFORM INSTRUMENT
Form 5120 3/04

© 1999-2004 Online Documents, Inc.

Page 1 of 3

F5120RDU 0404

LOAN #: 2601039527

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 8.250%, or less than 3.500%. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than ONE percentage point(s) (1.000%) from the rate of interest I have been paying for the preceding six months. My interest rate will never be greater than 11.250%.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Section 18 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if a Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

Initials: 

LOAN #: 2601039527

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

Mary C. Handelsman

MARY C. HANDELSMAN
BY VADIM P. KONDRATIEF
BY ATTORNEY-IN-FACT
V. Kondratief

VADIM P. KONDRATIEF (Seal)

MULTISTATE ADJUSTABLE RATE RIDER 6-Month LIBOR Index
(Assumable during Life of Loan) (First Business Day Lookback)-Single Family-Freddie Mac UNIFORM INSTRUMENT
Form 5120 3/04

© 1999-2004 Online Documents, Inc.

Page 3 of 3

F5120RDU 0404

INTEREST-ONLY ADDENDUM TO ADJUSTABLE RATE RIDER

Loan Number: 2601039527

Property Address: 402 SAGE ROAD #B
KETCHUM, ID 83340

THIS ADDENDUM is made this 20TH day of JUNE, 2005 and is incorporated into and intended to form a part of the Adjustable Rate Rider (the "Rider") dated the same date as the Addendum executed by the undersigned and payable to EXPRESS CAPITAL LENDING, A CALIFORNIA CORPORATION

(the Lender).

THIS ADDENDUM supersedes Section 4(C) of the Rider. None of the other provisions of the Note are changed by this Addendum.

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(C) Calculations of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding **THREE AND ONE-HALF** percentage point(s) (**3.500%**) to the Current Index for such Change Date. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D), this rounded amount will be my new interest rate until the next Change Date.

During first **FIVE** (**5**) years after loan closing ("interest-only period"), the Note Holder will determine the amount of the monthly payment that would be sufficient to pay accrued interest on the unpaid principal balance. This will be the amount of my monthly payment until the earlier of the next Change Date or the end of the interest-only period unless I make a voluntary prepayment of principal during such period. If I make a voluntary prepayment of principal during the interest-only period, my payment amount for subsequent payments will be reduced to the amount necessary to pay interest at the then current interest rate on the lower unpaid principal balance.

At the end of the interest-only period and on each Change Date thereafter, the Note Holder will determine the amount of the monthly payment that would be sufficient to repay in full the unpaid principal balance that I am expected to owe in substantially equal monthly payments over the remaining term of the Note. The result of this calculation will

LOAN #: 2601039527

be the new amount of my monthly payment. After the end of the interest-only period, my payment amount will not be adjusted due to voluntary principal payments.

DATED:

Mary C. Handelsman by V. Kondratief
(Attorney-in-Fact)

MARY C. HANDELSMAN
BY VADIM P. KONDRATIEF
AS ATTORNEY-IN-FACT

V. Kondratief (Seal)
VADIM P. KONDRATIEF

LOAN #: 2601039527
MIN #: 1003604-2601039527-4

**1-4 FAMILY RIDER
(Assignment of Rents)**

THIS 1-4 FAMILY RIDER is made this 20TH day of JUNE, 2005 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to EXPRESS CAPITAL LENDING, A CALIFORNIA CORPORATION

(the "Lender")
of the same date and covering the Property described in the Security Instrument and located at: 402 SAGE ROAD #B, KETCHUM, ID 83340.

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

E. "BORROWER'S RIGHT TO REINSTATE" DELETED. Section 19 is deleted.

F. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.

G. ASSIGNMENT OF LEASES. Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

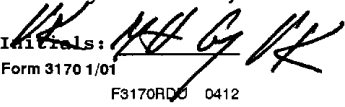
If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not performed, and will not perform, any act that would prevent Lender from exercising its rights under this paragraph.

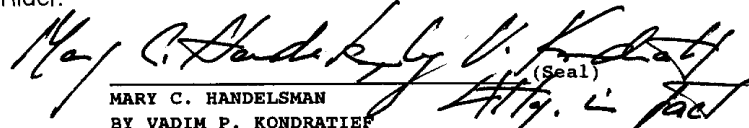
Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

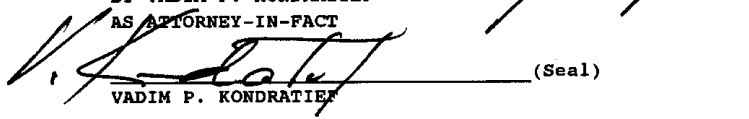
I. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

Initials: 

LOAN #: 2601039527

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this 1-4 Family Rider.



(Seal)
MARY C. HANDELSMAN
BY VADIM P. KONDRATIEF
AS ATTORNEY-IN-FACT


(Seal)
VADIM P. KONDRATIEF

LOAN #: 2601039527

PLANNED UNIT DEVELOPMENT RIDER

MIN: 1003604-2601039527-4

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 20TH day of JUNE, 2005 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to EXPRESS CAPITAL LENDING, A CALIFORNIA CORPORATION

(the "Lender")

of the same date and covering the Property described in the Security Instrument and located at: 402 SAGE ROAD #B, KETCHUM, ID 83340.

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in COVENANTS, CONDITIONS AND RESTRICTIONS

(the "Declaration").

The Property is a part of a planned unit development known as LIVING SPRINGS TOWNHOMES (the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, for which Lender requires insurance, then: (i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the Property; and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan. Borrower shall give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid

Initials: *AG VR*

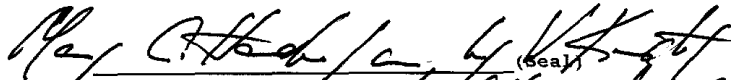
LOAN #: 2601039527

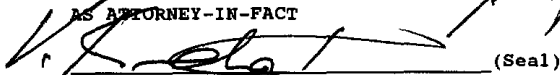
to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Section 11.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

 (Seal)
 MARY C. HANDELSMAN
 BY VADIM P. KONDRATIEF
 AS ATTORNEY-IN-FACT

 (Seal)
 VADIM P. KONDRATIEF

Instrument # 589620

HAILEY, BLAINE, IDAHO

8-8-2011 03:26:02 No. of Pages: 2

Recorded for: KIRLAND FINANCIAL, LLC

JOLYNN DRAGE Fee: 13.00

Ex-Officio Recorder Deputy

Index to: ASS'GT/CORRECT ASS'GT DEED OF TRUST

When Recorded Return To:

ASSIGNMENT OF MORTGAGE

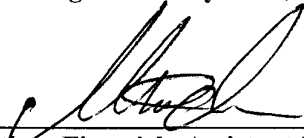
Loan Number: K02-0361

Effective Date: 06/25/2010

FOR VALUE RECEIVED, **Mortgage Electronic Registration Systems, Inc. ("MERS")** as nominee for **First Bank of Idaho, FSB**, its successors and assigns (ASSIGNOR), hereby assign and transfer to **2010-2 SFR Venture, LLC**, its successors and assigns (ASSIGNEE), all its right, title and interest in and to a certain mortgage executed by **Mary Crutchfield Handelsman**, Dated January 08, 2003 and recorded in Book , Page, Doc # 476976 in the office of the recorder of Blaine County, State of Idaho.

Signed on 3rd day of May, 2011

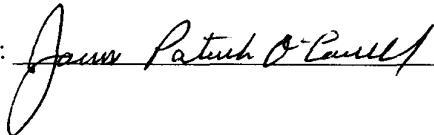
Mortgage Electronic Registration Systems, Inc. ("MERS")

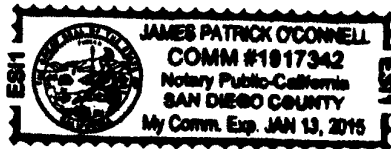
By 
Matthew Fistonich, Assistant Secretary

On May 3rd, 2011 before me, James Patrick O'Connell, Notary Public, personally appeared **Matthew A. Fistonich**, who proved to me on basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 



(SEAL)

MIN: 100174101000004048 MERS Phone: 1-888-679-6377

Prepared by: Turning Point Asset Management, 2180 Garnet Ave Ste 2E San Diego, CA 92109

EXHIBIT A

Sublot 1 of Living Springs Townhomes, Blaine County, Idaho, according to the official plat thereof, recorded October 3, 2001 as Instrument No. 456235, records of Blaine County, Idaho.

PIN: RP K03480000010 A

When Recorded Return To:

Instrument # 589621

HAILEY, BLAINE, IDAHO
8-8-2011 03:28:54 No. of Pages: 2
Recorded for : KIRLAND FINANCIAL, LLC
JOLYNN DRAGE Fee: 13.00
Ex-Officio Recorder Deputy
Index to: ASS'GTICORRECT ASS'GT DEED OF TRUST

AB

Loan #: 5000001285
Ref Loan #: 190030809

CORPORATE ASSIGNMENT OF NOTE AND DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **2010-2 SFR Venture, LLC**, **WHOSE ADDRESS IS 800 Menlo Ave Ste 210, Menlo Park, CA 94025, (ASSIGNOR)**, by these presents does convey, grant, sell, assign, transfer and set over the deed of trust described below together with the certain note(s) described therein together with all interest secured thereby, all liens, and any rights due or to become due thereon to **KIRKLAND FINANCIAL LLC**, **WHOSE ADDRESS IS PO Box 970, GOODLETTSVILLE, TN 37070**, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

This assignment is an absolute conveyance of title to said documents and is not intended to be an assignment for security purposes. The deed of trust assigned herein is dated 01/08/2003, executed by **MARY CRUTCHFIELD HANDELSMAN, AN UNMARRIED WOMAN** to **FIRST BANK OF IDAHO**, FSB and recorded in Book, page, Instrument # 476976 in the office of the Recorder of BLAINE, ID.

The real property described in said deed of trust is: 402 #A SAGE ROAD KETCHUM, ID 83340

SUBLOT 1 OF LIVING SPRINGS TOWNHOMES, BLAINE COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED ~~JANUARY 15, 2003~~ AS INSTRUMENT NO. 456235, RECORDS OF BLAINE COUNTY, IDAHO. *October 3, 2001*

PIN #: RP K03480000010 A

Dated: 5/3/2011

2010-2 SFR VENTURE LLC

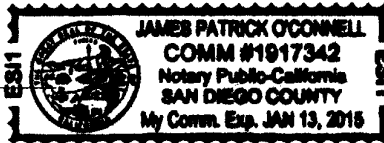
BY: *[Signature]*
Matthew Fistonich, Manager

On May 3rd, 2011 before me, James Patrick O'Connell, Notary Public, personally appeared **Matthew A. Fistonich**, who proved to me on basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *James Patrick O'Connell*



(SEAL)

EXHIBIT A

Sublot 1 of Living Springs Townhomes, Blaine County, Idaho, according to the official plat thereof, recorded October 3, 2001 as Instrument No. 456235, records of Blaine County, Idaho.

PIN: RP K0348000010 A

Prepared By

Kirkland Financial LLC
P.O. Box 970
Goodlettsville, TN 37070

After Recording Return To:

Kirkland Financial LLC
P.O. Box 970
Goodlettsville, TN 37070

Instrument # 589622

HAILEY, BLAINE, IDAHO
8-8-2011 03:30:16 No. of Pages: 2
Recorded for : KIRLAND FINANCIAL, LLC
JOLYNN DRAGE Fee: 13.00
Ex-Officio Recorder Deputy
Index to: ASS'GTCORRECT ASS'GT DEED OF TRUST

JP

Assignment of Deed of Trust

MIN: 100174101000004048
Loan No. 11051M28

MERS Phone Number: 888-679-6377

FOR VALUE RECEIVED, Kirkland Financial LLC, P.O. Box 970, Goodlettsville, TN 37070, its successors and assigns, hereby assigns and transfers to Mortgage Electronic Registration Systems, its successors and assigns, of P.O. Box 2026, Flint MI 48501-2026, all its right, title and interest in and to a certain Deed of Trust executed by Mary Crutchfield Handelsman, to Mortgage Electronic Registration Systems, Inc., as nominee for First Bank of Idaho, FSB, and bearing the date of January 8, 2003 and recorded on January 15, 2003 in the County of Blaine, State of Idaho, as recorded as Instrument #476976.

Property location is: 402 #A Sage Road, Ketchum, ID 83340
Legal Description is hereby attached as "Exhibit A".

Signed on this the 29th day of June, 2011.

Mark Davis

Kirkland Financial LLC
Mark Davis, Vice President

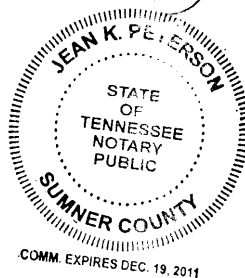
State of Tennessee }
County of Sumner }

On the 29th day of June, 2011, before me, a Notary Public, personally appeared Mark Davis, to me known, who being duly sworn, did say that he is the Vice President of Kirkland Financial LLC, and that said instrument was signed on behalf of said corporation.

Jean K. Peterson

Notary Public

My Commission Expires: 12-19-11



EXIBIT A

Sublot 1 of Living Springs Townhomes, Blaine County, Idaho, according to the official plat thereof, recorded October 3, 2001 as Instrument No. 456235, records of Blaine County, Idaho.

PIN: RP K0348000010 A

Prepared By
Kirkland Investors I LLC
P.O. Box 970
Goodlettsville, TN 37070
After Recording Return To:

Instrument # 627942

HALEY, BLAINE, IDAHO
7-13-2015 11:34:15 AM No. of Pages: 3
Recorded for : MERIDIAN ASSET SERVICES, INC
JOLYNN DRAGE Fee: 16.00
Ex-Officio Recorder Deputy
Index to: ASS'GT/CORRECT ASS'GT DEED OF TRUST

9B

Assignment of Deed of Trust

263520

MIN: 100174101000004048

MERS Phone Number: 888-679-6377

FOR VALUE RECEIVED, Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501, as nominee for First Bank of Idaho, FSB, its successors and assigns, hereby assigns and transfers to U.S. Bank Trust National Association, as Trustee for CVI LCF Mortgage Loan Trust I, its successors and assigns, of 300 Delaware Avenue, 9th Floor, Wilmington DE 19801, its successors and assigns, all its right, title and interest in and to a certain Deed of Trust executed by Mary Crutchfield Handelsman, an unmarried woman, and bearing the date of January 8, 2003, and recorded in the Blaine County, Idaho Recorder's Office, in Instrument Number 476976 on January 15, 2003.

Property location is: 402 #A Sage Road, Ketchum, Idaho 83340

Original Mortgage Amount: \$665,000.00

Legal Description: See Attached Exhibit A – Legal Description

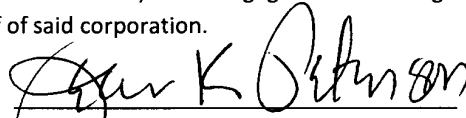
Signed on the 2nd day of April, 2015.



Mortgage Electronic Registration Systems, Inc
Mark A. Davis, Assistant Secretary

State of Tennessee }
County of Sumner }

On the 2nd day of April, 2015, before me, Jean K Peterson, a Notary Public, personally appeared Mark A Davis, to me known, who being duly sworn, did say that he is the Assistant Secretary for Mortgage Electronic Registration Systems, Inc, and that said instrument was signed on behalf of said corporation.



Notary Public

My Commission Expires: 11/23/15

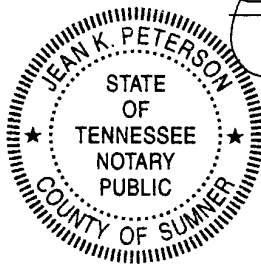


EXHIBIT "A"
LEGAL DESCRIPTION

**SUBLOT 1 OF LIVING SPRINGS TRACTS, BLAINE COUNTY, IDAHO, ACCORDING TO THE
OFFICIAL PLAT THEREOF, RECORDED OCTOBER 3, 2001 AS INSTRUMENT NO. 456215,
RECORDS OF BLAINE COUNTY, IDAHO.**



491 N. Main Street, Suite 102
Ketchum, ID 83340

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Instrument # 689115

HAILEY, BLAINE, IDAHO
12-01-2021 1:15:39 PM No. of Pages: 1
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNT
STEPHEN MCDOUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: CWB
Electronically Recorded by Simplifile

Instrument # 691850

HAILEY, BLAINE, IDAHO
03-01-2022 2:32:21 PM No. of Pages: 1
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNT
STEPHEN MCDOUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

File No. 790323 /JD THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE GRANTEE.

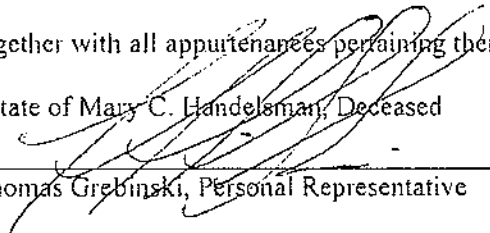
PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made November 18, 2021 by Grantor, Thomas Grebinski, Personal Representative for the Estate of Mary C. Handelsman, also shown of record as Mary Crutchfield Handelsman, Deceased, being the duly qualified personal representative of such Estate filed in Blaine County, State of Idaho Probate No. CV07-21-00532, and does for valuable consideration, hereby sell and convey to ~~790323 Pioneer Exchange Access LLC, a Blaine County, Idaho, LLC, an Idaho limited liability company,~~ Grantee, whose address is c/o Sage Mountainside LLC PO Box 3250 Ketchum, ID 83340 the following described real property situated in Blaine County, Idaho: ~~**Sage Mountainside LLC, an Idaho limited liability~~

~~company~~
Sublot 1 and Sublot 2 of LIVING SPRINGS TOWNHOMES, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 456235, records of Blaine County, Idaho.

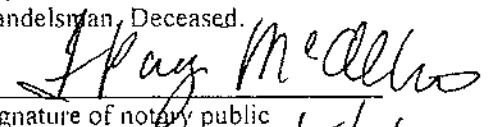
together with all appurtenances pertaining thereto.

Estate of Mary C. Handelsman, Deceased

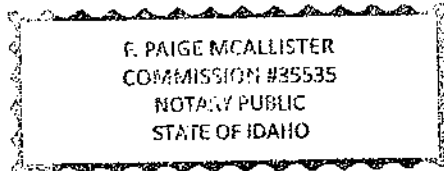

Thomas Grebinski, Personal Representative

State of Idaho, County of Blaine

This record was acknowledged before me on 11/19/21 by Thomas Grebinski, as Personal Representative of the Estate of Mary C. Handelsman, also shown of record as Mary Crutchfield Handelsman, Deceased.


Signature of notary public

Commission Expires: 1/5/24





491 N. Main Street, Suite 102
Ketchum, ID 83340

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Instrument # 689115

HAILEY, BLAINE, IDAHO
12-01-2021 1:15:39 PM No. of Pages: 1
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNT
STEPHEN MCDOUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: CWB
Electronically Recorded by Simplifile

Instrument # 691850

HAILEY, BLAINE, IDAHO
03-01-2022 2:32:21 PM No. of Pages: 1
Recorded for: PIONEER TITLE COMPANY OF BLAINE COUNT
STEPHEN MCDOUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

File No. 790323 /JD THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE GRANTEE.

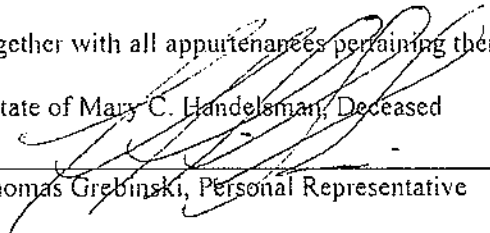
PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made November 18, 2021 by Grantor, Thomas Grebinski, Personal Representative for the Estate of Mary C. Handelsman, also shown of record as Mary Crutchfield Handelsman, Deceased, being the duly qualified personal representative of such Estate filed in Blaine County, State of Idaho Probate No. CV07-21-00532, and does for valuable consideration, hereby sell and convey to ~~790323 Pioneer Exchange LLC, a limited liability company, P.O. Box 3250, Ketchum, ID 83340, an Idaho limited liability company, *~~ Grantee, whose address is c/o Sage Mountainside LLC PO Box 3250 Ketchum, ID 83340 the following described real property situated in Blaine County, Idaho: ~~**Sage Mountainside LLC, an Idaho limited liability~~

~~company~~
Sublot 1 and Sublot 2 of LIVING SPRINGS TOWNHOMES, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 456235, records of Blaine County, Idaho.

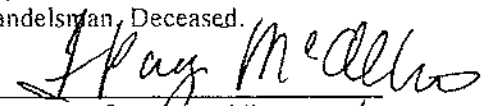
together with all appurtenances pertaining thereto.

Estate of Mary C. Handelsman, Deceased

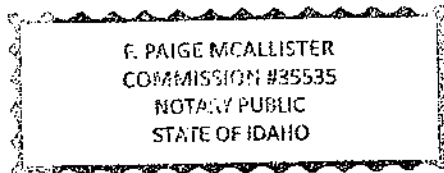

Thomas Grebinski, Personal Representative

State of Idaho, County of Blaine

This record was acknowledged before me on 11/19/21 by Thomas Grebinski, as Personal Representative of the Estate of Mary C. Handelsman, also shown of record as Mary Crutchfield Handelsman, Deceased.


Signature of notary public

Commission Expires: 1/5/24



**TOWNHOME DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SAGE MOUNTAINSIDE
TOWNHOMES**

THIS DECLARATION is made on the _____ Day of _____ 2022 by Sage Mountainside LLC, a limited liability, (collectively "Declarant").

RECITALS

- A. Declarant is the owner of certain real property described as Sage Mountainside Townhomes Sublot 1 and Sublot 2 according to the official plat thereof, recorded as Instrument No. _____, Blaine County, Idaho ("Property").
- B. The Property is presently improved by two unattached townhome residential family dwellings thereon described as Sublot 1 and Sublot 2, Sage Mountainside Townhomes, Blaine County, Idaho.
- C. The street address of Sublot 1 is 402 Sage Road #A, Ketchum, ID 83340. The street address of Sublot 2 is 402 Sage Road #B, Ketchum, ID 83340.
- D. Declarant intends that townhome subplot owners of Sage Mountainside Townhomes shall be subject to this Declaration and shall be members of the management body created hereby.

DECLARATION

NOW, THEREFORE, DECLARANT HEREBY DECLARES THAT:

1. **Declaration.** This Declaration is hereby established upon Sage Mountainside Townhomes in furtherance of a general plan for improvement and sale of townhome sublots within the Property for the purpose of enhancing and perfecting the value of each townhome unit therein, and for the benefit of each owner of a townhome unit in Sage Mountainside Townhomes.

a) Townhome sublots within Sage Mountainside Townhomes shall be held, conveyed, encumbered, leased, occupied or otherwise used, improved or transferred, in whole or in part, subject to this Declaration and any supplemental declaration.

b) This Declaration and any supplemental declaration shall run with Sage Mountainside Townhomes real property and all townhome sublots located therein, and shall be binding upon and inure to the benefit of all parties having or hereafter acquiring any right, title or interest in Sage Mountainside Townhomes or any portion thereof.

2. Definitions.

a) Townhome Sublot. A "townhome sublot" means an estate in real property with a fee interest in a townhome sublot shown and described on the plat for Sage Mountainside Townhomes.

b) Townhome Unit. A "townhome unit" means a building on a townhome sublot shown and described on the plat for Sage Mountainside Townhomes.

3. Property Rights.

a) Utilities. All townhome sublot owners shall have mutual non-exclusive reciprocal easements for existing and future water, cable tv, sewage, telephone and electrical lines under and across their townhome units and townhome sublots for the repair, maintenance and replacement thereof subject to the restoration of the easement premises for any damage resulting from such repair or replacement.

b) Encroachments. If any portion of a townhome sublot or unit encroaches on the other townhome sublot or unit, regardless of the cause, a valid easement exists for such encroachment and for the maintenance of it so long as it remains.

c) Drywells. There are approximately four (4) dry wells located on the Property as shown on Exhibit "A" attached hereto and by this reference made a part hereof. A reciprocal easement for maintenance and repair exists for the dry wells and connecting underground conduit. Each sublot owner is responsible to keep the dry well and connecting conduit on their sublot free from debris. Both sublot owners are equally responsible to keep the dry wells on their common sublot property boundary free from debris.

d) Shared Avalanche Wall. Owners of sublot 1 and sublot 2 agree to share in the maintenance and repairs of the avalanche wall.

4. Use Restrictions.

a) Residential Use. The townhome sublots are restricted to residential uses

permitted by the Ketchum Zoning Ordinance as amended from time to time.

b) Maintenance. Each owner of a townhome subplot shall be responsible for maintaining their townhome subplot landscaping and all improvements thereon in a clean, sanitary, and attractive condition.

c) Offensive Conduct. No noxious or offensive activities shall be conducted within a townhome unit or townhome subplot. Nothing shall be done on or within the townhome units or townhome sublots that may be or may become an annoyance or nuisance to the residents of the townhome sublots, or that in any way interferes with the quiet enjoyment of the occupants of townhome units.

5. Parking Restrictions. No inoperative vehicle, unsightly vehicle, or any improperly parked or stored vehicle shall be located on a townhome subplot.

6. External Fixtures. No television or radio poles, antenna, flag poles, clotheslines, or other external fixtures other than those originally installed by Declarant or unanimously approved by the subplot owners shall be constructed, erected or maintained on or within Sage Mountainside Townhomes.

7. Trash. Trash, garbage or other waste shall be keep only in sanitary containers situated within the garage of the townhome unit. No owner shall permit or cause any trash or refuse to be keep on any portion of the Sage Mountainside Townhomes other than receptacles customarily used for it, which shall be located in the garage of the townhome unit, except on the scheduled day for trash pickup.

8. Architectural Control.

a) Architectural Committee. The architectural committee shall be the subplot owners of Sage Mountainside Townhomes as constituted from time to time. The architectural committee shall exercise its best judgment to see that all improvements, construction, landscaping and alterations that affect the exterior of Sage Mountainside Townhomes conform and harmonize with the existing structures as to external design, materials, color and topography.

b) Approval. No improvements of any kind or of any nature shall ever be altered, constructed, erected or permitted, nor shall any excavating, clearing or landscaping be done on any townhome subplot within Sage Mountainside Townhomes unless the same are approved by the architectural committee prior to the commencement of such work. The management body shall consider the materials to be used on the exterior features of said proposed improvements, including exterior colors and harmony of the exterior design with existing structures within Sage Mountainside Townhomes.

9. Insurance. The townhome subplot owners shall provide and be responsible for their



October 29, 2021
Order No.: 790323

RE: 402 Sage Road, Unit A & B, Ketchum, ID 83340

Dear Valued Customer,

Thank you for giving Pioneer Title Company the opportunity to serve you. We appreciate your business and will strive to merit the confidence you have shown in us. Please find attached your title commitment. In it, you'll find your preliminary title report with supporting documentation related to the property at 402 Sage Road, Unit A & B.

Should you have any questions regarding the documents contained herein including concerns related to exceptions, legal descriptions, or vesting, please contact any one of your Pioneer Title Company team members:

Escrow Officer

Paige McAllister
Ph: (208) 726-6954
Email: pmcallister@pioneertitleco.com

Title Officer

Jeannie Dibble
Ph: (208) 726-6954
Email: jdibble@pioneertitleco.com

Best Regards,
Your Pioneer Title Co. Team



File No. 790323

Please review the following questions and contact your Escrow Officer or Title Officer if the answer to any is “Yes.”

- Are any principals using a Power of Attorney?
- Are any of the parties in title incapacitated or deceased?
- Has a change in marital status occurred for any of the principals?
- Is the property now vested, or will the property be transferred, to a new trust, partnership, or corporation?
- Has any construction or remodeling been done to the property in the last 90 days?

Escrow Officer

Title Officer

Paige McAllister

Jeannie Dibble

Ph: (208) 726-6954

Ph: (208) 726-6954

Email: pmcallister@pioneertitleco.com

Email: jdibble@pioneertitleco.com

Property Address: 402 Sage Road, Unit A & B, Ketchum, ID 83340

Buyer/Borrower: SK Casablanca LLC

Seller: Mary C. Handelsman



Title Fees & Breakdown

Policy Issuing Agent For:
Old Republic National Title Insurance Company

File No.: 790323

COVERAGE

Sales Price \$1,753,270.00 **Owner's Coverage** Standard
Loan Amount **Lender's Coverage**

TITLE POLICY CALCULATIONS FOR DISCLOSURE

Product	CD Disclosed Premiums	Actual Premiums	Premium Adjustments
Loan		\$0.00	(Title Premium Adjustment) \$0.00
Owners	\$4,558.00	\$4,558.00	(Short Term Discount – If Any) \$0.00

OTHER FEES

Owners Endorsements:

Lenders Endorsements:

Owners Inspection N/A

Owners Additional Chain N/A

Lenders Inspection: N/A

Lenders Additional Chain: N/A

Recording Fees:
Deeds \$15.00 (up to 30 pages)
Deed of Trusts \$45.00 (up to 30 pages)
For all other documents the rate shall be:
\$10 for the first page / \$3 each additional page

E-file Fee: An additional \$4.75 per document

CPL Fee: \$25.00

Please contact Jeannie Dibble at jdibble@pioneertitleco.com or (208) 726-6954 with any questions.

ALTA Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:

Pioneer Title Company of Blaine County
491 N. Main Street, Suite 102
Ketchum, ID 83340

*Authorized Agent for Old Republic National
Title Insurance Company*

Authorized Signatory

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

*A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111*

By

President

Attest

Secretary

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (a) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.



Title Insurance Commitment
First Report

Policy Issuing Agent For:
Old Republic National Title Insurance Company
Issuing Agent: Pioneer Title Company of Blaine County
Issuing Office: 491 N. Main Street, Suite 102

File No.: 790323
Reference No.:

Schedule A

1. Commitment Date: October 28, 2021 7:30AM
2. Policy or Policies to be issued:

(a) 2006 ALTA Owner's Policy - Standard	\$1,753,270.00	\$4,558.00
Proposed Insured: SK Casablanca LLC		
Endorsements:		\$0.00
Inspection Fee: N/A		
(b) 2006 ALTA Lender's Policy -		
Proposed Insured:		\$0.00
Endorsements:		\$0.00
Inspection Fee: N/A		
3. The estate or interest in the land described or referred to in this Commitment is:
FEE SIMPLE
4. Title to the estate or interest in the land is at the Effective Date vested in:
The heirs or devisees of Mary C. Handelsman, also shown of record as Mary Crutchfield Handelsman, deceased, their interest being subject to the administration of the estate of said Decedent in Blaine County, Probate Case No. CV07-21-00532, wherein Thomas Grebinski is appointed Personal Representative of said estate.
5. The land referred to in this Commitment is described as follows:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Old Republic National Title Insurance Company

Authorized Signatory

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Schedule B-I

ALTA COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. We require a copy of the Certificate of Organization, Operating Agreement and Resolutions, and any amendments showing the power and authority of the party or parties who plan to execute the forthcoming conveyance or encumbrance on behalf of SK Casablanca LLC.
6. This Company will require the enclosed Seller or Borrower Affidavit (regarding State Liens and Indigent Care Services) be signed and returned in order to issue the policy herein.

Schedule B-II

ALTA COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings, whether or not shown by the records of such agency or by the public records.

(General Exceptions 1 through 7 will not appear as printed Exceptions on Extended Coverage Policies or the ALTA Homeowners Policy)

Special Exceptions:

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

8. NOTE: General taxes for the year 2020, which were liens, are paid.

Parcel No.: RPK0348000010

Amount: \$2,673.18

Affects: Sublot 1

NOTE: General taxes for the year 2020, which were liens, are paid.

Parcel No.: RPK0348000020 Amount: \$3,367.86

Affects: Sublot 2

NOTE: The above taxes reflect a Home Owners Exemption. Any new buyer must re-apply to the Blaine County Assessor's office for said exemption.

Affects: Sublot 1

NOTE: The above taxes DO NOT reflect a Home Owners Exemption. Any new buyer must apply to the Blaine County Assessor's office for said exemption.

Affects: Sublot 2

9. General taxes for the year 2021, which are liens and are not yet due and payable.

Parcel No.: RPK0348000010 and RPK0348000020

10. Reservations in United States Patent or State Deeds.

11. Water rights, claims or title to water, whether or not the matters are shown by the public records.

12. Sewer charges and special assessments, if any, for the City of Ketchum.

No search made.

13. Covenants, conditions, restrictions and easements as set forth on the plat.

Name of Plat: Warm Springs Village Subdivision Fourth Addition

Instrument No.: [115701](#)

Deleting or omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

14. Reservations contained in an instrument

Document: Warranty Deed

Executed by: Mark B. Lloyd and Helen R. Lloyd, husband and wife

Recorded: March 11, 1966

Instrument No.: [124295](#)

15. Terms and conditions of the Affidavit as to Identification of Plats and Descriptions of Real Property, including but not limited to Ketchum Ordinance 302 regarding Avalanche Zones

Recorded: October 10, 1979

Instrument No.: [197578](#)

16. Covenants, Conditions, Restrictions, Reservations, and Easements

Dated: October 1, 2001

Executed by: Declaration, Reciprocal Easement and Party Wall Declaration

Recorded: October 3, 2001

Instrument No.: [456234](#)

Deleting or omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

17. Covenants, conditions, restrictions and easements as set forth on the plat.

Name of Plat: LIVING SPRINGS TOWNHOMES

Instrument No.: [453235](#)

Deleting or omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

18. A Deed of Trust with Adjustable Rate Rider to secure an indebtedness of \$665,000.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.

Dated: January 8, 2003

Grantor: Mary Crutchfield Handelsman, an unmarried woman

Trustee: Sun Valley Title Company, an Idaho Corporation

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns

Lender: First Bank of Idaho, FSB

Recorded: January 15, 2003

Instrument No.: [476976](#)

MIN Number: 100174101000004048

Assignment of beneficial interest under said Deed of Trust by the following Instrument

To: 2010-2 SFR Venture, LLC, its successors and assigns

Recorded: August 8, 2011

Instrument No.: [589620](#)

Assignment of beneficial interest under said Deed of Trust by the following Instrument

To: Kirkland Financial LLC

Recorded: August 8, 2011

Instrument No.: [589621](#)

Assignment of beneficial interest under said Deed of Trust by the following Instrument

To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, its successors and assigns

Recorded: August 8, 2011

Instrument No.: [589622](#)

Assignment of beneficial interest under said Deed of Trust by the following Instrument

To: U.S. Bank Trust National Association, as Trustee for CVI LCF Mortgage Loan Trust I, its successors and assigns

Recorded: July 13, 2015

Instrument No.: [627942](#)

Affects: Sublot 1

19. A Deed of Trust with Adjustable Rate Rider, 1-4 Family Rider and Planned Unit Development Rider to secure an indebtedness of \$645,500.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.

Dated: June 20, 2005

Grantor: Mary C. Handelsman, a single woman and Vadim P. Kondratief, a single man

Trustee: First American Title

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns

Lender: Express Capital Lending

Recorded: June 30, 2005

Instrument No.: [522378](#)

MIN Number: 100360426010395274

Affects: Sublot 2

20. Any lien for federal or state estate tax payable by reason of the death of Mary C. Handelsman, also shown of record as Mary Crutchfield Handelsman.

End of Exceptions

NOTE: As an accommodation and not part of this Commitment, no liability is assumed by noting the following conveyances describing all or part of the subject property, which have been recorded within the last months:

None

NOTE: The County Records and/or the City Engineer's Office show the address to be:

402 Sage Road, Unit A & B, Ketchum, ID 83340

NOTE: There is no notice of record and therefore no search has been made for any unpaid assessments, charges, or fees for sewer, water, garbage, irrigation, or other possible utility services.

NOTE: If the proposed insured under the Policy to issue has any questions concerning the coverage or exclusions from coverage, the Company will be pleased to provide an explanation.

NOTE: Pursuant to the State of Idaho insurance regulations, a cancellation fee may be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the Commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

EXHIBIT A

Sublot 1 and Sublot 2 of LIVING SPRINGS TOWNHOMES, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 456235, records of Blaine County, Idaho.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.



FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?
--------------	--

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Questions?	Go to www.oldrepublictitle.com (Contact Us)
-------------------	---

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn't jointly market.</i>

Affiliates Who May be Delivering This Notice

American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				



Parcel Number

RPK0348000020

Property Year

2021

Legal Description
LIVING SPRINGS TOWNHOMES
SUBLOT 2

Tax Code Area 003-002

Property Address
402 SAGE RD # B
KETCHUM ID 83340

Parcel Status Active
Property Type Real Property
Sub Type

Owner/Contact Name Type Relationship Owner% HOE
HANDELSMAN MARY C OWNER SOLE OWNR 100.00%

Mailing Address
PO BOX 2596
KETCHUM ID 83340

Land Group LIVING SPRINGS (TOWNHOUSES)
Township Range Section
4N 17E 14
Location Code EERS
Parcel Type
Zoning

Associated Parcels
None

Building Permits
None

Reappraisal Year 2018
Inspection Date 07/11/2017
Appraiser Initials TLR

Parcel Exemption: None

CB: No NC: No

Tax Certification District Roll Type Units Amount

Instrument	Eff Date	Action	Source	Target	Comments
660501	05/31/2019	Ownership	2019		
602122	10/17/2012	Ownership	2012		

SCC	CHARACTERISTIC			ROLLS			ACRES	VALUATION SUMMARY			URBAN RENEWAL	
	Type	Suffix	Description	Assessed	Occupancy	Status	Quantity	Assessed Value	Exemption Amount	Net Taxable Value	Net Taxable Base	Net Taxable Incr
20	LAND			PRIMARY	NO	E	1.830	\$ 358,400	\$ 0	\$ 358,400	--	--
41	RES1	1		PRIMARY	NO	E		\$ 401,223	\$ 0	\$ 401,223	--	--
TOTALS:							1.830	\$ 759,623	\$ 0	\$ 759,623	--	--

ROLL STATUS: E Equalized (Final)



BLAINE COUNTY TREASURER

JOHN DAVID DAVIDSON

219 1ST AVE SOUTH SUITE 102

HAILEY ID 83333

TELEPHONE: (208) 788-5530

TAX HISTORY

PARCEL NUMBER

RPK0348000020

LEGAL DESCRIPTION

LIVING SPRINGS TOWNHOMES

SUBLOT 2

PRIMARY PROPERTY ADDRESS

402 SAGE RD # B

KETCHUM ID 83340

HANDELSMAN MARY C

PO BOX 2596

KETCHUM ID 83340

BALANCE DUE	INTEREST DATE 10/29/2021
Paid in Full	BALANCE AS OF 10/29/2021 09:54AM
TOTAL	

Year	Roll	Half	Type	Tax	Certification	Late Charge	Fee	Interest*	TOTAL
2020	Primary	1st	Charge	\$ 1,683.93	\$ -	\$ -	\$ -	\$ -	\$ 1,683.93
			Payment	\$ -1,683.93	\$ -	\$ -	\$ -	\$ -	\$ -1,683.93
		2nd	Charge	\$ 1,683.93	\$ -	\$ -	\$ -	\$ -	\$ 1,683.93
			Payment	\$ -1,683.93	\$ -	\$ -	\$ -	\$ -	\$ -1,683.93
2019	Primary	Charge	\$ 3,716.38	\$ -	\$ -	\$ -	\$ -	\$ 3,716.38	
		Payment	\$ -3,716.38	\$ -	\$ -	\$ -	\$ -	\$ -3,716.38	
2018	Primary	Charge	\$ 3,880.90	\$ -	\$ -	\$ -	\$ -	\$ 3,880.90	
		Payment	\$ -3,880.90	\$ -	\$ -	\$ -	\$ -	\$ -3,880.90	
2017	Primary	Charge	\$ 3,803.32	\$ -	\$ -	\$ -	\$ -	\$ 3,803.32	
		Payment	\$ -3,803.32	\$ -	\$ -	\$ -	\$ -	\$ -3,803.32	
2016	Primary	Charge	\$ 3,830.32	\$ -	\$ -	\$ -	\$ -	\$ 3,830.32	
		Payment	\$ -3,830.32	\$ -	\$ -	\$ -	\$ -	\$ -3,830.32	
2015	Primary	Charge	\$ 3,674.12	\$ -	\$ -	\$ -	\$ -	\$ 3,674.12	
		Payment	\$ -3,674.12	\$ -	\$ -	\$ -	\$ -	\$ -3,674.12	
2014	Primary	Charge	\$ 3,904.30	\$ -	\$ -	\$ -	\$ -	\$ 3,904.30	
		Payment	\$ -3,904.30	\$ -	\$ -	\$ -	\$ -	\$ -3,904.30	
2013	Primary	Charge	\$ 3,724.10	\$ -	\$ -	\$ -	\$ -	\$ 3,724.10	
		Payment	\$ -3,724.10	\$ -	\$ -	\$ -	\$ -	\$ -3,724.10	
2012	Primary	Charge	\$ 3,261.18	\$ -	\$ -	\$ -	\$ -	\$ 3,261.18	
		Payment	\$ -3,261.18	\$ -	\$ -	\$ -	\$ -	\$ -3,261.18	
2011	Primary	Charge	\$ 3,335.08	\$ -	\$ -	\$ -	\$ -	\$ 3,335.08	
		Payment	\$ -3,335.08	\$ -	\$ -	\$ -	\$ -	\$ -3,335.08	
2010	Primary	Charge	\$ 3,149.78	\$ -	\$ -	\$ -	\$ -	\$ 3,149.78	
		Payment	\$ -3,149.78	\$ -	\$ -	\$ -	\$ -	\$ -3,149.78	
2009	Primary	Charge	\$ 3,093.30	\$ -	\$ -	\$ -	\$ -	\$ 3,093.30	
		Payment	\$ -3,093.30	\$ -	\$ -	\$ -	\$ -	\$ -3,093.30	
2008	Primary	Charge	\$ 3,074.94	\$ -	\$ -	\$ -	\$ -	\$ 3,074.94	
		Payment	\$ -3,074.94	\$ -	\$ -	\$ -	\$ -	\$ -3,074.94	
2007	Primary	Charge	\$ 3,481.32	\$ -	\$ -	\$ -	\$ -	\$ 3,481.32	
		Payment	\$ -3,481.32	\$ -	\$ -	\$ -	\$ -	\$ -3,481.32	
2006	Primary	Charge	\$ 3,344.90	\$ -	\$ -	\$ -	\$ -	\$ 3,344.90	
		Payment	\$ -3,344.90	\$ -	\$ -	\$ -	\$ -	\$ -3,344.90	
2005	Primary	Charge	\$ 3,280.04	\$ -	\$ 32.80	\$ -	\$ 45.65	\$ 3,358.49	
		Payment	\$ -3,280.04	\$ -	\$ -32.80	\$ -	\$ -45.65	\$ -3,358.49	

Year	Roll	Half	Type	Tax	Certification	Late Charge	Fee	Interest*	TOTAL
2004	Primary		Charge	\$ 3,524.76	\$ -	\$ -	\$ -	\$ -	\$ 3,524.76
			Payment	\$ -3,524.76	\$ -	\$ -	\$ -	\$ -	\$ -3,524.76
2003	Primary		Charge	\$ 3,886.26	\$ -	\$ 38.86	\$ -	\$ 197.44	\$ 4,122.56
			Payment	\$ -3,886.26	\$ -	\$ -38.86	\$ -	\$ -197.44	\$ -4,122.56
2002	Primary		Charge	\$ 3,219.12	\$ -	\$ -	\$ -	\$ -	\$ 3,219.12
			Adjustment	\$ -622.90	\$ -	\$ -	\$ -	\$ -	\$ -622.90
			Payment	\$ -2,596.22	\$ -	\$ -	\$ -	\$ -	\$ -2,596.22

**BLAINE COUNTY TREASURER****JOHN DAVID DAVIDSON**

219 1ST AVE SOUTH SUITE 102

HAILEY ID 83333

TELEPHONE: (208) 788-5530

TAX MASTER INQUIRY

PARCEL NUMBER

RPK0348000020

TAX CODE AREA

003-002

LEGAL DESCRIPTION

LIVING SPRINGS TOWNHOMES

SUBLOT 2

PRIMARY PROPERTY ADDRESS

402 SAGE RD # B

KETCHUM ID 83340

HANDELSMAN MARY C

PO BOX 2596

KETCHUM ID 83340

BALANCE DUE	INTEREST DATE 10/29/2021
Paid in Full	BALANCE AS OF 10/29/2021 9:54 am
TOTAL	

Tax Year Assessment Roll

Bill Number: 334472

2020	PRIMARY	FIRST HALF	SECOND HALF	FULL YEAR		
TAX / CERTIFICATION						
Charges	\$	1,683.93	\$	1,683.93	\$	3,367.86
Adjustments	\$	0	\$	0	\$	0
Payments	\$	-1,683.93	\$	-1,683.93	\$	-3,367.86
LATE CHARGE						
Charges/Adjustments	\$	0	\$	0	\$	0
Payments	\$	0	\$	0	\$	0
FEES						
Charges/Adjustments	\$	0	\$	0	\$	0
Payments	\$	0	\$	0	\$	0
INTEREST						
Charges/Adjustments	\$	0	\$	0	\$	0
Payments	\$	0	\$	0	\$	0
AMOUNT DUE	\$	0	\$	0	\$	0

VALUATION	
TAXABLE VALUE:	\$ 576,207

CHARGES		
Tax Code Area:	003-002	Levy: 0.005844856
Tax Charge:	\$	3,367.86
Certifications:	\$	0
TOTAL CHARGES:	\$	3,367.86



Parcel Number

RPK0348000010

Property Year

2021

Legal Description
LIVING SPRINGS TOWNHOMES
SUBLOT 1

Tax Code Area 003-002

Property Address

402 SAGE RD # A
KETCHUM ID 83340

Parcel Status Active
Property Type Real Property
Sub Type

Owner/Contact Name Type Relationship Owner% HOE
HANDELSMAN MARY C OWNER SOLE OWNR 100.00% Y

Mailing Address
PO BOX 2596
KETCHUM ID 83340

Land Group LIVING SPRINGS (TOWNHOUSES)
Township Range Section
4N 17E 14
Location Code EERS
Parcel Type
Zoning

Associated Parcels
None

Building Permits
None

Reappraisal Year 2018
Inspection Date 07/11/2017
Appraiser Initials TLR

Parcel Exemption: None

CB: No NC: No

Tax Certification District Roll Type Units Amount

Instrument	Eff Date	Action	Source	Target	Comments
660500	05/31/2019	Ownership		2019	
594060	01/24/2012	Ownership		2012	

SCC	CHARACTERISTIC			ROLLS			ACRES	VALUATION SUMMARY			URBAN RENEWAL	
	Type	Suffix	Description	Assessed	Occupancy	Status	Quantity	Assessed Value	Exemption Amount	Net Taxable Value	Net Taxable Base	Net Taxable Incr
20	LAND			PRIMARY	NO	E	1.830	\$ 358,400	\$ 0	\$ 358,400	--	--
41	RES	1		PRIMARY	NO	E		\$ 366,501	\$ -125,000 HO	\$ 241,501	--	--
TOTALS:							1.830	\$ 724,901	\$ -125,000 HO	\$ 599,901	--	--

ROLL STATUS: E Equalized (Final)

Homeowner's Exemption



BLAINE COUNTY TREASURER

JOHN DAVID DAVIDSON

219 1ST AVE SOUTH SUITE 102

HAILEY ID 83333

TELEPHONE: (208) 788-5530

TAX HISTORY

PARCEL NUMBER

RPK0348000010

LEGAL DESCRIPTION

LIVING SPRINGS TOWNHOMES

SUBLOT 1

PRIMARY PROPERTY ADDRESS

402 SAGE RD # A

KETCHUM ID 83340

HANDELSMAN MARY C

PO BOX 2596

KETCHUM ID 83340

BALANCE DUE	INTEREST DATE 10/29/2021
Paid in Full	BALANCE AS OF 10/29/2021 09:52AM
TOTAL	

Year	Roll	Half	Type	Tax	Certification	Late Charge	Fee	Interest*	TOTAL
2020	Primary	1st	Charge	\$ 1,336.59	\$ -	\$ -	\$ -	\$ -	\$ 1,336.59
			Payment	\$ -1,336.59	\$ -	\$ -	\$ -	\$ -	\$ -1,336.59
		2nd	Charge	\$ 1,336.59	\$ -	\$ -	\$ -	\$ -	\$ 1,336.59
			Payment	\$ -1,336.59	\$ -	\$ -	\$ -	\$ -	\$ -1,336.59
2019	Primary	Charge	\$ 2,949.84	\$ -	\$ -	\$ -	\$ -	\$ 2,949.84	
		Payment	\$ -2,949.84	\$ -	\$ -	\$ -	\$ -	\$ -2,949.84	
2018	Primary	Charge	\$ 3,080.44	\$ -	\$ 30.80	\$ -	\$ 4.13	\$ 3,115.37	
		Payment	\$ -3,080.44	\$ -	\$ -30.80	\$ -	\$ -4.13	\$ -3,115.37	
2017	Primary	Charge	\$ 2,969.54	\$ -	\$ -	\$ -	\$ -	\$ 2,969.54	
		Payment	\$ -2,969.54	\$ -	\$ -	\$ -	\$ -	\$ -2,969.54	
2016	Primary	Charge	\$ 3,027.48	\$ -	\$ -	\$ -	\$ -	\$ 3,027.48	
		Payment	\$ -3,027.48	\$ -	\$ -	\$ -	\$ -	\$ -3,027.48	
2015	Primary	Charge	\$ 2,900.26	\$ -	\$ 29.00	\$ -	\$ 83.64	\$ 3,012.90	
		Payment	\$ -2,900.26	\$ -	\$ -29.00	\$ -	\$ -83.64	\$ -3,012.90	
2014	Primary	Charge	\$ 3,125.14	\$ -	\$ -	\$ -	\$ -	\$ 3,125.14	
		Payment	\$ -3,125.14	\$ -	\$ -	\$ -	\$ -	\$ -3,125.14	
2013	Primary	Charge	\$ 2,940.90	\$ -	\$ -	\$ -	\$ -	\$ 2,940.90	
		Payment	\$ -2,940.90	\$ -	\$ -	\$ -	\$ -	\$ -2,940.90	
2012	Primary	Charge	\$ 3,023.44	\$ -	\$ 30.23	\$ -	\$ 86.68	\$ 3,140.35	
		Payment	\$ -3,023.44	\$ -	\$ -30.23	\$ -	\$ -86.68	\$ -3,140.35	
2011	Primary	Charge	\$ 3,120.08	\$ -	\$ -	\$ -	\$ -	\$ 3,120.08	
		Payment	\$ -3,120.08	\$ -	\$ -	\$ -	\$ -	\$ -3,120.08	
2010	Primary	Charge	\$ 2,955.74	\$ -	\$ -	\$ -	\$ -	\$ 2,955.74	
		Payment	\$ -2,955.74	\$ -	\$ -	\$ -	\$ -	\$ -2,955.74	
2009	Primary	Charge	\$ 2,923.38	\$ -	\$ -	\$ -	\$ -	\$ 2,923.38	
		Payment	\$ -2,923.38	\$ -	\$ -	\$ -	\$ -	\$ -2,923.38	
2008	Primary	Charge	\$ 2,920.00	\$ -	\$ -	\$ -	\$ -	\$ 2,920.00	
		Payment	\$ -2,920.00	\$ -	\$ -	\$ -	\$ -	\$ -2,920.00	
2007	Primary	Charge	\$ 2,911.84	\$ -	\$ -	\$ -	\$ -	\$ 2,911.84	
		Payment	\$ -2,911.84	\$ -	\$ -	\$ -	\$ -	\$ -2,911.84	
2006	Primary	Charge	\$ 3,193.50	\$ -	\$ -	\$ -	\$ -	\$ 3,193.50	
		Payment	\$ -3,193.50	\$ -	\$ -	\$ -	\$ -	\$ -3,193.50	
2005	Primary	Charge	\$ 3,077.12	\$ -	\$ -	\$ -	\$ -	\$ 3,077.12	
		Payment	\$ -3,077.12	\$ -	\$ -	\$ -	\$ -	\$ -3,077.12	

Year	Roll	Half	Type	Tax	Certification	Late Charge	Fee	Interest*	TOTAL
2004	Primary		Charge	\$ 3,306.68	\$ -	\$ -	\$ -	\$ -	\$ 3,306.68
			Payment	\$ -3,306.68	\$ -	\$ -	\$ -	\$ -	\$ -3,306.68
2003	Primary		Charge	\$ 3,643.86	\$ -	\$ 36.44	\$ -	\$ 185.12	\$ 3,865.42
			Payment	\$ -3,643.86	\$ -	\$ -36.44	\$ -	\$ -185.12	\$ -3,865.42
2002	Primary		Charge	\$ 3,291.82	\$ -	\$ -	\$ -	\$ -	\$ 3,291.82
			Adjustment	\$ -622.90	\$ -	\$ -	\$ -	\$ -	\$ -622.90
			Payment	\$ -2,668.92	\$ -	\$ -	\$ -	\$ -	\$ -2,668.92



BLAINE COUNTY TREASURER

JOHN DAVID DAVIDSON

219 1ST AVE SOUTH SUITE 102

HAILEY ID 83333

TELEPHONE: (208) 788-5530

TAX MASTER INQUIRY

PARCEL NUMBER

RPK0348000010

TAX CODE AREA

003-002

LEGAL DESCRIPTION

LIVING SPRINGS TOWNHOMES

SUBLOT 1

PRIMARY PROPERTY ADDRESS

402 SAGE RD # A

KETCHUM ID 83340

HANDELSMAN MARY C

PO BOX 2596

KETCHUM ID 83340

BALANCE DUE	INTEREST DATE 10/29/2021
Paid in Full	BALANCE AS OF 10/29/2021 9:52 am
TOTAL	

Tax Year Assessment Roll

Bill Number: 334471

2020 PRIMARY	FIRST HALF	SECOND HALF	FULL YEAR
TAX / CERTIFICATION			
Charges	\$ 1,336.59	\$ 1,336.59	\$ 2,673.18
Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ -1,336.59	\$ -1,336.59	\$ -2,673.18
LATE CHARGE			
Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0
FEEs			
Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0
INTEREST			
Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0
AMOUNT DUE	\$ 0	\$ 0	\$ 0

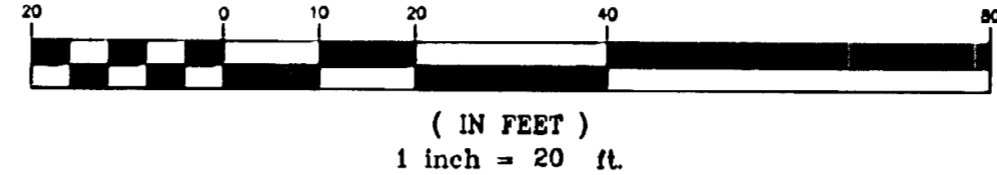
VALUATION	
Assessed Value:	\$ 557,358
Homeowner's Exemption:	\$ -100,000
TAXABLE VALUE:	\$ 457,358
CHARGES	
Tax Code Area: 003-002	Levy: 0.005844856
Tax Charge:	\$ 2,673.18
Certifications:	\$ 0
TOTAL CHARGES:	\$ 2,673.18

LIVING SPRINGS TOWNHOMES #456235
 S14 T4N R17E 1 OF 2
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 RECORDED BY NUMBER 07549

DRAWING NUMBER
 Instrument # 456235
 BLAINE, IDAHO 2200 No. of Pages: 1
 Recorded for: SUN VALLEY TITLE
 MARGARET BREMANN
 Ex-Officio
 RECORDED BY NUMBER 07549

DRAWING NUMBER
 CORPORATION • IRVINE, CALIFORNIA
 RECORDED BY NUMBER 07549

A PLAT SHOWING
LIVING SPRINGS TOWNHOMES
 WHEREIN LOT 22, BLOCK 3, WARM SPRINGS VILLAGE SUBDIVISION FOURTH ADDITION IS DIVIDED INTO 2 TOWNHOUSE SUBLOTS
 LOCATED WITHIN A PORTION OF THE SW/4 AND GOVT. LOT 4, SECTION 14, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 SEPTEMBER 2001
 GRAPHIC SCALE



NOTES

- 1). SUBJECT PROPERTY LIES WITHIN THE CITY OF KETCHUM'S AVALANCHE ZONE DISTRICT AND MOUNTAIN OVERLAY ZONING DISTRICT AS DEFINED IN ZONING CODE TITLE 15. PERSONS DWELLING IN THIS AREA SHOULD BECOME FAMILIAR WITH THESE PORTIONS OF THE ORDINANCE AND DWELL HERE AT THEIR OWN RISK.
- 2). TOWNHOUSE DECLARATION, RECIPROCAL EASEMENT AND PARTY WALL AGREEMENT FOR LIVING SPRINGS TOWNHOMES IS RECORDED IN BLAINE COUNTY AS INSTRUMENT NO. _____
- 3). THERE SHALL BE NO CONSTRUCTION OUTSIDE OF THE BUILDING ENVELOPE AS DELINEATED BY THE 25% SLOPE LINE AND ZONING SETBACKS.
- 4). BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(1992) AT GRID IN U.S. SURVEY FEET. COMBINED SCALE FACTOR IS 0.999681, GROUND DISTANCES WILL BE SLIGHTLY LONGER. CONVERGENCE ANGLE IS -0°15'50.213".

LEGEND

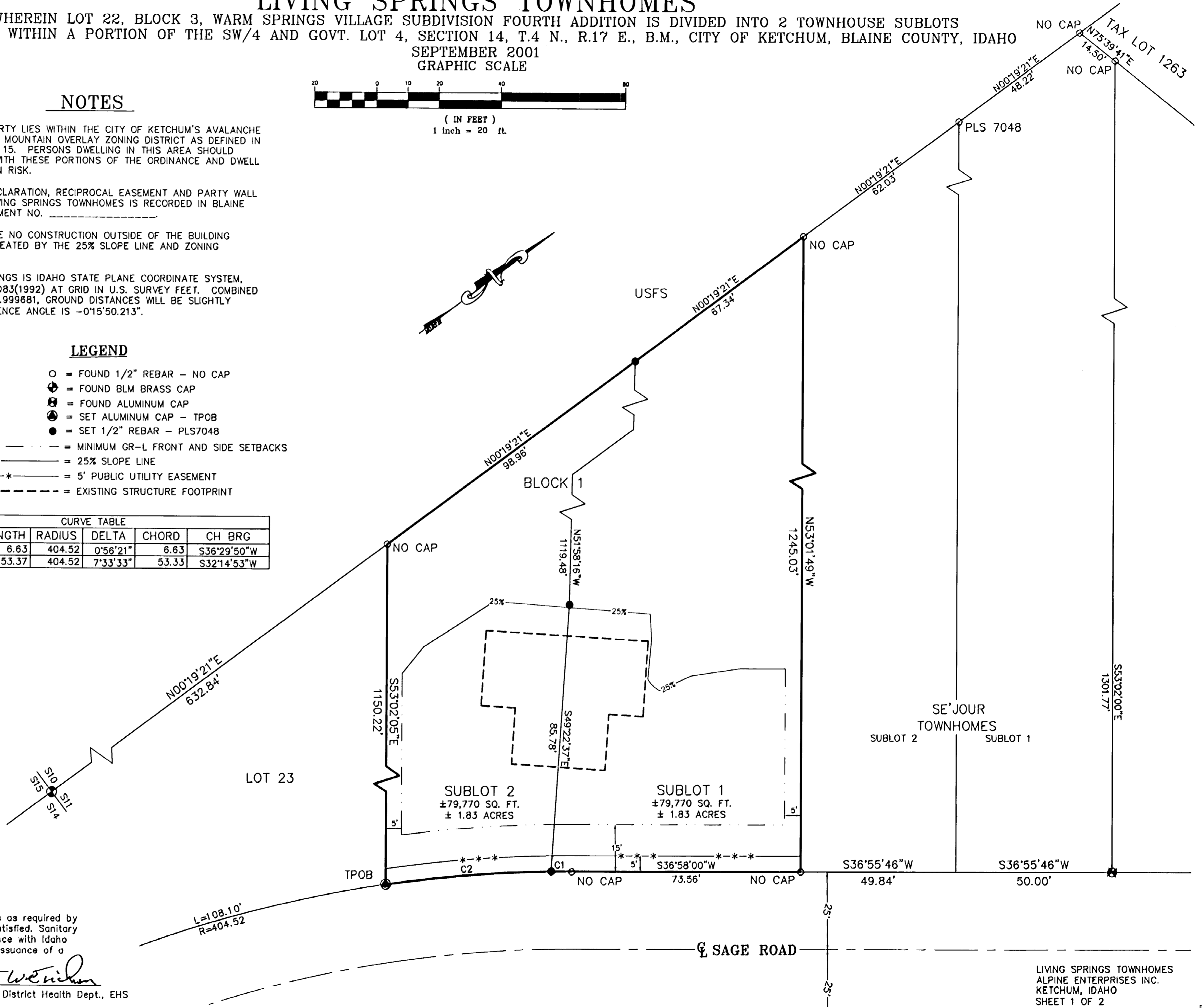
- = FOUND 1/2" REBAR - NO CAP
- ⊕ = FOUND BLM BRASS CAP
- ⊙ = FOUND ALUMINUM CAP
- ⊗ = SET ALUMINUM CAP - TPOB
- = SET 1/2" REBAR - PLS7048
- — — — — = MINIMUM GR-L FRONT AND SIDE SETBACKS
- 25% — = 25% SLOPE LINE
- * — * — = 5' PUBLIC UTILITY EASEMENT
- - - - - = EXISTING STRUCTURE FOOTPRINT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BRG
C1	6.63	404.52	0°56'21"	6.63	S36°29'50"W
C2	53.37	404.52	7°33'33"	53.33	S32°14'53"W



HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date 9-19-2001
 Robert Weirich
 South Central District Health Dept., EHS



DRAWING NUMBER
LIVING SPRINGS TOWNHOMES #45235
S14 T4N R17E 2 of 2

DRAWING NUMBER
Instrument # 45235
HAILEY, BLAINE, IDAHO 11:22:00 No. of Pages: 2
2001-10-03
Recorded for: SUN VALLEY TITLE
MARSHA RIEMANN
EX-OFFICIO Recorder Deputy Fee: 11.00
INDEX TO PLATS

DRAWING NUMBER
CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 075AR
POSITION (SEE LIST OF PRINT ON THIS LINK)

CERTIFICATE OF OWNERSHIP

This is to certify that I, the undersigned, am the owner in fee simple of the following described parcel of land:

A parcel of land located within Section 11, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Lot 22, Block 3, Warm Springs Village Subdivision Fourth Addition, according to the official plat thereof, recorded in Book 1 of Plats, Page 9, records of Blaine County, Idaho; to be replatted as Living Springs Townhomes.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. I do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

Townhouse Declaration of Covenants, Conditions and Restrictions and Party-Wall Agreement for Living Springs Townhomes is recorded in Blaine County as Instrument No. Att# 4516234.

It is the intent of the owner to hereby include said land in this plat.

Mary Crutchfield Handelsman
Mary Crutchfield Handelsman

ACKNOWLEDGMENT

STATE OF California }
COUNTY OF Los Angeles } ss

On this 13 day of Sept, 2001, before me, a Notary Public in and for said State, personally appeared Mary Crutchfield Handelsman, a widow, known or identified to me, to be the person whose name is subscribed to the Owner's Certificate and acknowledged to me that she executed the same.

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



Mohammad Kishawi
Notary Public
Los Angeles, California
Residing at
July 14, 2004
My Commission Expires

SURVEYOR'S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat of LIVING SPRINGS, is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



COUNTY SURVEYOR'S APPROVAL

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
9/17/01

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Ketchum on this 25th day of September, 2001.

Samuel E. Coody
City Clerk



CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Richard Fosberg, City Engineer for the City of Ketchum on this 19 day of September, 2001.

Richard Fosberg
City Engineer

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat of Living Springs Townhomes is hereby approved this 19th day of September, 2001.

Licki Lick by D. Baird
Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE


STATE OF IDAHO }
COUNTY OF BLAINE } ss

This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho, on this ___ day of _____, 2001, at ___ M., and duly recorded in Plat Book _____, at page _____.

Merla Payne
Ex-officio Recorder

Instrument # 45235
HAILEY, BLAINE, IDAHO 11:22:00 No. of Pages: 2
2001-10-03
Recorded for: SUN VALLEY TITLE
MARSHA RIEMANN Fee: 11.00
Ex-Officio Recorder Deputy MPP
INDEX TO PLATS

Sun Valley Title

 A TitleOne Company

File # 19327126

Quitclaim Deed

For value received, Vadim P. Kondratief, an unmarried man,

Does hereby convey, release, remise, and forever quit claim unto

Mary C. Handelsman, an unmarried woman,

whose current address is P.O. Box 2596, Ketchum, ID 83340,

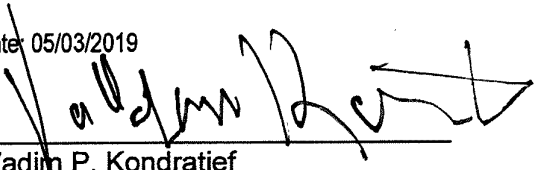
the following described premises:

Sublot 1 of LIVING SPRINGS TOWNHOMES, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 456235, records of Blaine County, Idaho.

This Deed is being recorded to extinguish any life estate interest.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

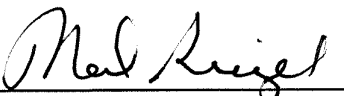
Date: 05/03/2019



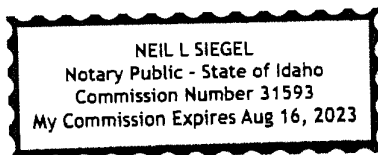
Vadim P. Kondratief

State of Idaho
County of Blaine, ss.


On this 10th day of May in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Vadim P. Kondratief known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Notary Public
Residing at: Ketchum, Idaho
My Commission Expires: 8/16/2023
(seal)



Sun Valley Title

 A TitleOne Company

File # 19327032

Quitclaim Deed

For value received, Vadim P. Kondratief, an unmarried man,

Does hereby convey, release, remise, and forever quit claim unto

Mary C. Handelsman, an unmarried woman,

whose current address is P.O. Box 2596, Ketchum, ID 83340,

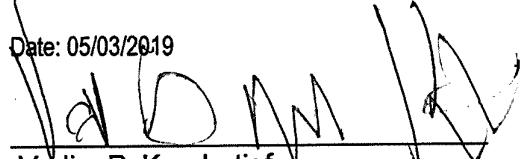
the following described premises:

Sublot 2 of LIVING SPRINGS TOWNHOMES, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 456235, records of Blaine County, Idaho.

This Deed is being recorded to extinguish any life estate interest.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.


Date: 05/03/2019



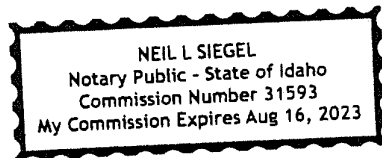
Vadim P. Kondratief

State of Idaho
County of Blaine, ss.

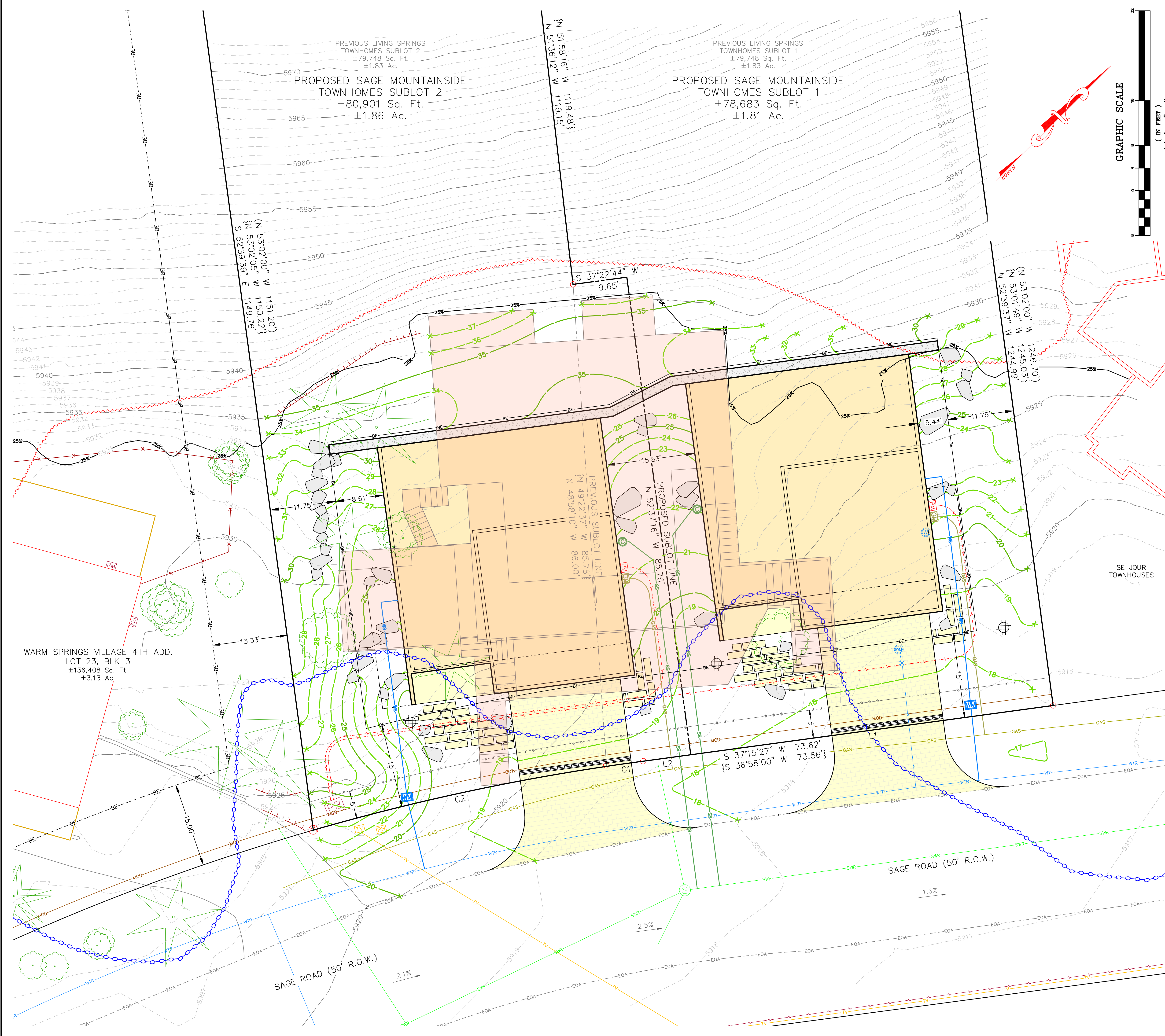
On this 10th day of May in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Vadim P. Kondratief known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Notary Public
Residing at: Ketchum Idaho
My Commission Expires: 8/16/2023
(seal)



Attachment D:
Application Materials: Townhouse
Preliminary Plat Plan Set



LEGEND

- Subject Boundary
- Existing/Proposed Sublot Line
- Previous Sublot Line
- Adjurers Boundary
- EOA --- EOA --- Existing Edge of Asphalt Roadway
- BE --- BE --- Proposed Building Envelope
- Existing 5' Public Utility Easement
- MOO --- MOO --- Mountain Overlay District (City of Ketchum)
- 25% --- 25% --- 25% Slope Line (Alpine 2022)
- Existing 5' Major Contour Line (Alpine 2022)
- Existing 1' Minor Contour Line (Alpine 2022)
- Proposed 5' Major Contour
- Proposed 1' Minor Contour
- Existing Wooden Fence
- Existing Retaining Wall
- Existing Overhead Power
- Proposed Underground Power
- WTR --- WTR --- Existing Water Main
- WS --- WS --- Existing Water Service
- WS --- WS --- Proposed Water Service (C2.0, Detail 4)
- SWR --- SWR --- Existing Sewer Main
- SS --- SS --- Existing Sewer Service
- SS --- SS --- Proposed Sewer Service (C2.0, Detail 4)
- TV --- TV --- Existing CA/TV
- GAS --- GAS --- Existing Gas Main
- GAS --- GAS --- Proposed Gas Service
- Red Avalanche Hazard Zone (Alpine 2022)
- Blue Avalanche Hazard Zone (Alpine 2022)
- Found 1/2" Rebar
- Found Aluminum Cap
- Set 1/2" Rebar, PLS 7048
- Existing Power Pole
- Existing Sewer Manhole
- Proposed Sewer Cleanout
- Existing Water Meter
- Existing Water Valve
- Existing Well
- Proposed Water Meter (C2.0, Detail 1)
- Proposed Sewer Cleanout
- Existing Phone Box
- Existing CA/TV Box
- Existing Power Box
- Proposed Power Meter
- Proposed Gas Meter
- Existing Conifer Tree
- Existing Deciduous Tree
- Existing Road Grade
- Existing Structure/Deck
- Proposed Structure
- Proposed Concrete Avalanche Protection Wall
- Proposed Deck Line (See Arch. Plan)
- Proposed Paver Driveway
- Proposed Stone Entry
- Proposed Boulders
- Proposed Landscape Dry Well
- Proposed 6" Driveway Trench Drain

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	404.52'	6.60'	6.60'	S 36°58'27" W
(C1)	(404.52')	(6.63')	(6.63')	(S 36°29'50" W)
C2	404.52'	53.44'	53.40'	S 32°43'21" W
(C2)	(404.52')	(53.37')	(53.33')	(S 32°14'53" E)

LINE	LENGTH	BEARING
L1	65.09'	S 37°15'27" W
L2	8.53'	S 37°15'27" W

NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
- 2) Boundary Information is from the Plat of Living Springs Townhomes, Instrument Number 456235; Records of Blaine County, Idaho.
- 3) Refer to the Plat Notes, Conditions, Covenants, & Restrictions on the Original Plat.
- 4) Utility Locations shown are based on visual surface evidence and a DIGLINE INC. locate. Utility locations should be verified by DIGLINE INC. before any excavation.
- 5) Current Zoning appears to be General Residential Low Density, (GR-L). Please refer to City of Ketchum Zoning Ordinances for more information about this Zone. Front Setbacks are as shown, Side Setbacks are the greater of 1' for every 3' in building height or 5'. Rear Setbacks are the greater of 1' for every 3' in building height or 15'.
- 6) Subject property lies within the City of Ketchum's Avalanche Zone District and Mountain Overlay Zoning District as defined in Zoning Code Title 15. Persons dwelling in this area should become familiar with these portions of the Ordinance and dwell here at their own risk.
- 7) Subject property lies within the Blaine County Elk Winter Range Zone.
- 8) Not all trees and vegetation are shown. Some locations are approximate.
- 9) Avalanche Zoning is from a 2022 RAMMS Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.
- 10) Name & Address of Owner/Subdivider
Sage Mountainside LLC.
P.O. Box 3250
Ketchum, ID 83340
- 11) Sublots shall have Mutual Reciprocal Utility Easements, for Use, Maintenance, and Repair.

PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4_CS_214_SageMountainsideTHMS_PrePlat2023_Revise.dwg 6/9/2023 6:16:29 PM MST

ALPINE ENTERPRISES INC.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 722-1988
email: admin@alpineenterprisesinc.com

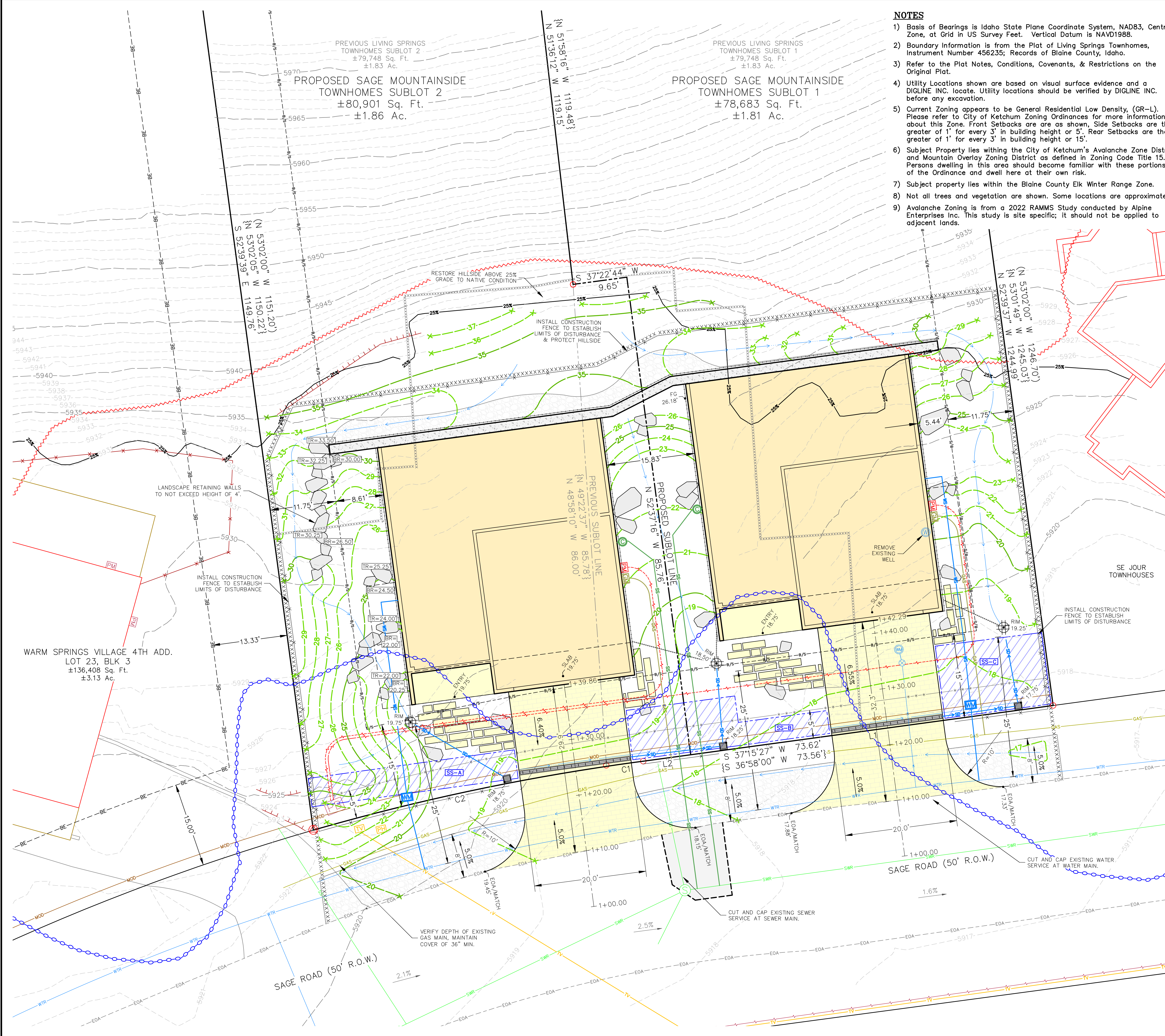
A PRELIMINARY PLAT SHOWING
SAGE MOUNTAINSIDESIDE TOWNHOMES
WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR SAGE MOUNTAINSIDESIDE LLC.

NO	DATE	BY
1	08DEC22	AHN
2	02MAR23	AHN
3	15JUN23	AHN

REVISIONS

PROFESSIONAL LAND SURVEYOR
7048
STATE OF IDAHO
BRUCE H. HANSEN

SHEET 1 OF 1



- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
 - 2) Boundary Information is from the Plat of Living Springs Townhomes, Instrument Number 456235; Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, & Restrictions on the Original Plat.
 - 4) Utility Locations shown are based on visual surface evidence and a DIGLINE INC. locate. Utility locations should be verified by DIGLINE INC. before any excavation.
 - 5) Current Zoning appears to be General Residential Low Density, (GR-L). Please refer to City of Ketchum Zoning Ordinances for more information about this Zone. Front Setbacks are as shown, Side Setbacks are the greater of 1' for every 3' in building height or 5'. Rear Setbacks are the greater of 1' for every 3' in building height or 15'.
 - 6) Subject Property lies within the City of Ketchum's Avalanche Zone District and Mountain Overlay Zoning District as defined in Zoning Code Title 15. Persons dwelling in this area should become familiar with these portions of the Ordinance and dwell here at their own risk.
 - 7) Subject property lies within the Blaine County Elk Winter Range Zone.
 - 8) Not all trees and vegetation are shown. Some locations are approximate.
 - 9) Avalanche Zoning is from a 2022 RAMMS Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.

- LEGEND**
- Subject Boundary
 - Existing/Proposed Sublot Line
 - Previous Sublot Line
 - Adjainers Boundary
 - Existing Edge of Asphalt Roadway
 - Existing Building Setback (See Note 5)
 - Existing 5' Public Utility Easement
 - Mountain Overlay District (City of Ketchum)
 - 25% Slope Line (Alpine 2022)
 - Existing 5' Major Contour Line (Alpine 2022)
 - Existing 1' Minor Contour Line (Alpine 2022)
 - Proposed 5' Major Contour
 - Proposed 1' Minor Contour
 - Proposed Drainage Flowline
 - Proposed 6" Dia. PVC Storm Drain Pipe
 - Proposed L.O.D. with Silt Fence (Construction)
 - Proposed L.O.D. (Demolition)
 - Proposed 4" Dia. Footing Drain Pipe
 - Proposed 4" Dia. Roof Drain Pipe
 - Existing Wooden Fence
 - Existing Retaining Wall
 - Existing Overhead Power
 - Proposed Underground Power
 - Existing Water Main
 - Existing Water Service
 - Proposed Water Service (C2.0, Detail 4)
 - Existing Sewer Main
 - Existing Sewer Service
 - Proposed Sewer Service (C2.0, Detail 4)
 - Existing CA/TV
 - Existing Gas Main
 - Proposed Gas Service
 - Red Avalanche Hazard Zone (Alpine 2022)
 - Blue Avalanche Hazard Zone (Alpine 2022)
 - Found 1/2" Rebar
 - Found Aluminum Cap
 - Set 1/2" Rebar, PLS 7048
 - Existing Power Pole
 - Existing Sewer Manhole
 - Proposed Sewer Cleanout
 - Existing Water Meter
 - Existing Water Valve
 - Existing Well
 - Proposed Water Meter (C2.0, Detail 1)
 - Proposed Sewer Cleanout
 - Existing Phone Box
 - Existing CA/TV Box
 - Existing Power Box
 - Proposed Power Meter
 - Proposed Gas Meter
 - Existing Road Grade
 - Proposed Grade
 - Proposed Structure
 - Proposed Concrete Avalanche Protection Wall
 - Proposed Deck Line (See Arch. Plan)
 - Proposed Paver Driveway (C3.0, Detail 8)
 - Proposed Asphalt Patch & Saw-Cut Line (C2.0, Detail 3)
 - Proposed Stone Entry
 - Proposed Boulders (C3.0, Detail 10)
 - Proposed Gravel (C3.0, Detail 7)
 - Proposed Snow Storage (C2.0, Note 22)
 - Proposed Landscape Dry Well (C3.0, Detail 8)
 - Proposed Landscape Catch Basin Connected To Building Drainage
 - Proposed 6" Driveway Trench Drain
 - SLAB Garage Slab Elevation
 - FG Finish Grade
 - ENTRY Stone Entry Elevation
 - RIM Dry Well/Catch Basin Rim Elevation
 - TR Top of Retainage Elevation
 - BR Bottom of Retainage Elevation

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	404.52	6.60	6.60	S 36°58'27" W
(C1)	(404.52)	(6.63)	(6.63)	(S 36°29'50" W)
C2	404.52	53.44	53.40	S 32°43'21" W
(C2)	(404.52)	(53.37)	(53.33)	(N 32°14'53" E)

LINE	LENGTH	BEARING
L1	65.09	S 37°15'27" W
L2	8.53	S 37°15'27" W

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

REVISIONS

NO	DATE	BY
1	08DEC22	AHN
2	02MAR23	AHN
3	09JUN23	AHN

PRELIMINARY ONLY: NOT FOR CONSTRUCTION
DESIGN REVIEW SUBMITTAL
REVISION
REVISION - DESIGN REVIEW - ROUND 2

PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4_CS_214_SageMountainsideTHMS_CivilROW2023_Revise.dwg 6/9/2023 3:56:29 PM MST

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 722-1988
email: laramie@alpineenterprisesinc.com

A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING
SAGE MOUNTAINSIDES TOWNHOMES
WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR SAGE MOUNTAINSIDES LLC.

PROFESSIONAL ENGINEER
ALEX NELSON
09JUN23

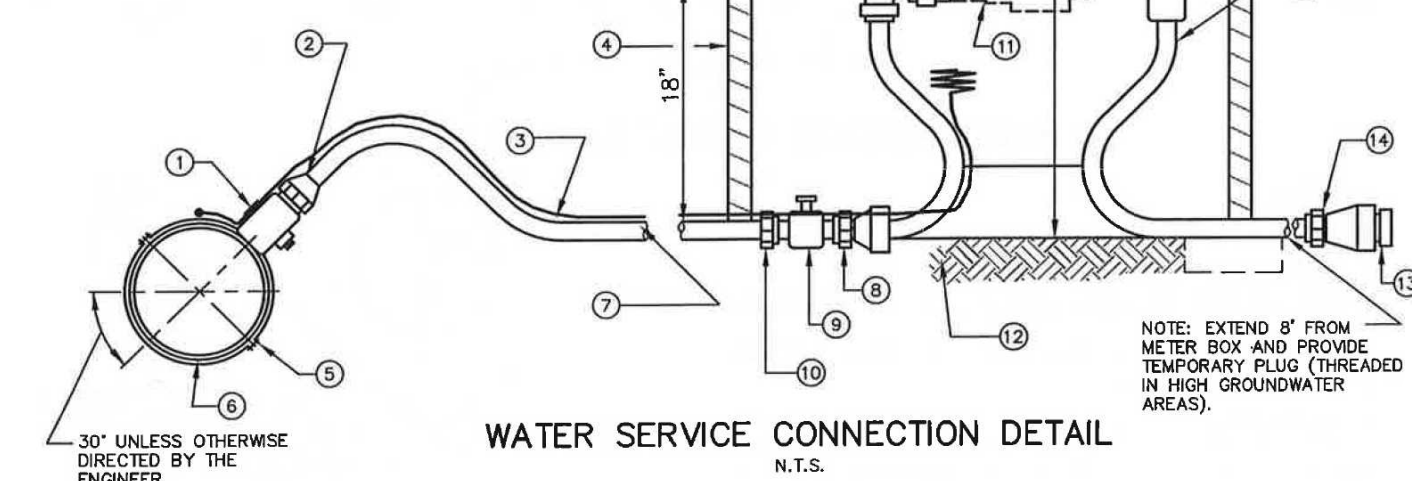
C1.0

GENERAL CONSTRUCTION NOTES

- Utility Locations shown are based on Digline locates and visual surface evidence. They are approximate. Contractor shall be responsible for locating existing utilities prior to commencing and during construction.
- See the Building Plan from Connect Homes and the Landscape Plan from NS Consulting for the remainder of the design.
- Contractor shall assure positive drainage away from the building and driveway.
- Contractor shall be responsible for dust control during construction of all items hereon. Dust control shall be continuous during construction, 24 hours per day 7 days per week. The contractor shall follow the requirements of the Storm Water Pollution Prevention Program at all times until permanent erosion control is established.
- The Trench Drain shall be a 6" wide HDPE channel with a 0.75 built in channel slope (Zurn Flo-Thru Model Z886 or equivalent). Grate shall be ductile iron with a slotted pattern. All components shall be rated for H-20 loading.
- All construction shall be in accordance with the most current edition of the Idaho Standards for Public Works Construction, ISPMC, and the City of Ketchum, Idaho, Codes and Standards. The contractor shall be responsible for obtaining and keeping a copy of the ISPMC and the City of Ketchum Codes and Standards on site during construction.
- Per Idaho Code, 55-1613, the contractor shall retain and protect all monuments, accessories to corners, benchmarks, and points set in control surveys. All monuments, accessories to corners, benchmarks, and points set in control surveys that are lost or disturbed by construction shall be reestablished and re-monumented, at the expense of the agency or person causing their loss or disturbance under the direction of a professional land surveyor.
- The contractor shall clean up the site after construction so that it is in a condition equal to or better than that which existed prior to construction.
- The contractor shall be required to obtain all the necessary permits prior to construction and shall check with the City of Ketchum for permits the owner may have already obtained.
- Potable/non-potable crossings shall comply with ISPMC Standard Drawing SD-407 and IDAPA section 58.01.08.542.07.
- Sewer service lines shall be placed at a slope of 2%, with markers per ISPMC. Cleanouts are required at changes in alignment, grade, and minimum 150' length.
- All pipe shall be bedded with (ISPMC) Type I bedding material.
- Trenches shall be backfilled and compacted to a minimum of 95% of maximum density as determined by AASHTO T-99.
- The contractor shall pressure test all sewer service connections in accordance with Idaho Standards for Public Works Construction, ISPMC.
- All clearing and grubbing shall conform to ISPMC Section 201 and City of Ketchum standards of excavation and backfill.
- All excavation and embankment shall conform to ISPMC Section 202 and City of Ketchum standards for excavation and backfill. Excavated subgrade shall be compacted and all unsuitable Sections removed and replaced with structural fill as determined by the engineer per ISPMC Section 204. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All 2" minus aggregate shall be placed in conformance with ISPMC Section 802. It shall be compacted per ISPMC Section 202 and the City of Ketchum standards. 2" minus crushed aggregate material shall conform to ISPMC Section 802 Type II and to the City of Ketchum specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All 3/4" minus aggregate shall be placed in conformance with ISPMC Section 802. It shall be compacted per ISPMC Section 202 and the City of Ketchum standards. 3/4" minus crushed aggregate for leveling course shall conform to ISPMC Table 802 Type I and to the City of Ketchum specifications. Minimum compaction of placed material shall be 95% of maximum laboratory density as determined by AASHTO T-99 or IDT T-91.
- All asphaltic concrete pavement work shall conform to ISPMC Section(s) 805, 810, and 811 for Class II pavement and to the City of Ketchum standards. Asphalt aggregate shall be 1/2" nominal size conforming to Table 803b in ISPMC Section 803. Asphalt binder shall be pg 58-28 conforming to Table A-1 in ISPMC Section 805.
- All concrete work shall conform to ISPMC Sections 701 and 703. All concrete shall be 3,000 psi minimum. 28 day, as defined in ISPMC Section 703, Table 1.C.
- All edges of existing asphalt paving shall be saw cut a minimum of 24" to provide a clean pavement edge for matching. No wheel cutting shall be allowed. Pavement shall be cut prior to paving to prevent damage to the cut edge.
- Snow Storage based on 30% of the Improved Parking and Pedestrian Circulation Areas.
 Driveways = 698 Sq. Ft.
 Walkways = 292 Sq. Ft.
 Total = 990 Sq. Ft.
 30% of Total = 297 Sq. Ft.
 Areas Designated:
 SS-A: 5'x38' = 190 Sq. Ft.
 SS-B: 19.5'x9' + 16'x4' = 240 Sq. Ft.
 SS-C: 13'x19' = 247 Sq. Ft.
 Area Designated Total = 677 Sq. Ft. of Snow Storage
- The contractor shall be responsible for providing traffic control per the current edition of the US Department of Transportation Manual of Uniform Traffic Control Devices (MUTCD).
- Alpine Enterprises Inc. is not responsible for any deviation from these plans, unless such changes have been authorized in writing.
- All right-of-way improvements per sheet C1.0 must be completed prior to issuance of a temporary or final Certificate of Occupancy unless otherwise agreed upon in writing by the City.

NOTES:

- ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS.
- NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED.
- SERVICE PIPE: ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE PIPE SIZE 7" CLASS 200 IN IRON PIPE SIZE (DRISCO PIPE 8600 ULTRA LINE) 3/4" OR 1".
- SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS, TYPE CC.
- NO SERVICE CONNECTIONS WITHIN ONE FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE THE ALONG CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF ONE FOOT.
- CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE 30" TILE WITH CONCRETE GRADE RING, STANDARD MANHOLE RING AND LID MARKED "WATER".
- ELEVATION SET OF METER LID PER LOCAL REQUIREMENTS.

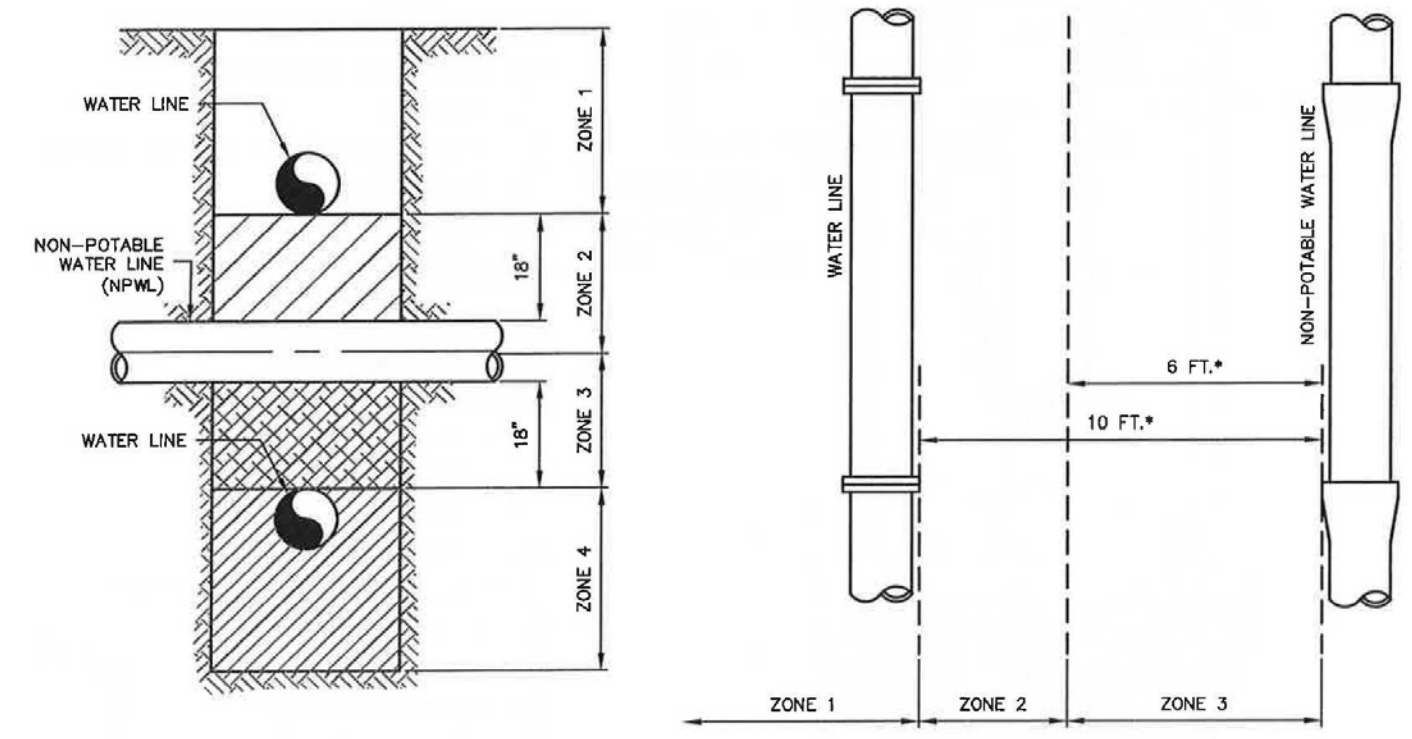


WATER SERVICE CONNECTION DETAIL
N.T.S.

LEGEND

- FORD FIB-1101 OR MUELLER BALL CORPORATION STOP 3/4" OR 1".
- MUELLER H-15072.
- NO. 12 COPPER FINDER WIRE. SEE SD-514 FOR SPLICING.
- 20" DIA. X 42" DEEP METER BOX (NOTCH FOR SERVICE LINES).
- STAINLESS STEEL SADDLE.
- WATER MAIN.
- 3/4" OR 1" SERVICE LINE (TYP.) NO SPLICING IS ALLOWED.
- MALE SWIVEL END.
- FULL OPENING 3/4" OR 1" MUELLER 300 BALL OR FORD B-11333 BALL VALVE.
- CURB STOP ADAPTER (FORD C-86 OR MUELLER H-15426 "TRIP JOINT").
- FUTURE METER INSTALLED BY WATER PURVEYOR.
- FINN UNDISTURBED EARTH. (SET TILE ON 2" X 22" DIAMETER PRECAST CONCRETE BLOCK IF OVER EXCAVATION OCCURS).
- PROVIDE TEMPORARY PLUG (THREADED IN HIGH WATER AREAS).
- DOUBLE PURPOSE COUPLING.
- FORD VHM-92-18" YOKE WITH MALE CONNECTION AND EXTENDED END OR APPROVED EQUAL.
- FORD CARTRIDGE DUAL CHECK VALVE (VERTICAL).
- FORD BALL VALVE 18" (92,93,94 SERIES OR MUELLER B24101-142) 3/4"-1" COPPERSETTER WITH PADLOCK WINGS AND EXTENDED END ON EACH.
- FORD TYPE X SINGLE LID COVERS NO. X43. 13 1/2" OPENING-1 1/32" PENTAGONAL NUT.

1 WATER SERVICE CONNECTION (3/4" - 1")
ISPMC - SD-401
NOT TO SCALE



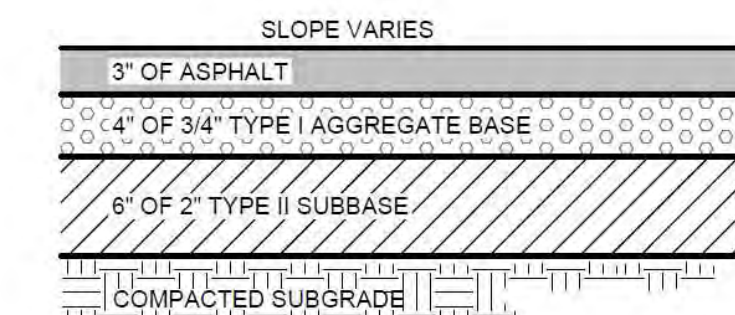
VERTICAL SEPARATION REQUIREMENTS

- ZONE 1: A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND B) ONE FULL, UNCLUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- ZONE 2: A) ONE FULL, UNCLUT LENGTH OF BOTH PWL AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING. AND EITHER B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING. OR C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SLEEVING MATERIAL ACCEPTABLE TO SDG FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.
- ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.
- ZONE 4: SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

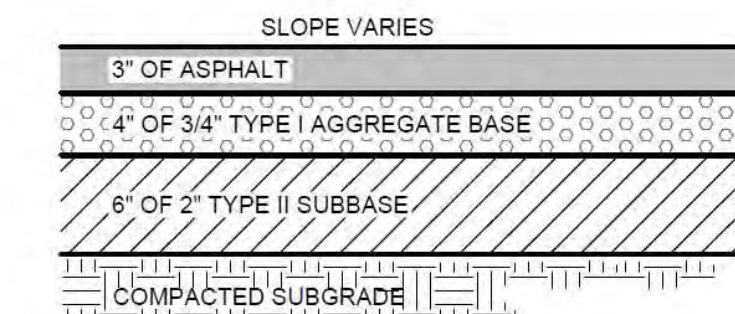
HORIZONTAL SEPARATION REQUIREMENTS

- ZONE 1: A) NO SPECIAL REQUIREMENTS.
- ZONE 2: A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON-POTABLE SERVICES. B) WATER AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS. AND C) WATER AT LEAST 18 INCHES HIGHER IN ELEVATION THAN THE NPWL. AND EITHER D) NPWL CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS. OR E) SITE SPECIFIC REQUIREMENTS APPROVED BY DEG.
- ZONE 3: NOT ALLOWED WITHOUT DEG WAIVER.
- NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10" HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEG.

3 POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPERATION
ISPMC - SD-407
NOT TO SCALE



TYPICAL STREET ASPHALT SECTION

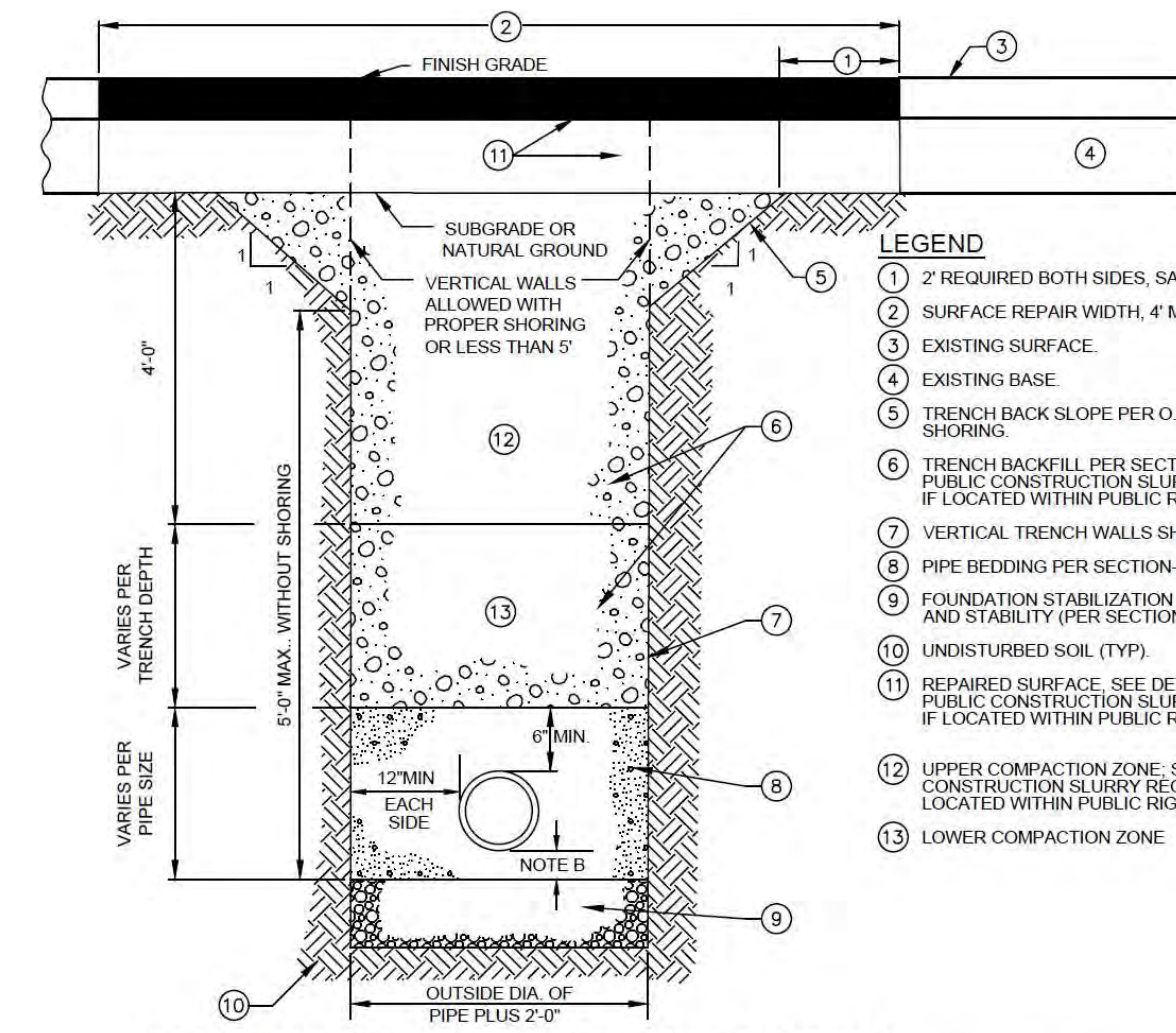


TYPICAL ALLEY ASPHALT SECTION

NOTES:

- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
- MATERIALS SHALL CONFORM WITH CURRENT ISPMC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
- PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

2 TYPICAL ROAD SECTIONS
CITY OF KETCHUM - SD-3
NOT TO SCALE



KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (6" MINUS) : 2,600 LBS
 SAND : 800 LBS
 PORTLAND CEMENT : 94 LBS
 WATER : 11 GAL. (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCED DOWNWARD. CARE SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION, OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PREPARATION PRIOR TO COMPLETING THE PERMANENT REPAIR.

NOTES:

- TRENCH EXCAVATION PER SECTION 301.
- PIPE BEDDING PER SECTION 305.
- BACKFILL AND COMPACTION PER SECTION 306.
- SURFACE REPAIR AND BASE PER DETAIL 3.
- ASPHALT PAVEMENT FOR SURFACE REPAIR SHALL BE IN ACCORDANCE WITH PLANS AND ISPMC SECTIONS 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- IF TRENCH IMPACTS CROWN OF ROADWAY, CROWN MUST BE MAINTAINED AND POSITIVE DRAINAGE PROVIDED.

4 TYPICAL TRENCH
CITY OF KETCHUM - SD-12
NOT TO SCALE

PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4\CS_214_SageMountainsideTHMS_CivilROW2023_Revise.dwg 6/9/2023 3:56:29 PM MST

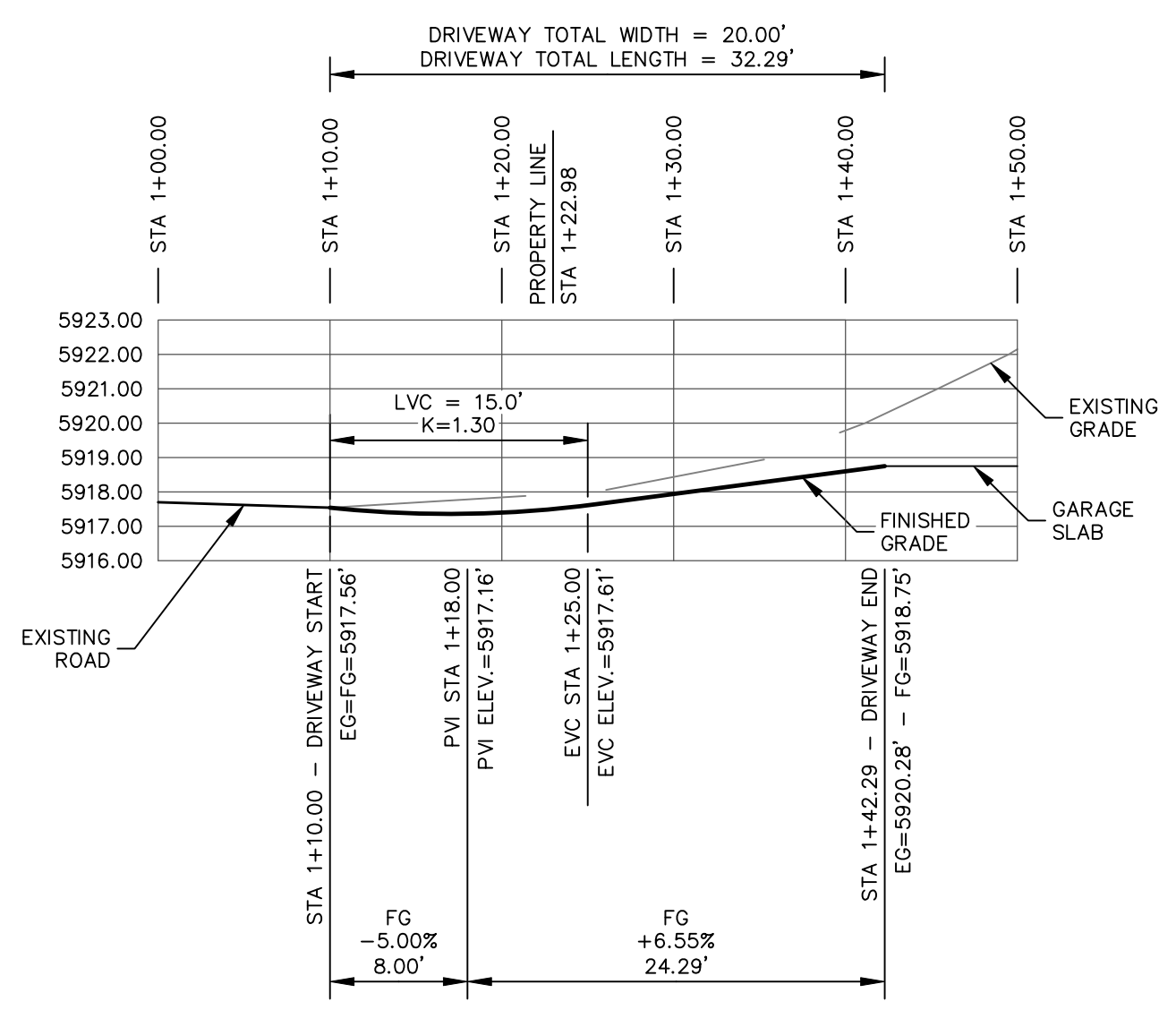
A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING
 SAGE MOUNTAINSIDE TOWNHOMES
 WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR SAGE MOUNTAINSIDE LLC.

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 722-1988
 email: alpine@alpineenterprisesinc.com

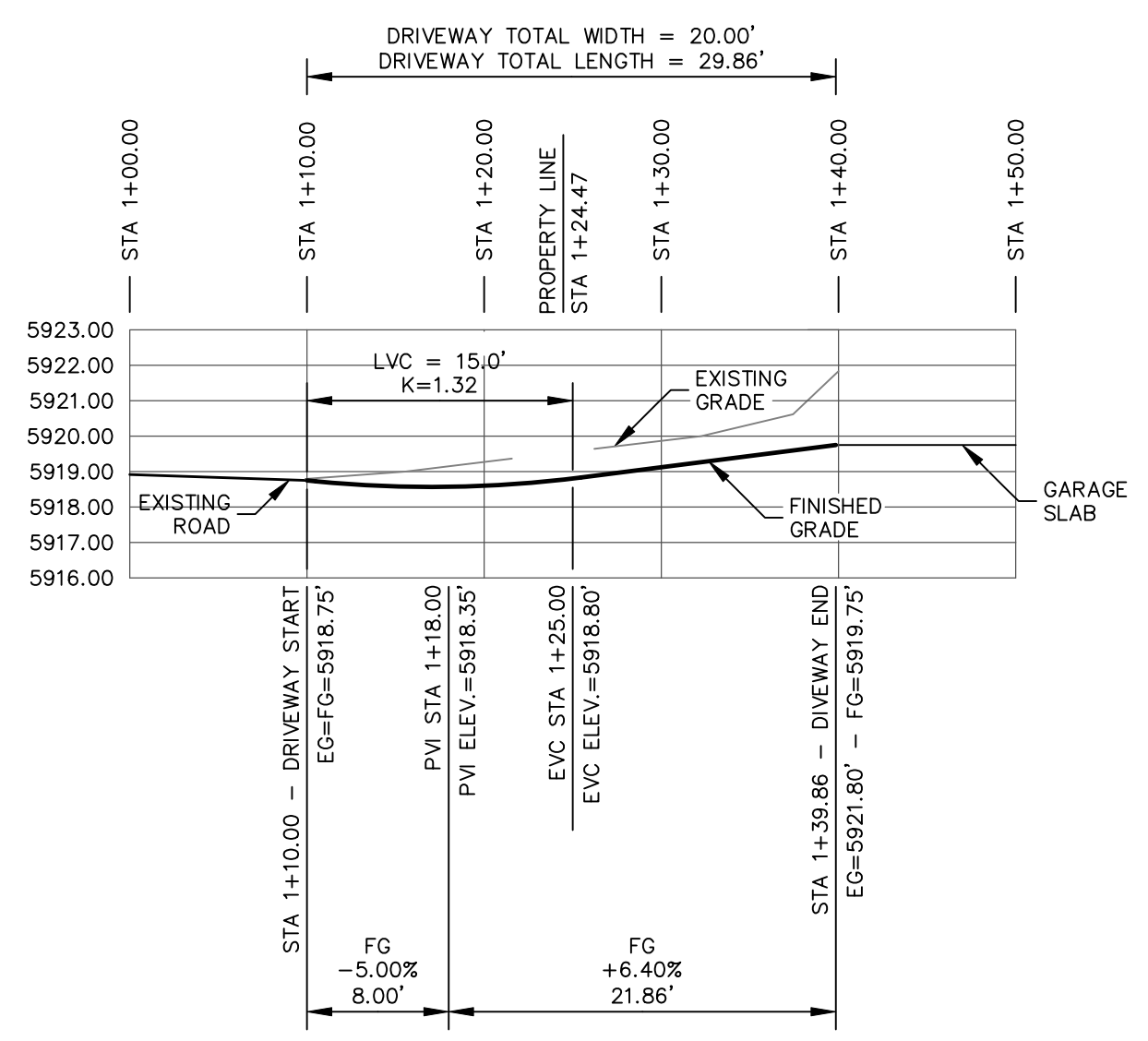


NO	DATE	BY	REVISIONS
1	08DEC22	AHN	PRELIMINARY ONLY: NOT FOR CONSTRUCTION
2	02MAR23	AHN	DESIGN REVIEW SUBMITTAL
3	09JUN23	AHN	REVISION
			DESIGN REVIEW - ROUND 2

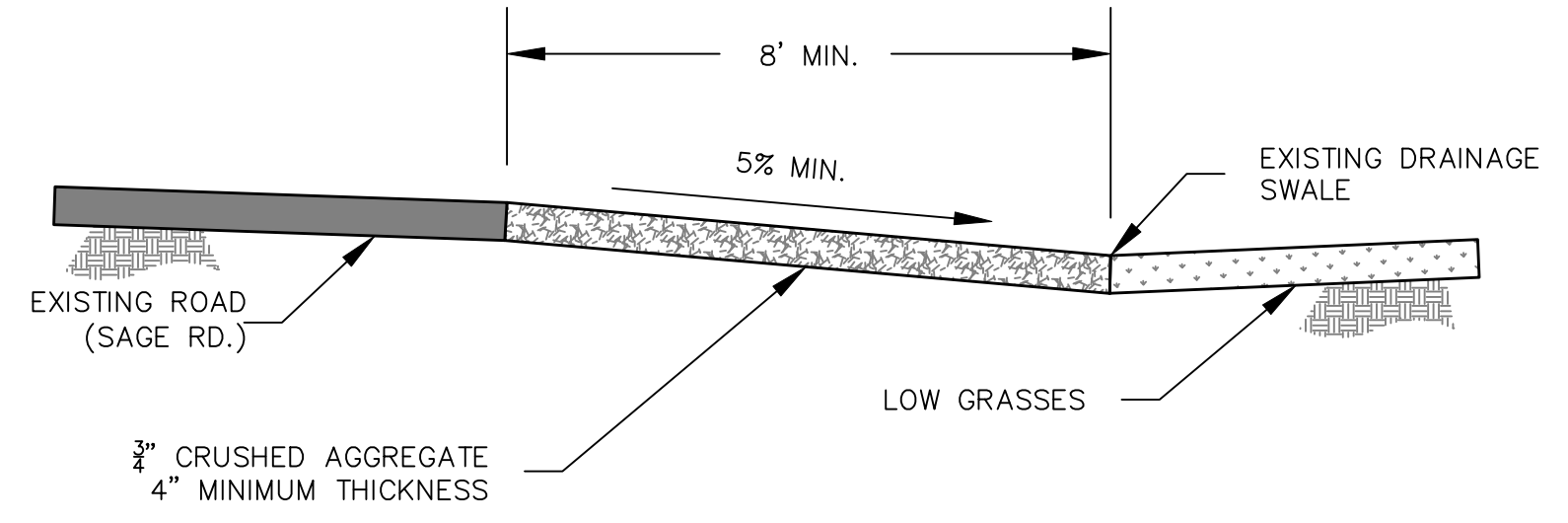
C2.0



5 DRIVEWAY PROFILE VIEW
SUBLOT 1
VERT: 1"=5'
HORIZ: 1"=10'

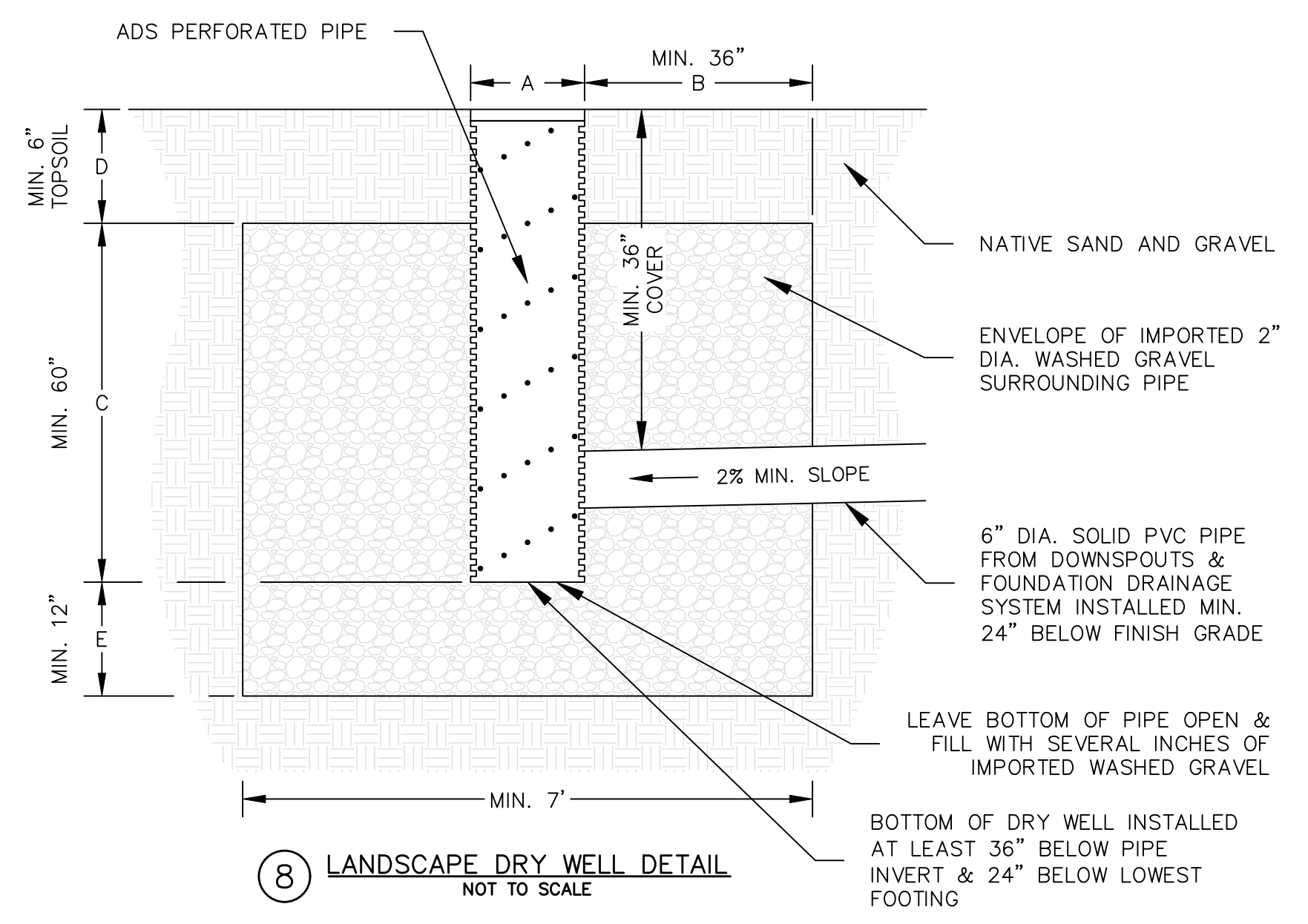


6 DRIVEWAY PROFILE VIEW
SUBLOT 2
VERT: 1"=5'
HORIZ: 1"=10'

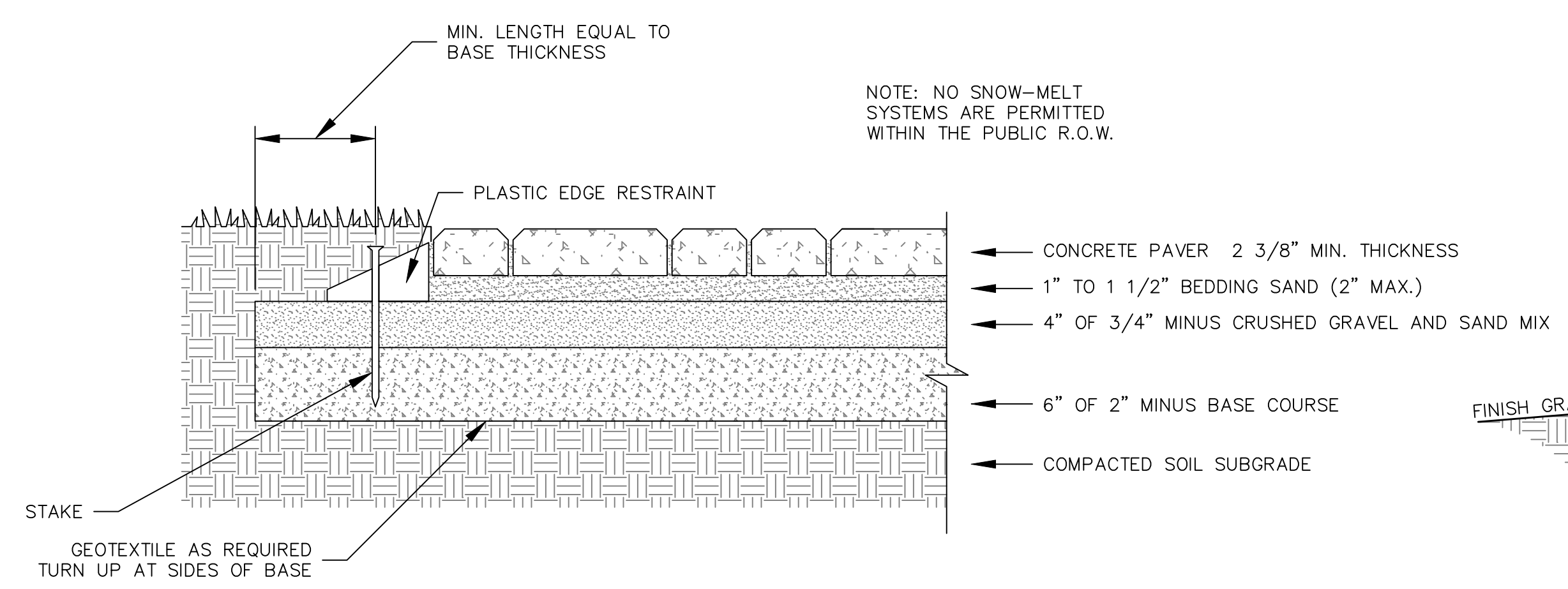


7 CROSS-SECTION: ROADSIDE SWALE
R.O.W. SAGE ROAD
NOT TO SCALE

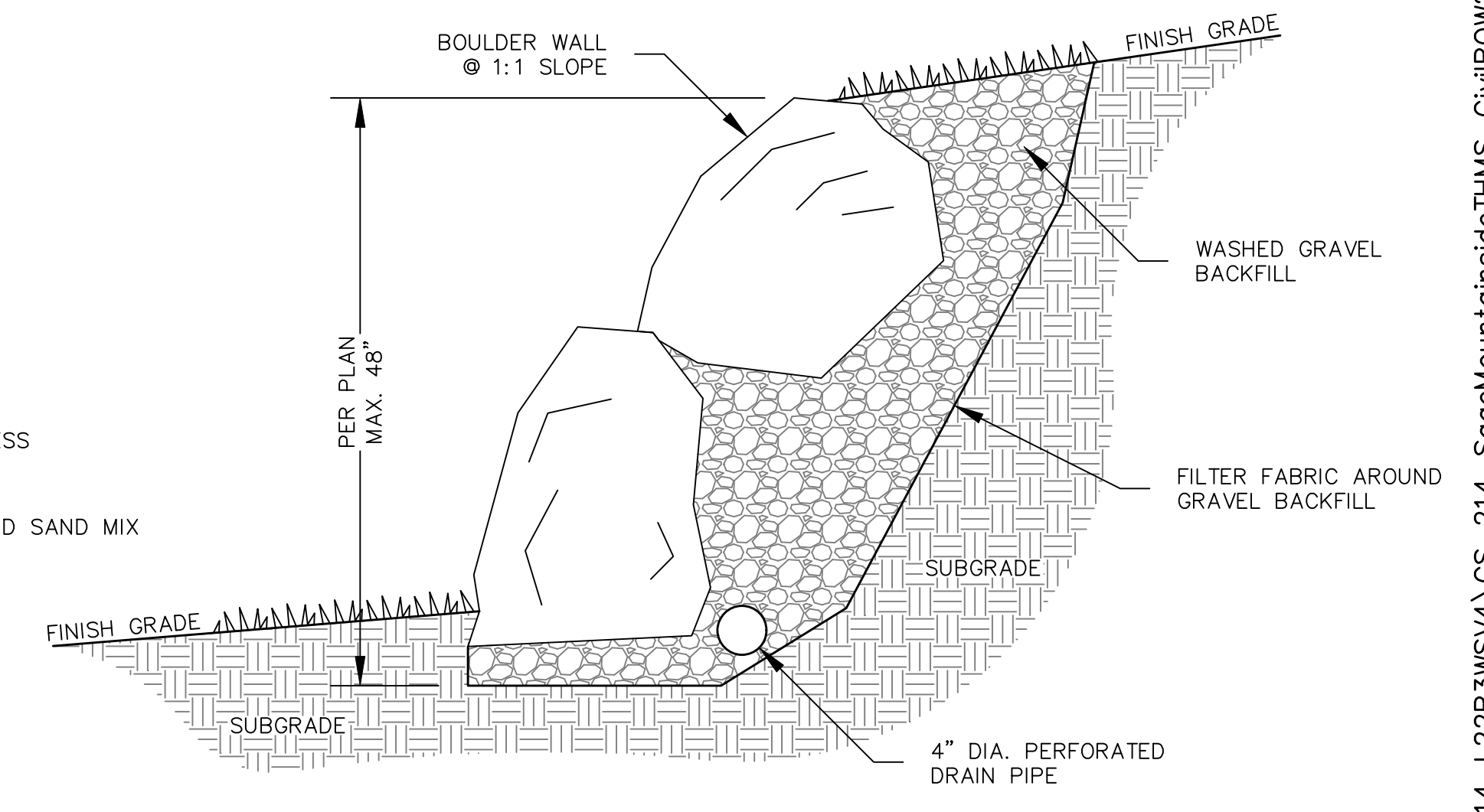
- NOTES**
- A) Material shall be pervious/permeable to allow drainage.
 - B) Surface must allow for vehicle parking and be consistent along the entire property frontage.
 - C) Material within the first eight (8) feet from edge of asphalt (Street) shall be distinct from driveway and rest of property in order to visually appear available for parking.
 - D) Grading and drainage improvements as required by City Engineer - Minimum 5% slope.
 - E) No obstructions, such as boulders or berms.
 - F) No buried irrigation systems within the first eight (8) feet the edge of asphalt (Street). Surface irrigation lines are permitted beyond the first eight (8) feet, however pop-up heads are not permitted anywhere in the ROW.
 - G) No live plant material within the first eight (8) feet from edge of asphalt (Street). Low ground cover plant material, such as turf grass, is permitted beyond the first eight (8) feet. Drought-tolerant species are preferred.
 - H) No snow-melt systems within Public R.O.W.



8 LANDSCAPE DRY WELL DETAIL
NOT TO SCALE



9 PAVER DRIVEWAY DETAIL
NOT TO SCALE



10 BOULDER WALL
NOT TO SCALE

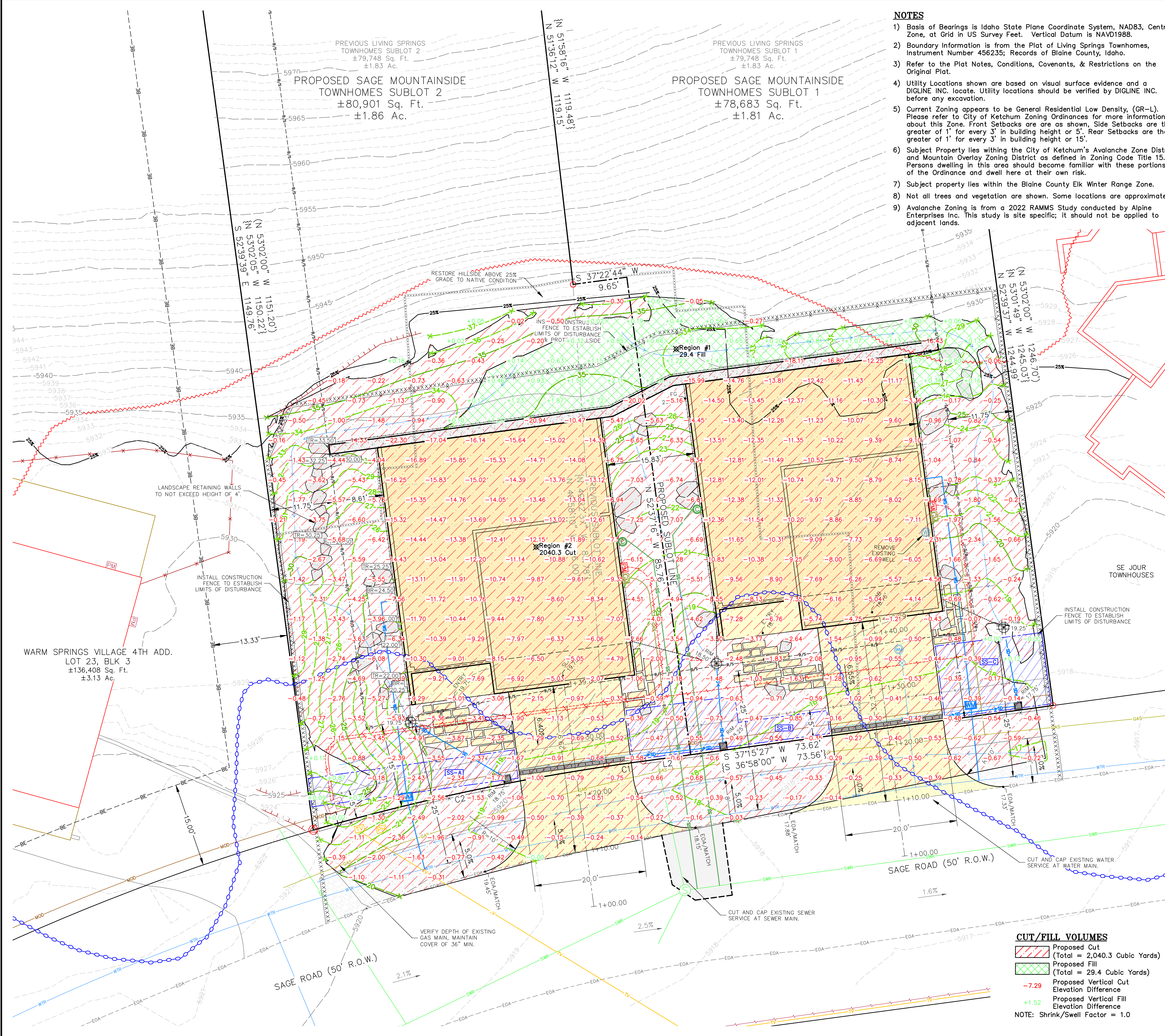
PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4\CS_214_SageMountainsideTHMS_CivilROW2023_Revise.dwg 6/9/2023 3:56:29 PM MST

A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING
SAGE MOUNTAINSIDE TOWNHOMES
WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR SAGE MOUNTAINSIDE LLC.

Alpine Enterprises Inc.
Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1988
email: bsmith@alpineenterprisesinc.com



REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION			
DESIGN REVIEW SUBMITTAL			
REVISED	1	08DEC22	AHN
REVISED	2	02MAR23	AHN
REVISED - DESIGN REVIEW - ROUND 2	3	09JUN23	AHN



- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
 - 2) Boundary Information is from the Plat of Living Springs Townhomes, Instrument Number 456235; Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, & Restrictions on the Original Plat.
 - 4) Utility Locations shown are based on visual surface evidence and a DIGLINE INC. locate. Utility locations should be verified by DIGLINE INC. before any excavation.
 - 5) Current Zoning appears to be General Residential Low Density, (GR-L). Please refer to City of Ketchum Zoning Ordinances for more information about this zone. Front Setbacks are as shown, Side Setbacks are the greater of 1' for every 3' in building height or 5'. Rear Setbacks are the greater of 1' for every 3' in building height or 15'.
 - 6) Subject Property lies within the City of Ketchum's Avalanche Zone District and Mountain Overlay Zoning District as defined in Zoning Code Title 15. Persons dwelling in this area should become familiar with these portions of the Ordinance and dwell here at their own risk.
 - 7) Subject property lies within the Blaine County Elk Winter Range Zone.
 - 8) Not all trees and vegetation are shown. Some locations are approximate.
 - 9) Avalanche Zoning is from a 2022 RAMMS Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.

- LEGEND**
- Subject Boundary
 - Existing/Proposed Sublot Line
 - Previous Sublot Line
 - Adjainers Boundary
 - Existing Edge of Asphalt Roadway
 - Existing Building Setback (See Note 5)
 - Existing 5' Public Utility Easement
 - Mountain Overlay District (City of Ketchum)
 - 25% Slope Line (Alpine 2022)
 - Existing 5' Major Contour Line (Alpine 2022)
 - Existing 1' Minor Contour Line (Alpine 2022)
 - Proposed 5' Major Contour
 - Proposed 1' Minor Contour
 - Proposed Drainage Flowline
 - Proposed 6" Dia. PVC Storm Drain Pipe
 - Proposed L.O.D. with Silt Fence (Construction)
 - Proposed L.O.D. (Demolition)
 - Proposed 4" Dia. Footing Drain Pipe
 - Proposed 4" Dia. Roof Drain Pipe
 - Existing Wooden Fence
 - Existing Retaining Wall
 - Existing Overhead Power
 - Proposed Underground Power
 - Existing Water Main
 - Existing Water Service
 - Proposed Water Service (C2.0, Detail 4)
 - Existing Sewer Main
 - Existing Sewer Service
 - Proposed Sewer Service (C2.0, Detail 4)
 - Existing CA/TV
 - Existing Gas Main
 - Proposed Gas Service
 - Red Avalanche Hazard Zone (Alpine 2022)
 - Blue Avalanche Hazard Zone (Alpine 2022)
 - Found 1/2" Rebar
 - Found Aluminum Cap
 - Set 1/2" Rebar, PLS 7048
 - Existing Power Pole
 - Existing Sewer Manhole
 - Proposed Sewer Cleanout
 - Existing Water Meter
 - Existing Water Valve
 - Existing Well
 - Proposed Water Meter (C2.0, Detail 1)
 - Proposed Sewer Cleanout
 - Existing Phone Box
 - Existing CA/TV Box
 - Existing Power Box
 - Proposed Power Meter
 - Proposed Gas Meter
 - Existing Road Grade
 - Proposed Grade
 - Proposed Structure
 - Proposed Concrete Avalanche Protection Wall
 - Proposed Deck Line (See Arch. Plan)
 - Proposed Paver Driveway (C3.0, Detail 8)
 - Proposed Asphalt Patch & Saw-Cut Line (C2.0, Detail 3)
 - Proposed Stone Entry
 - Proposed Boulders (C3.0, Detail 10)
 - Proposed Gravel (C3.0, Detail 7)
 - Proposed Snow Storage (C2.0, Note 22)
 - Proposed Landscape Dry Well (C3.0, Detail 8)
 - Proposed Landscape Catch Basin Connected To Building Drainage
 - Proposed 6" Driveway Trench Drain
 - SLAB Garage Slab Elevation
 - FG Finish Grade
 - ENTRY Stone Entry Elevation
 - RIM Dry Well/Catch Basin Rim Elevation
 - TR Top of Retainage Elevation
 - BR Bottom of Retainage Elevation

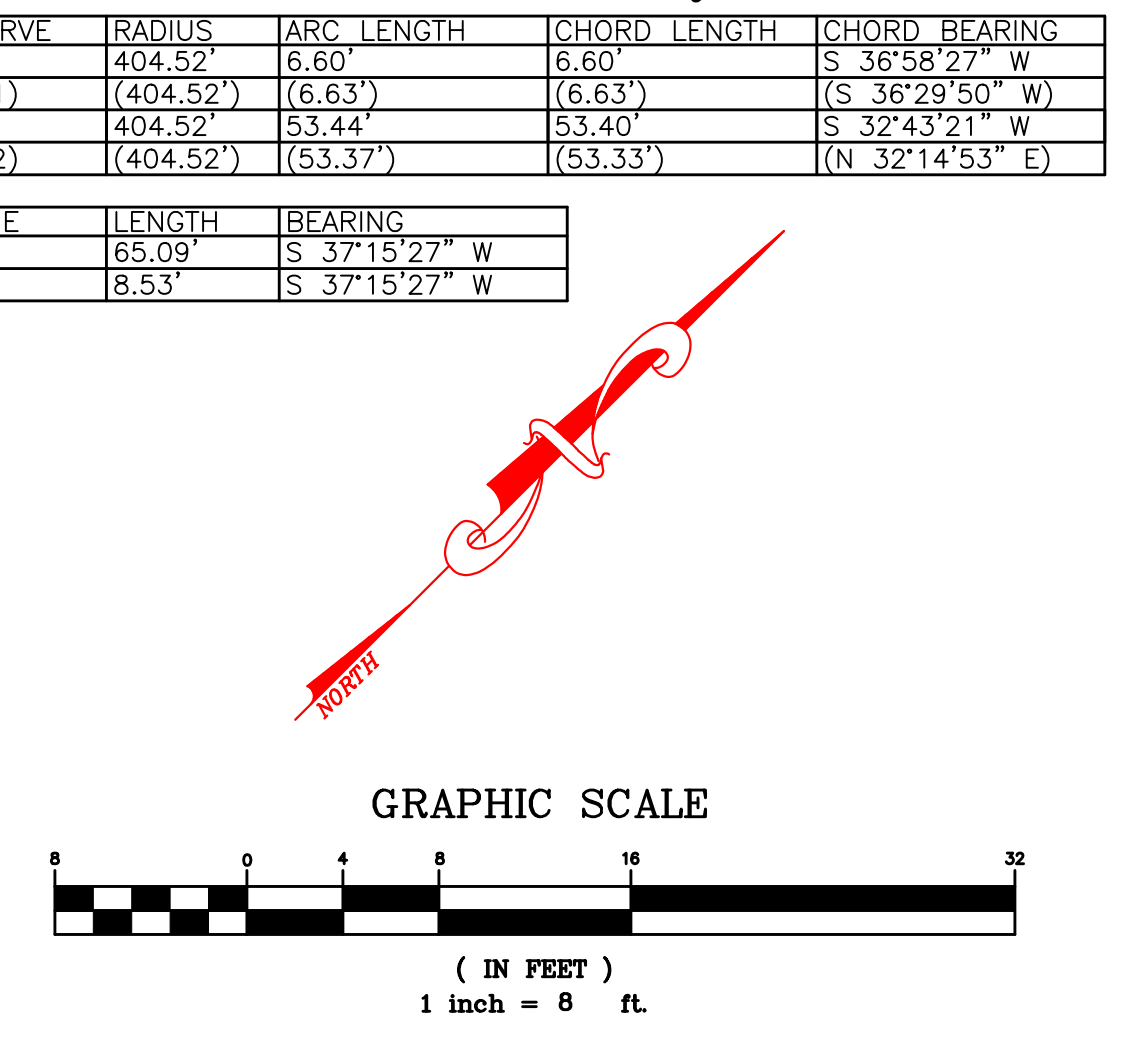
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	404.52'	6.60'	6.60'	S 36°58'27" W
(C1)	(404.52')	(6.63')	(6.63')	(S 36°29'50" W)
C2	404.52'	53.44'	53.40'	S 32°43'21" W
(C2)	(404.52')	(53.37')	(53.33')	(S 32°14'53" E)

LINE	LENGTH	BEARING
L1	65.09'	S 37°15'27" W
L2	8.53'	S 37°15'27" W

CUT/FILL VOLUMES

- Proposed Cut (Total = 2,040.3 Cubic Yards)
- Proposed Fill (Total = 29.4 Cubic Yards)
- Proposed Vertical Cut Elevation Difference -7.29
- Proposed Vertical Fill Elevation Difference +1.52

NOTE: Shrink/Swell Factor = 1.0



PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4\CS_214_SageMountainsideTHMS_CivilROW2023_Revise.dwg 6/9/2023 3:56:29 PM MST
 A SITE GRADING, R.O.W. ENCROACHMENT, & UTILITY PLAN SHOWING
 SAGE MOUNTAINSSIDE TOWNHOMES
 WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR SAGE MOUNTAINSSIDE LLC.

Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 722-1988
 email: alpine@alpineenterprisesinc.com

REVISIONS	NO	DATE	BY
PRELIMINARY ONLY: NOT FOR CONSTRUCTION			
DESIGN REVIEW SUBMITTAL	1	08DEC22	AHN
REVISED	2	02MAR23	AHN
REVISED - DESIGN REVIEW - ROUND 2	3	09JUN23	AHN

PROFESSIONAL ENGINEER
 18075 ARY
 09JUN23
 STATE OF IDAHO
 ALEX NELSON

C4.0

Attachment E:
Application Materials: Conditional Use
Permit Application & Supplemental
Materials



**City of Ketchum
Planning & Building**

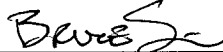
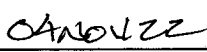
OFFICIAL USE ONLY
File Number:
Date Received:
By:
Fee Paid:
Approved Date:
Denied Date:
By:

Conditional Use Permit Application

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 191 5th St. West, Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

OWNER INFORMATION	
Project Name: SAGE MOUNTAINSIDE TOWNHOMES	
Name of Owner of Record: SAGE MOUNTAINSIDE LLC.	
Physical Address: 402 SAGE ROAD , UNITS A + B	
Property Legal Description: LIVING SPRINGS TOWNHOMES , SUBLOTS 1 + 2	
Property Zoning District: GENERAL RESIDENTIAL LOW DENSITY (GR-L)	
Contact Phone: (208) 727-1988	Contact Email: bsmith@alpineenterprisesinc.com
PROJECT INFORMATION	
Description of Proposed Conditional Use: TO ALLOW FOR A NEW AVALANCHE WALL TO PROTECT THE 2 PROPOSED TOWNHOUSE UNITS.	
Description of Proposed and Existing Exterior Lighting: NO EXTERIOR LIGHTING IS ASSOCIATED WITH THE AVALANCHE STRUCTURE.	
ADDITIONAL COMMENTS	
SEE ATTACHED NARRATIVE, ENGINEERING STATEMENT	
ACCOMPANYING SUPPORTING INFORMATION REQUIRED	
<ul style="list-style-type: none"> • Existing Site Plan • Proposed Site Plan • Landscape Plan • Grading and Drainage Plan • Exterior Lighting Plan and Specifications • Other plans and studies related to the social, economic, fiscal, environmental, traffic, and other effects of the proposed conditional use, as required by the Administrator 	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortious conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Applicant Signature: BRUCE SMITH, PLS
 REPRESENTATIVE'S: ALPINE ENTERPRISES INC.

Date

ALPINE ENTERPRISES INC.

Surveying, Mapping, Civil Engineering, GPS, GIS and Natural Hazards Consulting

Alex Nelson, PE
Alpine Enterprises Inc.
P.O. Box 2037
Ketchum, ID 83340
(208) 727-1988
alexnelson@alpineenterprisesinc.com

December 5th, 2022

City of Ketchum
Planning & Building Department

RE: 402 Sage Road – Conditional Use Permit Application

Living Springs Townhomes
Ketchum, ID 83340

Please find the attached Conditional Use Permit Application and plans for the proposed Sage Mountainside Townhomes development located at 402 Sage Rd. in Ketchum, Idaho.

The owners wish to redevelop the existing Living Springs Townhomes into two new Townhouse Units that would be renamed Sage Mountainside Townhomes. The Subject Property is located within the City of Ketchum's Avalanche Zoning District. As a result, any new development within this Zone must be designed to withstand the potential avalanche forces, to not deflect avalanche runout towards the property of others, and to not increase the danger to persons or property. The current Townhouse development was constructed in 1966, before avalanche design requirements were implemented, and consequently is not safe from avalanche danger.

We have worked with the Owners, the Designers at Connect Homes, and Scott Heiner PE with RLB Architectura to make this an avalanche aware design from the inception. Numerous meetings with the Owners, Connect Homes, and RLB Architectura have resulted in what we believe to be the best location and orientation for the proposed residence. The goal was to keep the structures and the surrounding property as safe as possible while still maintaining the Owners vision for their property. An important aspect of the design was to be deflection neutral. The design also adds an element of safety to the existing down path residences. The proposed structures were oriented perpendicular to the avalanche flow direction in order to not deflect avalanche runout towards the property of others. Any snow momentarily deflected by the protection wall will be immediately entrained by the rest of the slide as it passes by ensuring there will not be increased risks to neighboring properties. The structures were also located immediately adjacent to the minimum front yard setback in an attempt to reduce the potential avalanche forces associated with Red Hazard Zones. It should be remembered that persons and property inside an avalanche resistant structure will be safe from avalanche danger, but persons or property on the outside of a proposed structure could be at risk.

According to the structural plans by RLB, dated November 15th, 2022, the height of the proposed avalanche protection wall would range between 13' above finish grade at the Southwesterly property boundary and 21' above finish grade at the Northeasterly property boundary.

Conditional Use Permit Criteria:

- A. *The characteristics of the conditional use will not be unreasonably incompatible with the types of uses permitted in the applicable zoning district.*
 - The surrounding neighborhood and adjacent properties have all been developed with similar avalanche protection structures. The neighboring properties that do not have similar avalanche mitigation structures were developed before it was a requirement.

- B. *The conditional use will not materially endanger the health, safety, and welfare of the community.*
 - The proposed structure will not endanger the health, safety, and welfare of the community as far as any development within an Avalanche Hazard zone can be considered, but as long as the City allows development within Avalanche Hazard Zones, we feel that the owner has a vested right to responsibly develop this property. The existing structure on the subject property as well as numerous neighboring properties were developed before avalanche protection was a requirement. These structures have endangered the health, safety, and welfares of the community and have also created the need for stricter codes and enforcement. The proposed development would replace an existing nonconforming

structure, act as a mitigation structure for downslope properties, and would decrease the risks to the community.

- C. *The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.*
 - The proposed development is within a platted subdivision that was recorded in 1961. The subject property was identified as being within an Avalanche Zone by the City of Ketchum in 1979. The vehicular and pedestrian traffic associated with this property would be consistent with every other lot and development within the subdivision.

- D. *The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area, or conditions can be established to mitigate adverse impacts.*
 - The proposed development is within a platted subdivision that was recorded in 1961 and the property is currently serviced by City water and sewer.

- E. *The conditional use is not in conflict with the policies of the comprehensive plan or the basic purposes of this chapter.*
 - The proposed development does not conflict with the policies of the City's Comprehensive Plan or the basic purpose of the Conditional Use requirements.

Should you need further information, please do not hesitate to contact me.

Sincerely,
Alex Nelson, P.E.



Attachment F:
Application Materials: Conditional Use
Permit Plan Set

STRUCTURAL MEMORANDUM

June 20, 2023

TO: City of Ketchum – Planning and Building Department
480 East Avenue North
Ketchum, Idaho 83340
208-726-7802

FROM: Craig Maxwell P.E.

**RE: Sage Mountainside Townhomes
402 Sage Road
Ketchum, Idaho:**

Dear Commissioners,

This memorandum is to accompany the Design Review Application submitted by Connect Homes on behalf of the Jadallah's to build two new townhomes at 400 and 402 Sage Road in Ketchum, Idaho.

The proposed building, as shown on the Connect Homes architectural drawings dated 06/20/2023, has been specifically designed to be deflection neutral regarding the flow of the avalanche path. The avalanche wall that protects both buildings is perpendicular to the natural avalanche path and is designed to collect the avalanche debris behind the wall. Therefore, the addition of the structures on the 400 and 402 Sage Road will not deflect avalanche debris onto the surrounding properties of others.

If there are any further questions please contact me.

Sincerely,

Craig Maxwell



SNOW AVALANCHE HAZARD EVALUATION
SAGE MOUNTAINSIDE TOWNHOMES, SUBLOTS 1 & 2
FORMERLY LIVING SPRINGS TOWNHOMES, SUBLOTS 1 & 2
400 & 402 SAGE ROAD
LOCATED WITHIN SECTIONS 11 & 14, T. 4 N., R.17 E., B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

Prepared for
Sage Mountainside, LLC.

Bruce Smith, PLS 7048
Alex Nelson, PE 19275
Alpine Enterprises Inc.
P.O. Box 2037
Ketchum, Idaho 83340

This report will attempt to delineate the potential avalanche danger at the study site by correlating key data, both quantitatively and intuitively, to show runout distances and destructive power within the limits of the avalanche hazard forecasting art. The avalanche hazard areas in this study are considered by Alpine Enterprises, Inc., the City of Ketchum, the owners and their planners to be reasonable for regulatory purposes. However, neither Alpine Enterprises, Inc., the City of Ketchum, nor the owners or their planners represents, warrants or implies that areas outside of the designated avalanche zones are safe and free from avalanches or avalanche danger. The effects of natural and artificial hazards other than snow are not discussed in this report.



Figure 1 - Vicinity Map (Image Not to Scale)

The purpose of this study is to discuss the potential Snow Avalanche Hazard for two new proposed Townhouse residences at Sage Mountainside Townhomes, Sublots 1 and 2 (Formerly Living Springs Townhomes, Sublots 1 and 2), located at 400 and 402 Sage Road, City of Ketchum, Idaho. This discussion applies only to these Lots and should not be used for other areas. The subject property is located within portions of Sections 11 and 14, Township 4 North, Range 17 East, Boise Meridian, Blaine County, Idaho. The geographic position is roughly 43°41'12.8" North Latitude, and 114°24'14.9" West Longitude. Elevations range from approximately 5920 feet on the valley floor, to about 6410 feet on top of a ridge that may affect the general area. Downtown Ketchum, Idaho, lies approximately 2.5 miles Southeasterly of the study site. Topographic maps used in the calculations come from a Site Plan produced by Alpine Enterprises Inc. using site specific data, Blaine County GIS LiDAR, and Parcel Data.

Field inspections and avalanche observations of the general area have taken place from circa 1980 through 2022, and field inspections of the site took place in May of 2022.

AVALANCHE CHARACTERISTICS

The following discussion is to help the reader better understand conditions that may lead to an avalanche event. The difference between grade in percent and inclination in degrees should be noted. Percent grade is calculated by the vertical rise divided by the horizontal distance.

Inclination in degrees is calculated by taking the arctangent of the grade in percent. A four to one slope = 25% = 14°. Avalanches are generally divided into three areas: a starting zone, a track, and a runout zone. In general, an open slope with an inclination over 27° that receives large amounts of snow can be considered a potential starting zone. Once the snow is set in motion, a slope angle of 17° is all that is required to keep the snow moving through the track, although 22° to 35° is a more typical track angle. The runout zone is where the slide starts losing momentum and the debris finally comes to rest. Runouts may begin when the slope angle flattens to 10° and some will continue across flats and even uphill.

Avalanches may be put into two general types: loose snow, and slabs. These two may be further subdivided into wet and dry. Loose snow slides occur when individual snow grains, due to a lack of cohesiveness, reach their angle of repose and slide down the hill in a generally harmless repositioning, known as a sluff. Wet snow sluffs, although slow moving, may present a hazard due to the sheer mass involved. This type of slide usually occurs in the springtime when factors such as high temperatures, warm winds, rain, and solar radiation create a melt-water saturated snowpack which slides on the ground. Slushflows have been documented on slopes as shallow as 3°, but these are rare occurrences and can generally be disregarded for land planning purposes. On slopes steeper than 50°, loose snow sluffs occur almost continually during storms, thus preventing accumulations that could become hazardous.

Slab avalanches occur involving entire layers in the snowpack and have the potential to become extremely dangerous. The most common type of slab avalanche occurs when large amounts of wind deposited snow accumulate on a slope into a cohesive slab, sitting on top of a weaker layer. With an appropriate trigger, this slab layer will fracture into blocks of snow and begin moving rapidly down the hill, picking up momentum and entraining more snow as it propagates. The slide moves on a bed surface, which may be a deeper layer of snow or the ground. Structural instability in the snowpack occurs due to many factors, some of which are: heavy amounts of snowfall, extreme air temperature changes, a temperature gradient through the layers that forms weak crystals, rainfall, or an ice crust layer.

AVALANCHE ZONING

The City of Ketchum uses roughly the same zoning plan that was developed in Switzerland over 60 years ago. The main difference in the two systems is the "return period" factor. Avalanches have been documented for centuries in Europe, while Blaine County still lacks actual records of occurrences. The best available evidence is talking to long time area residents, old newspaper

articles, and terrain analysis with personal observations and records.

This report will use the three color (or three zone) system. The three zones are defined as follows:

RED (High Hazard) Zone. This area includes terrain where avalanches are expected to have (a) an impact pressure of 30 kPa (600 Lb/Ft²) or greater with a return period up to 300 years, and/or (b) a return period of 30 years or less regardless of impact pressure. Buildings, roads, and winter parking are generally not allowed in the Red Zone (except in the Cities of Ketchum and Sun Valley).

BLUE (Low Hazard) Zone. This area is the transition zone between high hazard and no hazard zones. Avalanches are expected with impact pressures of less than 30 kPa (600 Lb/Ft²) and return periods between 30 and 300 years.

WHITE (No Hazard) Zone. This area includes terrain with very infrequent small slides and the potential for less than 3 kPa (60 Lb/Ft²) from the air blast of a Very Large Avalanche.

The avalanche path modeled in this study that could affect the site and the proposed structures lies within the Red and Blue Hazard Zones and its size classification is Small.

Please refer to Ketchum Municipal Code, Chapter 17.92 Avalanche Zone District (A) for further Conditions and Restrictions, as it is subject to change.

It is generally regarded that it is not economically feasible to build wood frame structures capable of withstanding pressures greater than 10 kPa (200 Lb/Ft²), so reinforced concrete structures may be the most logical direct protection alternative. In some cases, avalanche mitigation structures such as catching dams or deflecting berms may be more suitable. Any structure that encourages gatherings of people such as schools, churches, and hotels, should not be allowed.

HISTORY

The Sun Valley and Blaine County areas have seen man's activities since the late 1800's, but a detailed history of avalanche activity has not been kept. Personal observations, videos, photos, old newspaper articles and interviews with long time area residents recall that avalanches have occurred regularly in the Warm Springs area. In my brief 40 years living in Ketchum, I have observed numerous avalanches in this area, but none, so far, at the subject property.

A former Blaine County Planning and Zoning Administrator recalled stories of a storm in the early 1930's when "it snowed 2 feet, and then rained hard on the new snow, and nearly everything slid." A similar report from the early 1900's reports the same conditions.

The circa 1978, Avalanche Study, conducted by Arthur I. Mears, that was used as the basis for Ketchum's Avalanche Overlay District shows the subject property to be in a Red Zone. Whereas the circa 1977 Avalanche Study, conducted by Norman A. Wilson, shows the subject property outside of avalanche hazard areas. These maps were produced before most of the development occurred in the area and were before Avalanche Dynamics Software and LiDAR mapping were available.



Figure 2 - This photo shows a January 2004 event at the intersection of Sage Road and Skiway Drive and is similar to what could be expected at the site.



Figure 3 - This photo shows a January 2008 event on Sage Road and is similar to what could be expected at the site.



Figure 4 - This photo shows a January 2004 event on Sage Road and is similar to what could be expected at the site.

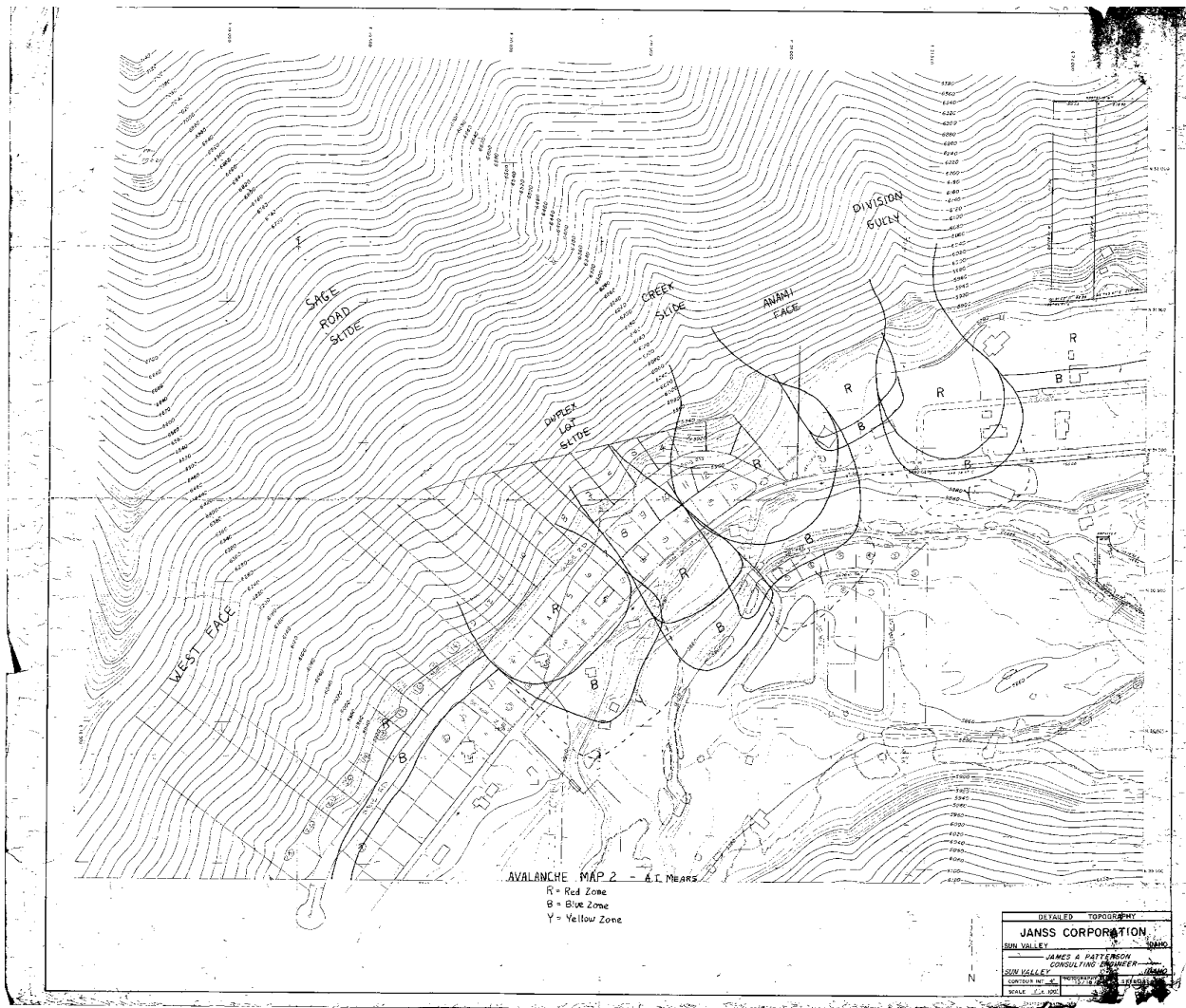


Figure 5 - Mears Avalanche Map 2 – Circa 1978

SITE ANALYSIS

The best method for determining avalanche runout distance (which is of primary importance to man and his activities) is a long (300 year) history of past events at the site. If this is not available, the next step is to look for damage to trees and other vegetation along the track and runout zone. This particular site does not lend itself to dendrochronology, due to minimal vegetation consisting of mostly grasses and sagebrush with a few small, scattered Fir and Aspen.

The next step is terrain analysis and applying statistical methods developed by mapping hundreds of avalanches around the world and comparing these figures to a local data set to determine runout distance. These results are compared with accepted avalanche dynamics modeling software, RAMMS: AVALANCHE (Rapid Mass Movement Simulation), developed by the Swiss Federal Institute for Snow and Avalanche Research to calculate approximate flow depths, velocities, pressures, and potential impact forces that may be expected. Both the Statistical and Dynamic Models are used in this report with the RAMMS model taking precedence as it shows velocities, pressures, and flow depths along the path and the lateral extents.

Blaine County is typically under the influence of Intermountain climatic factors, which usually result in a comparatively shallow snowpack, and cold temperatures; perfect conditions for creating the usual and expected temperature gradient layers (T.G., Kinetic, Facets or "sugar snow") resulting in a weak snowpack structure. This fact, coupled with occasional large Pacific storm events, and the necessary terrain characteristics, result in the occasional avalanches that are observed.



Figure 6 - Looking Uphill from Proposed Building Site.

The slope above the site is a broad unconfined face lying at a typical slope angle of around 32 degrees that steepens up to 38 degrees as it nears the toe of the slope. The projected avalanche path is short and steep with a slight ridge above the subject property that will divert larger avalanche events into existing channels that lie to the northeast and southwest. The slope does not lend itself to deep snow wind loading as typical on the Westerly side of many of the channelized paths in the Warm Springs area, but the steep nature of the immediate terrain creates the potential for avalanche danger.

LAND PLANNING RECOMMENDATIONS

Please refer to the attached 1" = 40', 1" = 10', and Avalanche Forces "A Snow Avalanche Hazard Study Showing Sage Mountainside Townhomes" maps by Alpine Enterprises Inc. for the following discussion.

The Red Zone shown will affect only the most northwestern corner of the proposed avalanche protection wall, while the remainder of the proposed structures and driveways lie in the Blue Zone that stops within Sage Road.

We have worked with the Owners, the Designers at Connect Homes, and Structural Engineer at RLB Architectura to make this an avalanche aware design from the inception. Numerous meetings with the Owners, Connect Homes, and RLB Architectura have resulted in what we believe to be the best location, orientation, and design for the proposed residence. The goal was to keep the structure and its surrounding property as safe as possible while still maintaining the Owners vision for their property. An important aspect of the design was to be deflection neutral and act as a mitigation structure to add an element of safety to the existing down path residences. The proposed structures were oriented perpendicular to the avalanche flow direction in order to not deflect avalanche runout towards the property of others. Any snow momentarily deflected by the protection wall will be immediately entrained by the rest of the slide as it passes by ensuring there will not be increased risks to neighboring properties. The structures were also located immediately adjacent to the minimum front yard setback in an attempt to reduce the potential avalanche forces associated with Red Hazard Zones. It should be remembered that persons and property inside an avalanche resistant structure will be safe from avalanche danger, but persons or property on the outside of a proposed structure could be at risk.

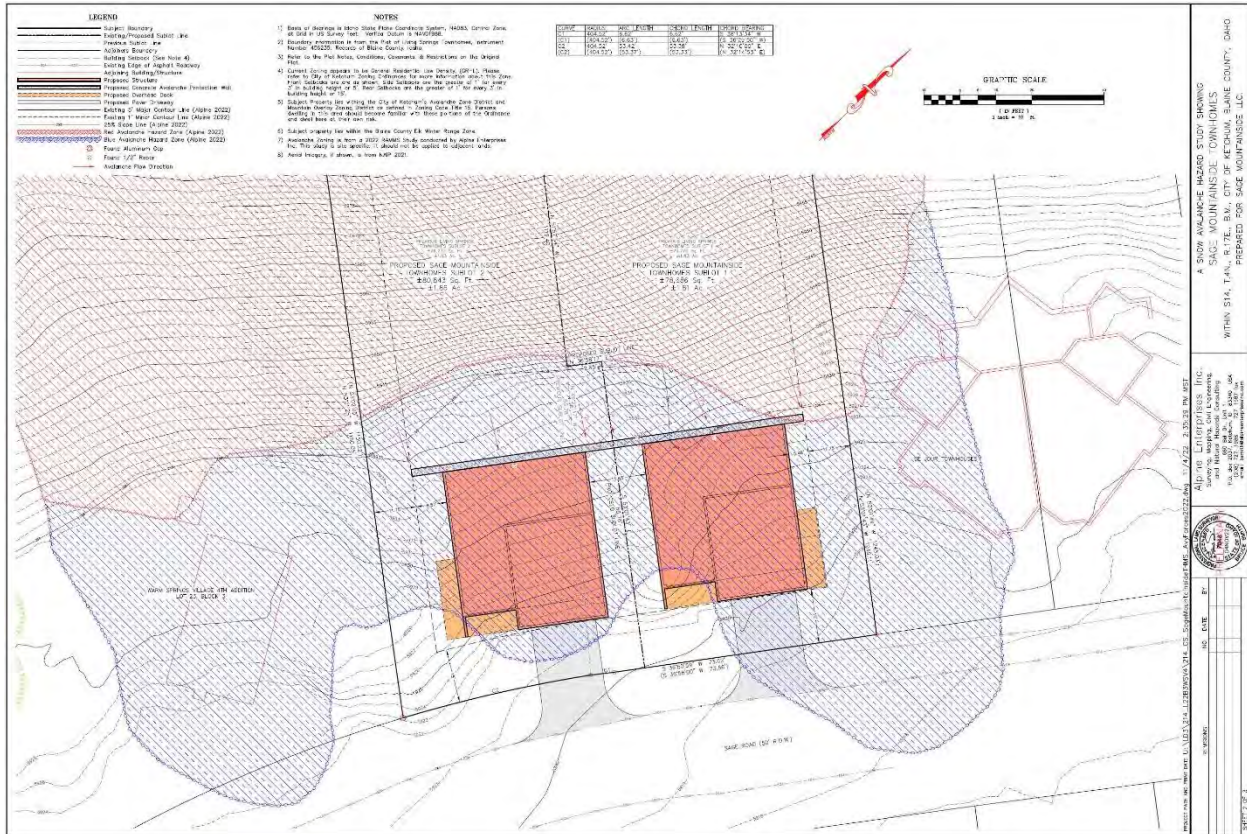


Figure 7 – A 2022 Avalanche Hazard Map showing the subject property, 129 Hillside Dr.

This report should be considered site specific in that avalanche forces and return periods at this site should not be applied to other sites.

The Sawtooth Avalanche Center maintains a daily avalanche hazard forecast during winter months on the internet at SawtoothAvalanche.com that should be referred to frequently, and official warnings should be heeded during periods of high hazard. A daily subscription via email is also available.

As Pete Schaerer suggests in *The Handbook of Snow*: "the technical work required to identify dangerous zones can be carried out with reasonable accuracy using the procedures outlined above. Determination of acceptable risk and the enforcement of building restrictions are political and legal matters."

In conclusion, it is recommended that structures in this area be carefully positioned, oriented, and designed; and that the residents of this area possess at least a basic knowledge of conditions that may lead to an avalanche event, and use this knowledge to protect themselves, family, visitors, structures, the public, and property. As long as the City allows development in the High Hazard Zones, we do feel that the owners have a vested right to responsibly develop this property. Dwelling in this area may be considered an acceptable risk for those who are aware of the hazard, have a basic understanding of conditions that could result in an avalanche event, and are willing to accept the occasional risk. The Developer, Owner, and the City should be aware of, and willing to accept, all possible legal, moral, financial, political, ethical, and safety consequences that may result from structures being located within High Avalanche Hazard Zones.

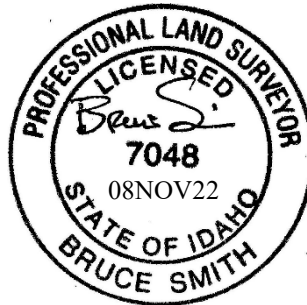
Respectfully submitted,

Bruce Smith, PLS 7048, Idaho

Alex Nelson, PE 19275, Idaho

Alpine Enterprises, Inc.

Ketchum, Idaho



REFERENCES

ARMSTRONG, RICHARD L. and BETSY R.

1977. **Avalanche Atlas**. Institute of Arctic and Alpine Research, University of Colorado.

BURROWS, C.J. and V.L.

1976. **Procedures for the Study of Snow Avalanche Chronology Using Growth Layers of Woody Plants**.

FRUITIGER, HANS

1970. **The Avalanche Zoning Plan**. U.S.D.A. - Forest Service

JAMIESON, BRUCE

2018. **Planning Methods for Assessing and Mitigating Snow Avalanche Risks**.
Canadian Avalanche Association

KETCHUM COMMUNITY LIBRARY

Regional History Department

LaCHAPELLE, EDWARD R.

1966. **Encounter Probabilities for Avalanche Damage**. U.S.D.A. - Forest Service
Misc. Report #10.

LEAF, CHARLES F. and M. JR. MARTINELLI

1977. **Avalanche Dynamics: Engineering Applications for Land Use Planning**.
U.S.D.A. - Forest Service Research Paper 183.

LEID, K. and S. BAKKEHI

1980. **Empirical Calculations of Snow Avalanche Runout Distance Based on Topographic Parameters**. Journal of Glaciology, vol. 26, no. 94.

MARTINELLI, M. JR.

1974. **Snow Avalanche Sites: Their Identification and Evaluation**. U.S.D.A. - Forest
Service Bulletin 360.

MARTINELLI, M. JR.

1986. **A Test of the Avalanche Runout Equations Developed by the Norwegian Geotechnical Institute.** Cold Regions Science and Technology. 13 (1986) 19-33.

McLUNG, DAVID and SCHAERER, PETER

1993. **The Avalanche Handbook** The Mountaineers, Seattle

MEARS, A.I.

1992. **Snow-Avalanche Hazard Analysis for Land Use Planning and Engineering** Colorado Geological Survey Bulletin 49.

MEARS, A.I.

1978. **Snow Avalanche Hazard Analysis and Zoning Recommendations, Warm Springs Area, Ketchum, Idaho.** Unpublished.

PERLA, RONALD I.

1978. **The Avalanche Handbook.** U.S.D.A. - Forest Service Handbook 489.

SCHAERER, P.A..

1981. **The Handbook of Snow.** Gray, D.M., Male, D.H., Ch. 11, Pergammon Press

WILSON, N.A.

1977. **Avalanche Hazard Study, The City of Ketchum, Idaho.** Unpublished.

F. RUDOLF-MIKLAU, S. SAURMOSER, A.I. MEARS

2015. **The Technical Avalanche Protection Handbook,** Ernst & Sohn

NGI CALCULATIONS

Client/Site Sage Mountainside Townhomes
 Date 11/8/2022

Input Parameters (yellow):	Horizontal	
	Distance (X) (ft)	Elevation (Y) (ft)
Avalanche Path Profile		
Top of starting zone (X_1, Y_1)	0	6220
10° point (X_β, Y_β)	522	5940
θ , slope angle (°) top 100 m (vert.)		29.50

Calculated Parameters (green and red):	
β , ave. slope < to 10° point	28.209
H, vert. distance (0,0 to end parabola (ft))	85.344

X_r (ft)	dX (ft)	dX + 1SD (ft)	
590	68	107	Equation 2
594	72	115	Equation 3
661	139	190	Equation 3B
568	44	112	Equation 5
723	201	237	Equation 7
Mean	105	156	All Equations
Mean	113	167	All Equations except Eq. 3

Figure 8 - NGI Calculation Sheet

RAMMS :: AVALANCHE DATA

Avalanche simulations were run for twelve different circumstances. Path “R7_T300_SHORT” represents the 300-Year Event that is considered to be an accurate representation of the potential design event. Existing vegetation and structures were ignored due to uncertainties in future site conditions.



Figure 9 - Release Area, R7, 2D



Figure 10 - Release Area, R7, 3D

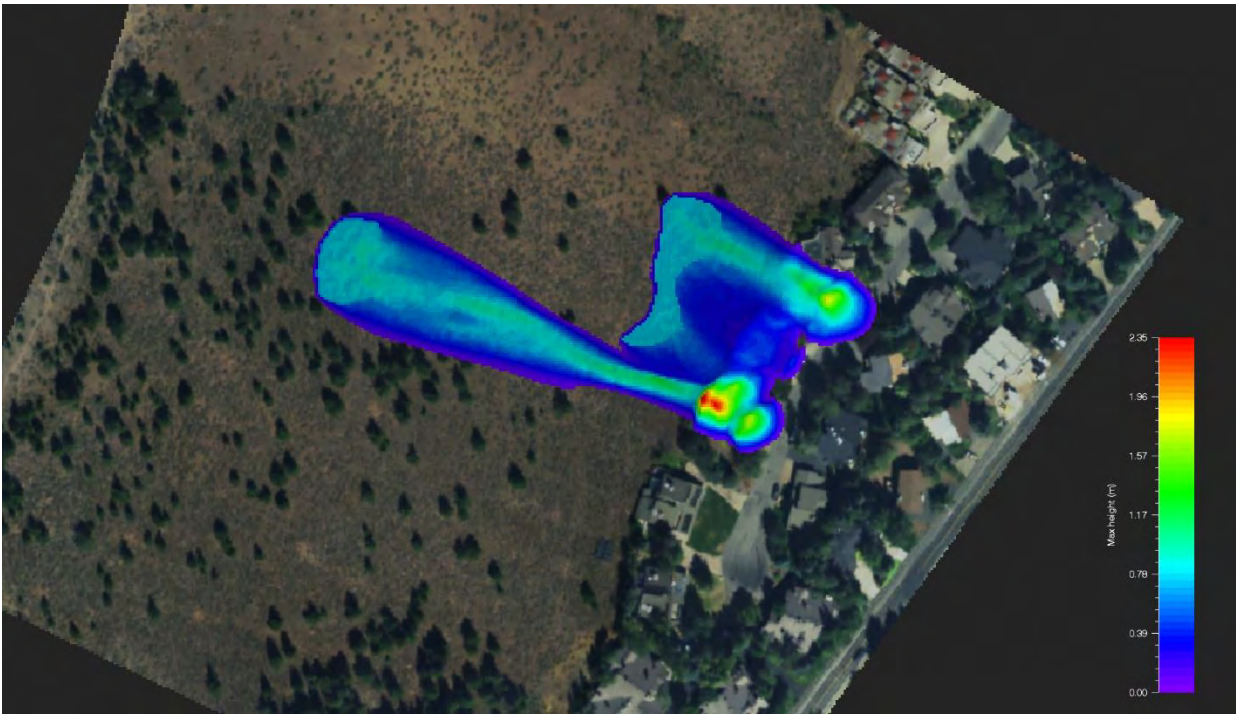


Figure 11 - Path_R7_T300_SHORT - Maximum Flow Height, 2D

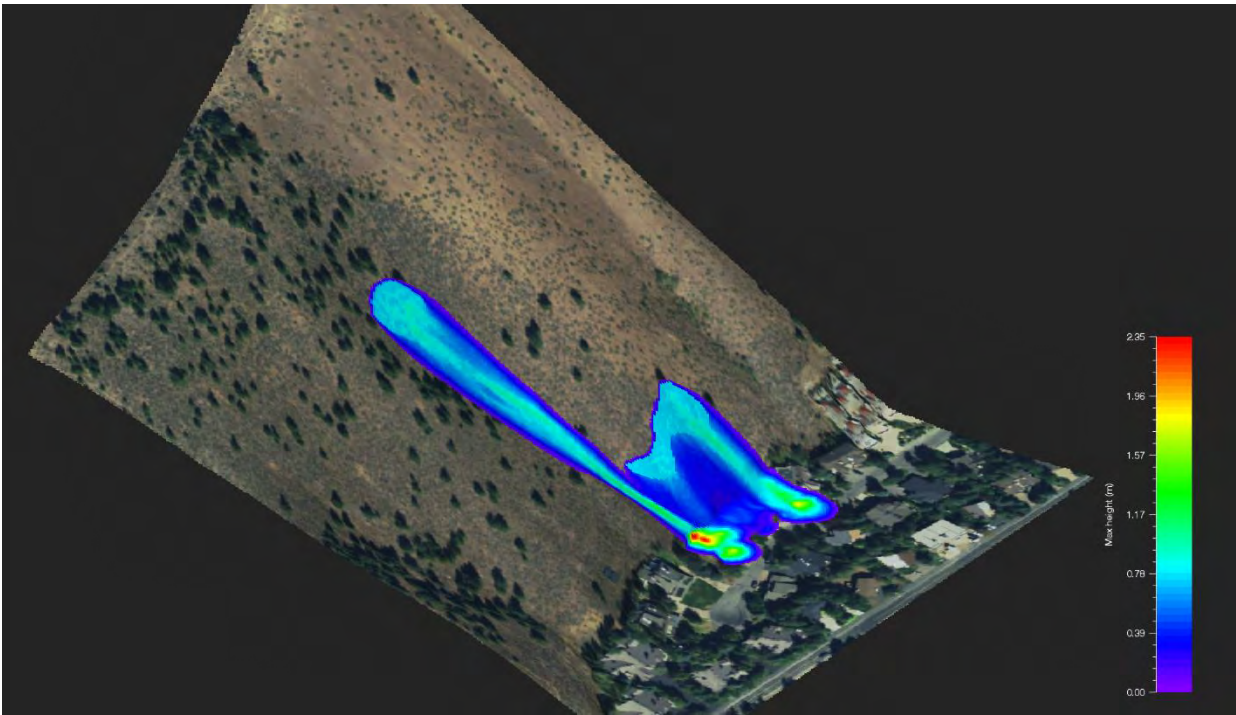


Figure 12 - Path_R7_T300_SHORT - Maximum Flow Height, 3D

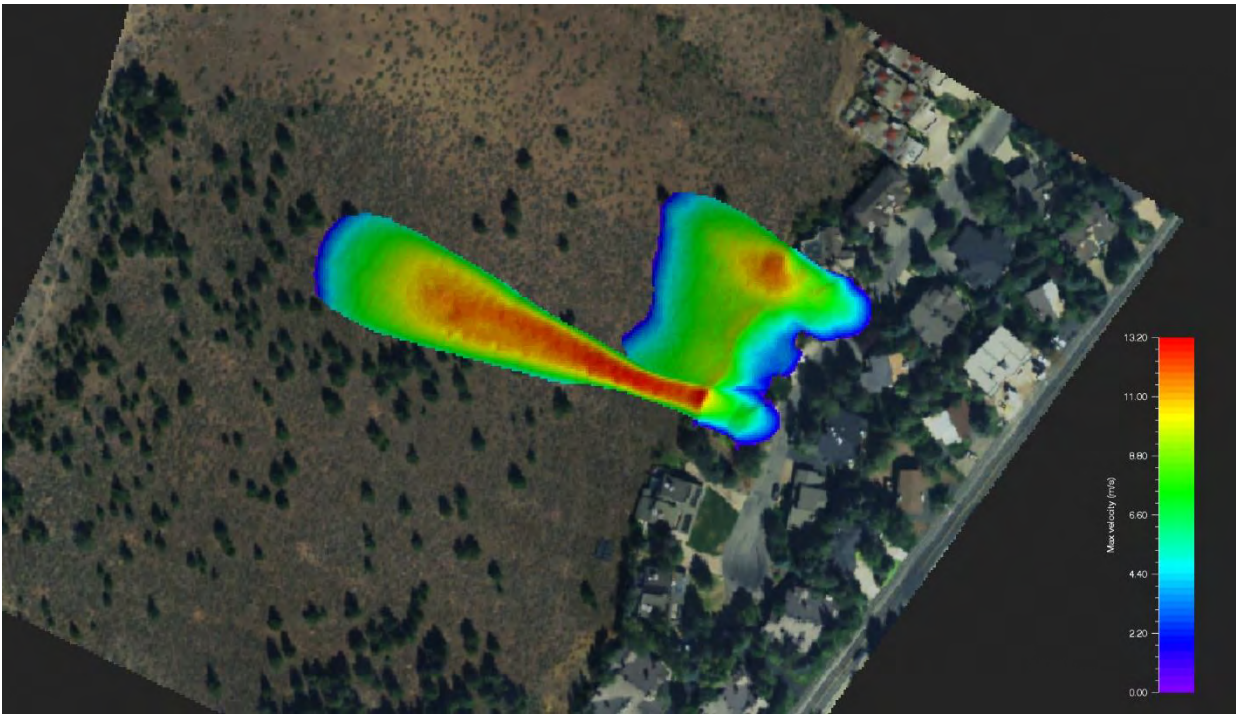


Figure 13 - Path_R7_T300_SHORT - Maximum Velocity, 2D

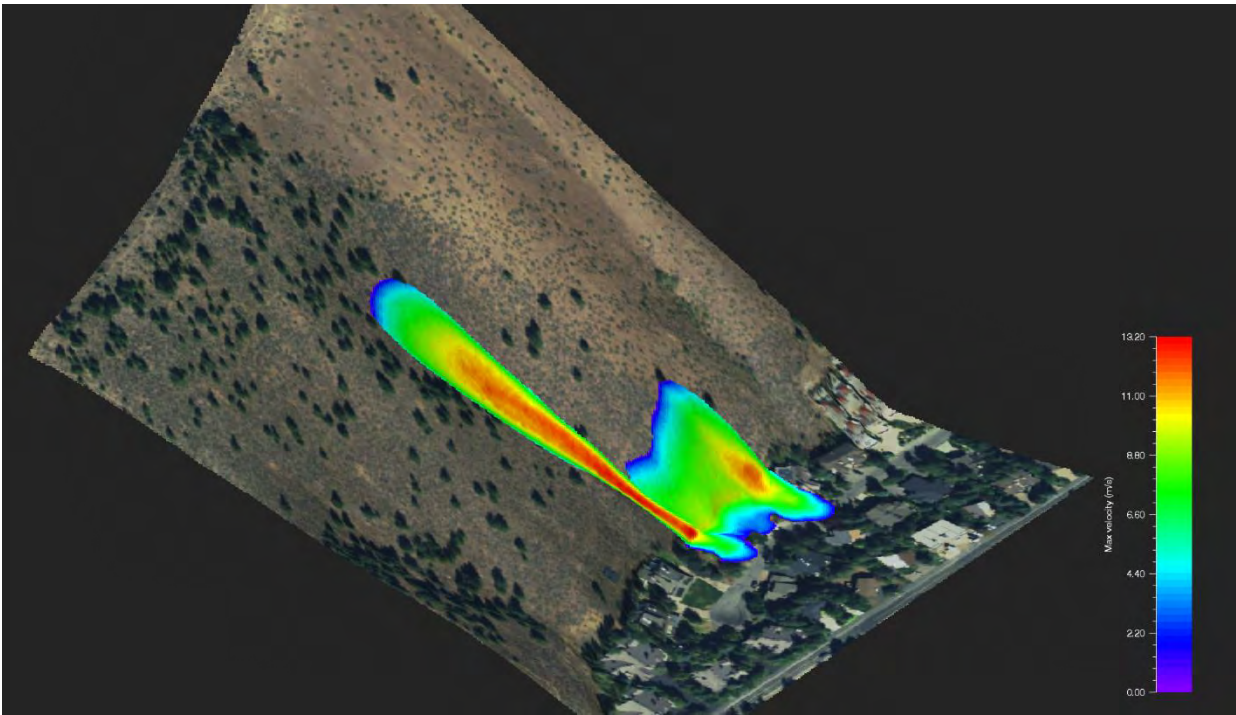


Figure 14 - Path_R7_T300_SHORT - Maximum Velocity, 3D

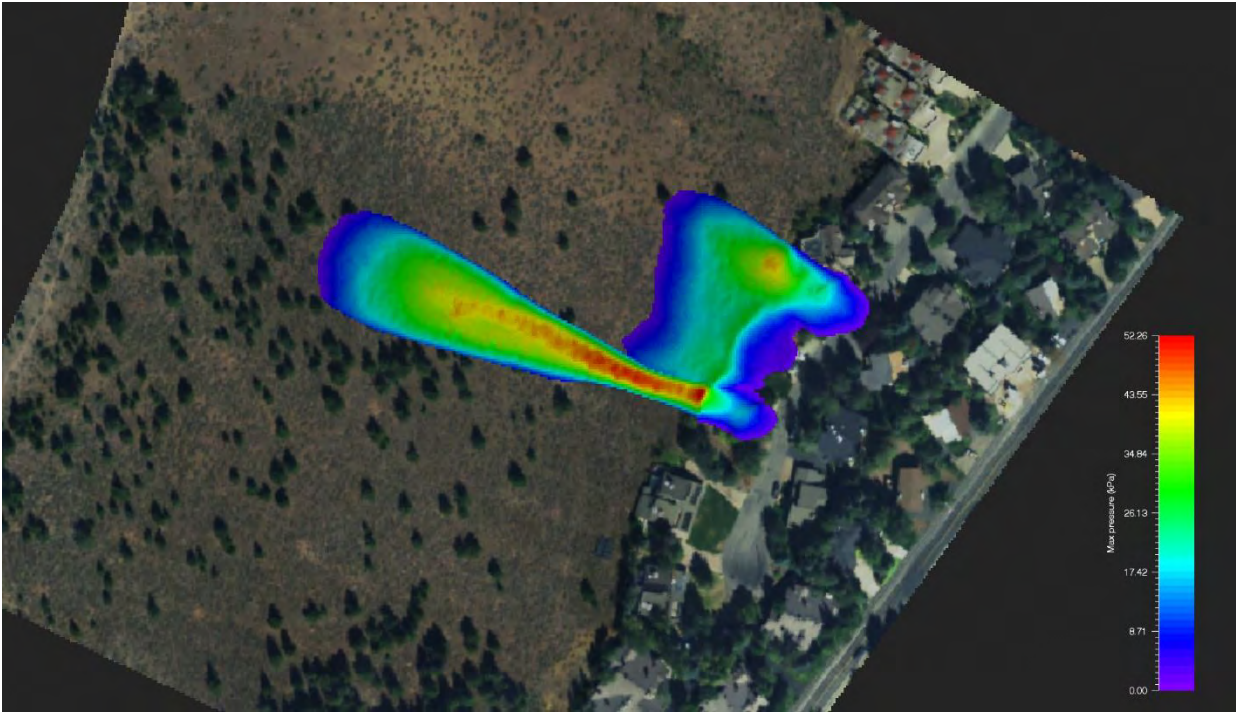


Figure 15 - Path_R7_T300_SHORT - Maximum Pressure, 2D

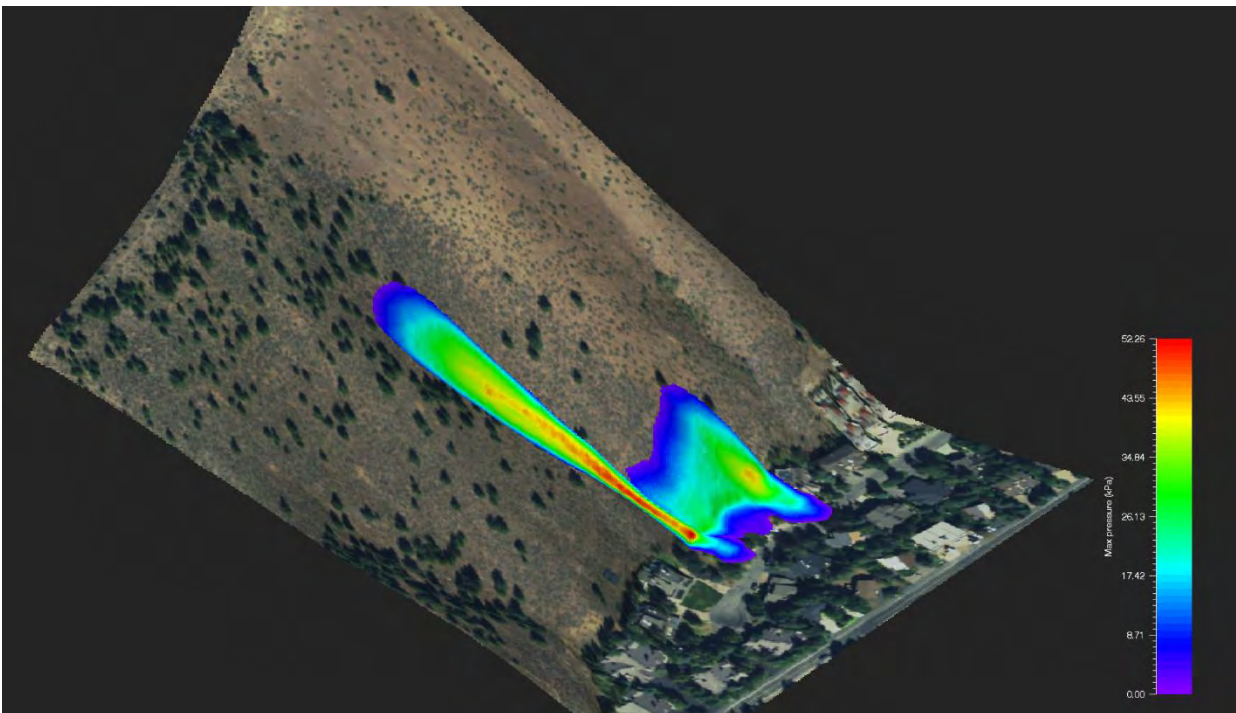


Figure 16 - Path_R7_T300_SHORT - Maximum Pressure, 3D

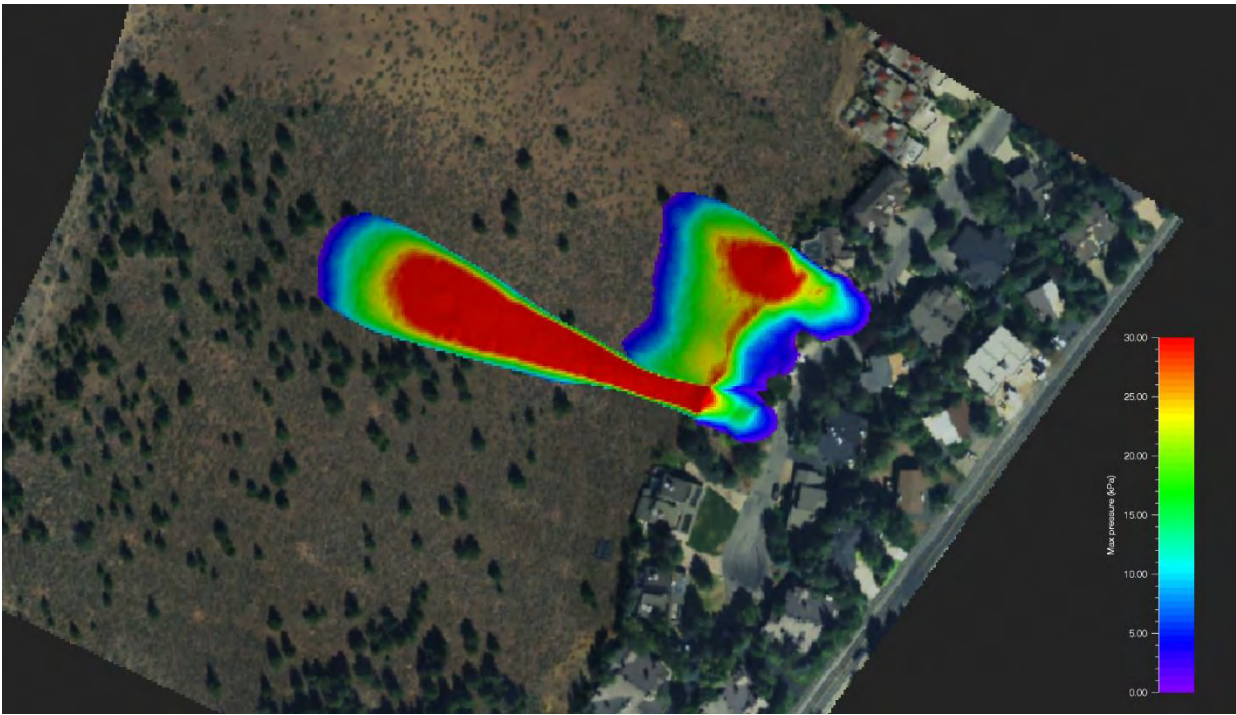


Figure 17 - Path_R7_T300_SHORT - Maximum Pressure – Red Zone, 2D

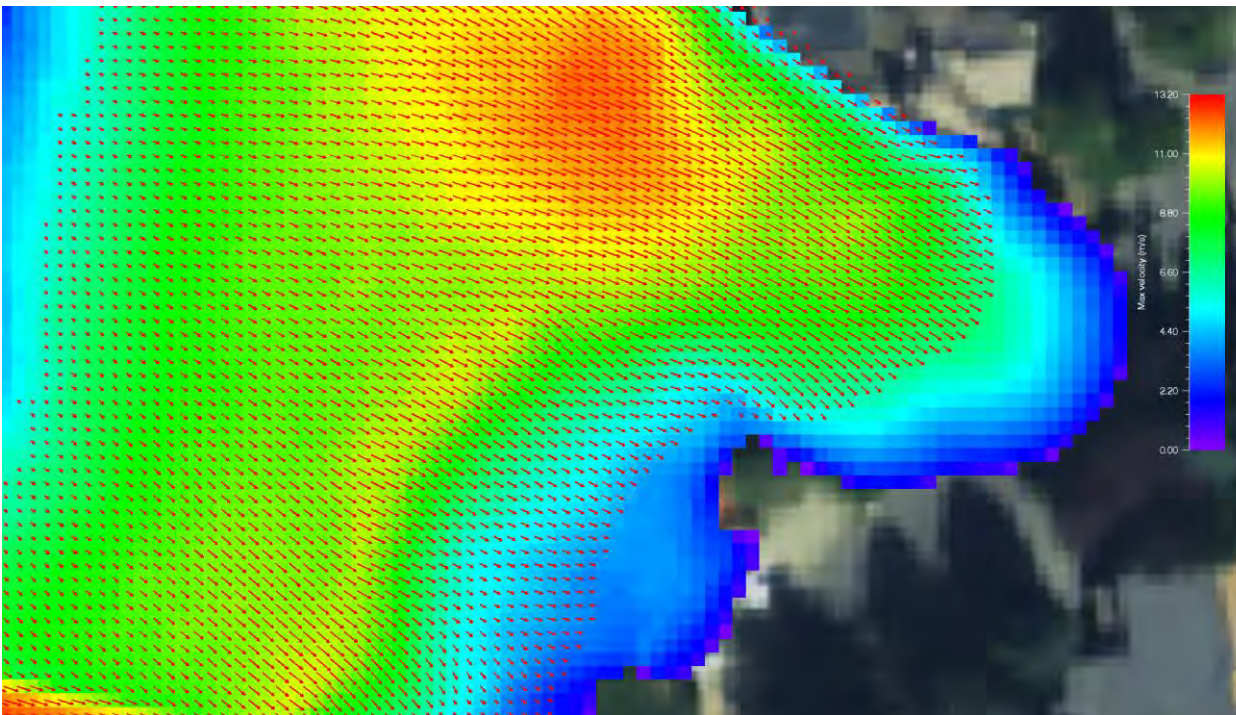


Figure 18 - Path_R7_T300_SHORT – Velocity Vectors – Time Step 21 Sec

PATH : R5-S300 LOG FILE

RAMMS::AVALANCHE RAMMS OUTPUT LOGFILE

Output filename: U:\LD3\214_L22B3WSV4\RAMMS_2022\214_LS_AVY2022\R7_T300_SHORT.out.gz

Simulation stopped due to LOW FLUX!

Simulation stopped after 32.0000s

Calculation time (min.): 1.15

Simulation resolution (m): 1.00

SIMULATION RESULTS

Number of cells: 135121

Number of nodes: 136119

Calculated Release Volume (m3): 597.818

Overall MAX velocity (m/s): 13.1985

Overall MAX flowheight (m): 2.34986

Overall MAX pressure (kPa): 52.2603

RAMMS::AVALANCHE 1.7.20 INPUT LOGFILE

Date: Fri May 20 15:05:21 2022

Input filename: U:\LD3\214_L22B3WSV4\RAMMS_2022\214_LS_AVY2022\R7_T300_SHORT.av2

Project: 214_LS_AVY2022

Details:

214 Living Springs Townhomes

Avalanche 2022

1m Grid

DEM / REGION INFORMATION:

DEM file: U:\LD3\214_L22B3WSV4\RAMMS_2022\214_LS_AVY2022\214_LS_AVY2022.xyz

DEM resolution (m): 1.00

(imported from: U:\LD3\214_L22B3WSV4\RAMMS_2022\214_LivingSprings_Grid_1M_ACCII.asc)

Nr of nodes: 599676

Nr of cells: 598125

Project region extent:

E - W: 467762.45 / 466937.45

S - N: 224076.43 / 224801.43

CALCULATION DOMAIN:

U:\LD3\214_L22B3WSV4\RAMMS_2022\214_LS_AVY2022\D2.dom

GENERAL SIMULATION PARAMETERS:

Simulation time (s): 300.000

Dump interval (s): 0.50

Stopping criteria (momentum threshold) (%): 5

Constant density (kg/m3): 300

NUMERICS:

Numerical scheme: SecondOrder

H Cutoff (m): 0.000001

Curvature effects are ON!

RELEASE:

Depth: 0.75 m Vol: 597.8 m3 Delay: 0.00 s Name: R7_1.shp

Depth: 0.75 m Vol: 792.1 m3 Delay: 13.00 s Name: R7_2.shp

Estimated release volume: 1389.89 m3

FRICITION MUXI:

Altitude_limit_1: 1500 m a.s.l

Altitude_limit_2: 1000 m a.s.l

Format of following parameters: [< 1000] - [1000 - 1500] - [> 1500]

Open slope parameters:

Mu: 0.300 - 0.290 - 0.320

Xi: 1250 - 1400 - 1200

Channelled parameters:

Mu: 0.340 - 0.330 - 0.360

Xi: 1050 - 1180 - 1000

Gully parameters:

Mu: 0.440 - 0.430 - 0.360

Xi: 900 - 1000 - 800

Flat parameters:

Mu: 0.280 - 0.270 - 0.260

Xi: 1500 - 1600 - 1750

Forest parameters:

Mu (delta): 0.020 - 0.020 - 0.020

Xi: 400 - 400 - 400

RETURN PERIOD (y): 300

VOLUME category: Tiny

COHESION:

No COHESION specified.

MAP / ORTHOPHOTO INFO:

Map file: U:\LD3\214_L22B3WSV4\RAMMS_2022\AerialImagery\NAIP2021.tif

OrthoPhoto file: U:\LD3\214_L22B3WSV4\RAMMS_2022\AerialImagery\NAIP2021.tif

Attachment G:
May 9th, 2023 P&Z Staff Report



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF MAY 9, 2023

- PROJECT:** Sage Mountainside Townhomes
- APPLICATION TYPE:** Mountain Overlay Design Review (Application File No. P22-070)
Townhouse Preliminary Plat (Application File No. P22-070A)
Conditional Use Permit (Application File No. P22-070B)
- PROPERTY OWNER:** Sage Mountainside LLC.
- REPRESENTATIVE:** Shilpa Sushil, Connect Homes (Architect)
- REQUEST:** Mountain Overlay Design Review, Townhouse Preliminary Plat, and Conditional Use Permit for two 4,820 square foot detached townhomes, a new townhome subdivision and a concrete avalanche protective wall.
- LOCATION:** 400 & 402 Sage Road (Living Springs Townhomes)
- ZONING:** General Residential - Low Density (GR-L) & Mountain Overlay (MO)
- REVIEWER:** Adam Crutcher – Associate Planner
- NOTICE:** A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on April 19, 2023. The public hearing notice was published in the Idaho Mountain Express on April 19, 2023. A notice was posted on the project site and the city’s website on April 24, 2023. The story pole was installed on the project site on April 24, 2023.

I. EXECUTIVE SUMMARY

The applicant is proposing to demolish an existing attached townhouse and construct two new detached modular townhomes (the “project”) located at 400 & 402 Sage Road (the “subject property”) within the General Residential – Low Density Zoning District (the “GR-L Zone”) and Mountain Overlay District (the “MOD”). The proposed townhomes are 4,820 square feet each and contain four bedrooms and a two-car garage. A conditional use permit is required for the project as an avalanche protective wall spanning the length of the two townhomes is proposed. A townhouse preliminary plat to vacate the existing Living Springs Townhomes subdivision and reestablish new townhouse sublots. The project plans for all applications are included as Attachments A-F.

The subject property (See Figure 1) is comprised of one lot subdivided into two townhouse sublots. The lot is part of the Warm Springs Village Subdivision, Fourth Addition that was created in 1961 under the jurisdiction of Blaine County. The attached townhouse was constructed in 1996 under Blaine

County's development standards prior to the subject property being annexed into the City of Ketchum. At the time of construction, there were no development standards specific to hillside development. After annexation into the City of Ketchum, approval for the townhouse subdivision was granted in 2001.



Figure 1. 402 Sage Rd (blue) Vicinity Map

While the existing attached townhome is more than 50 years old, the building is not designated on the city's adopted Historic Building/Site List. Review by the Historic Preservation Commission is not required; however, a demolition permit cannot be issued for the existing residence until a 60-day waiting period has concluded (KMC §15.16.040.B3) and a complete building permit application for a replacement project on the property has been accepted by the city and required fees have been paid (KMC §17.20.010.B).

Pursuant to Ketchum Municipal Code (KMC) §17.104.050.A, design review is required for the "construction or placement of new buildings or structures, including additions to any such structures or buildings existing at the effective date hereof, upon real property within the Mountain Overlay Zoning District." The project is subject to all Mountain Overlay design review criteria and standards specified in KMC §17.104.070 as well as all applicable design review standards specified in KMC §17.96.060.

Staff believes the project conforms to the zoning and dimensional standard requirements and most of the design review and mountain overlay design review criteria. However, staff has concerns related to the screening of the avalanche wall, flatness of the buildings, and encroachment into 25% hillside. Staff also believes the project conforms with the townhouse preliminary plat requirements. Staff recommends the Commission review the application and provide feedback to the applicant on potential revisions to address staff's concerns.

II. BACKGROUND

The Planning and Building Department received the Mountain Overlay Design Review, Townhouse Preliminary Plat & Conditional Use Permit for the project on December 12, 2022. Following the receipt of the applications, staff routed the application materials to all city departments for review. The applications were reviewed concurrently, and the applications were deemed complete on April 13, 2023 after two rounds of review.

III. CONFORMANCE WITH ZONING AND DESIGN REVIEW STANDARDS

Before granting Design Review approval, the Commission must determine that the application meets two criteria: (1) the project doesn't jeopardize the health, safety, or welfare of the public, and (2) the project conforms to all Design Review standards and zoning regulations (KMC 17.96.050.A).

Criteria 1: Health, Safety, and Welfare of the Public

The 2014 Comprehensive Plan contains the community's vision for Ketchum and sets goals and policies to guide future development. The vision is shaped by 10 core values identified by Ketchum residents as important to consider for all future land uses decisions. The community's core values include protecting the community character of Ketchum and preserving its environmental quality and scenic beauty. Ketchum's undeveloped hillsides are visual assets that define the character of our community. Protecting and preserving Ketchum's natural resources is critical to maintaining our economy, quality of life, and community identity. The comprehensive plan states:

Community Character: You know when you have entered Ketchum; this is a place centered on the "town" and identifiable from the "country" by distinct edges. Residents and visitors desire this clear division that has been lost in so many American cities through strip commercial development and sprawling residential subdivisions. Protecting and enhancing the visual character of our community gateways, the undeveloped hillsides, and night skies is a priority (page 9).

Environmental Quality and Scenic Beauty: Ketchum's citizens place great value on the exceptional natural setting and resources of the Wood River Valley. The community is surrounded by rugged alpine peaks, forested and sage-covered open spaces, pristine wildlife habitat, and beautiful rivers and riparian areas. Key open spaces create visual buffers between the built and natural environment. Unobstructed views exist in every direction in large part due to Ketchum's wide streets and lack of hillside development. These environmental features and resources sustain our economy and are why many people choose to live in Ketchum. We will be excellent stewards of these resources in order to preserve them for the future (page 10).

The comprehensive plan sets policies to guide land-use decisions and identifies the following goals regarding hillside development:

- Establish and maintain open space buffers in important scenic areas to maintain the community's separate identity from surrounding communities and to protect views and open space.
- Protect and enhance views of the surrounding mountains and natural features.

- Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides.
- Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas.

The MOD ensures the preservation of Ketchum’s surrounding hillsides and ridgelines and minimizes impacts on natural topography, geology, soils, drainage, wildlife, and native vegetation. The Mountain Overlay design review standards reduce visual impact by directing building sites away from higher elevations and keeping hillsides open and unobstructed. Additionally, Mountain Overlay standards protect public health, safety, and welfare by ensuring the adequate provision of emergency services, fire protection, and utilities.

The comprehensive plan's future land use map identifies two different future land use designations for the property, the lower and upper portions of the property. The map designates the future land use for the downhill portion of the subject property as low-density residential. Desired primary uses within this future land use category include single-family and duplex residences as well as accessory units. The detached townhomes fall within the primary uses of the low-density residential land use category. Open space is identified as an appropriate secondary use that complements the low-density residential units. The uphill portion subject property is designated as open space, parks & recreation which does not encourage any development in that area of the property. The proposed townhouses are sited at the lowest elevation within the low-density designation portion of the parcel, preserving the natural topography of the hillside above.

Protecting the visual character of the hillsides is a vital aspect of the Mountain Overlay. The proposed detached townhomes are sited lower on the property than the existing townhomes and will not be seen from public vantage points. The proposal is also sited lower than many of the existing developments along Sage Rd.

Staff believes that the goals and policies of the comprehensive plan related to hillside development are met with the proposed project as detached townhomes are within the list of primary uses anticipated in the future land use category and due to the location of the structures, the visual character of the hillside is not impacted.

Criteria 2: Applicable Standards and Criteria

Conformance with Design Review Improvements and Standards

As the project occurs in the MOD, the project is subject to both Mountain Overlay criteria as well as Design Review criteria outlined in 17.96.060. During department review, city staff reviewed the project for conformance with all design review standards and required improvements specified in KMC §17.96.060. Additionally, staff reviewed the project for conformance with all city code requirements for right-of-way improvements, utilities, and drainage. Staff believes a majority of the Design Review standards have been met but has a few areas of concern and requests feedback. These areas of concern are addressed below. Please see Attachment I for staff’s comprehensive design review standards analysis.

Compatibility of Design

Pursuant to Ketchum Municipal Code §17.96.060.E1, “The project’s materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.” Sage Road features residences built at varying timeframes resulting in a diverse range of materials and architectural styles. This has resulted in a mix of architectural styles used with newer residences leaning towards a mountain modern style (flat roofs, high percent of glazing, and less warm materials) and older residences featuring more traditional mountain architecture materials (logs and native stone with a more rustic feel). Still, the neighborhood features more traditional mountain architecture than mountain modern design. The proposed residences utilize materials more commonly used in mountain modern architecture such as cement board siding, cedarwood siding and dark bronze metal trim around windows and doors. Upon initial submittal, staff expressed concern regarding the amount of proposed glazing and lack of material differentiation. The applicant revised the project to reduce glazing along the northern elevations and introduce more wood siding at Level 1 entry patio which staff views as positive changes. Staff still believes additional revisions are needed as the current design does not meet the criteria. Staff requests the Commission review the proposal and provide feedback on whether the projects materials and coloration are complementary to the surrounding neighborhood.

Architectural Features

KMC Section 17.96.060.F2 & 5 state, “The building character shall be clearly defined by the use of architectural features” and “Buildings walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.” As stated previously, the proposed development includes two detached modular townhomes which are identical and utilize mountain modern design. As seen with other mountain modern developments in Ketchum, the project utilizes clean lines, large windows, and a natural color palette. Staff does have concern regarding the second and third floors with respect to the above-mentioned criteria. The buildings feature a step back after the first floor to allow for the walkout deck on the front of the building but little undulation and use of architectural features is used on the upper floors, resulting in the buildings coming off as bulky and flat. Staff provided this feedback to the applicant during department review. The applicant made revisions to include Juliette balconies, steel awnings, and introduced changes to materials to create more visual interest. Staff does view these changes as positive but still sees the buildings as flat and lacking in architectural features.

Avalanche Wall Screening

The proposed avalanche varies in exposed height between 13’ to 21’ at some points of the project, resulting in a feature that can alter the beauty of the land if not screened properly. The avalanche overlay section of the Ketchum Municipal Code has a standard specifically when avalanche protective devices are proposed. KMC 17.92.010.D.2 states, “As a further condition of any conditional use permit, appropriate landscaping may be required where such structures, devices or earthwork alter the natural slope or beauty of the land.” The landscape plan (Sheet L1) shows a variety of shrubs and trees to be planted on the side yards of the project resulting in screening of the avalanche wall as extends towards the side yards, which staff feels is acceptable. However, the area where staff feels some improvement is still needed, occurs in the middle of the two detached structures. Between the structures, the exposed portion of the wall is approximately 15’ feet wide and 20 feet tall. The applicant has proposed installing a trellis along the downslope side of the avalanche wall for vines to grow. Staff believes this is not sufficient vegetative screening especially in winter months when most vine species lose their leaves. There is also a design review criteria KMC 17.96.060.F4 which states, “Accessory structures, fences, walls and landscaping features within the project shall match or complement the principal building. Much like the avalanche criteria referenced above, this criteria

speaks to accessory structures on a property not detracting from the building. In order for the avalanche protective wall to not conflict with those standards larger vegetation will be needed to screen the middle section. Staff recommends additional vegetative screening be introduced, such as coniferous tree species, whose height is tall enough to sufficiently screen the wall and does not lose its foliage in the winter.

Conformance with Mountain Overlay Standards

In general, staff believes the mountain overlay design review criteria outlined in 17.104.060 is met, however, staff does not believe the application meets design review criteria #10 which states “Are there other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section”. Criteria #10 was further defined by Zoning Code Interpretation 22-001 (Attachment K) regarding the redevelopment of nonconforming properties in the MOD and development into 25% slopes.

The Commission determined that existing nonconforming properties may be redeveloped under the following conditions:

- A. If the property configuration is proposed to be modified (lot line adjustment, lot consolidation etc.), then the new property configuration must establish a building envelope on the lowest portion of the property. Existing non-conforming building footprints are not permitted to be redeveloped outright. If a more compliant alternative at a lower elevation on the hillside property exists, then the new home must be sited in the more suitable area for redevelopment.
- B. If the property configuration is not being altered or changed, then a new home may be constructed at the Commission’s discretion through Mountain Overlay Design Review provided that the project does not exceed the height or limits of disturbance of the existing nonconforming home. The building footprint shall conform as close as possible to the existing building.

As noted in the executive summary, the applicant is proposing to demolish the existing attached townhouses and reconfigure the lot. Therefore, the project falls under subsection A of the interpretation, and needs to demonstrate that the proposed project is on the lowest portion of the property and should be in a more compliant location if possible. Based on discussions with the Commission during a work-session on April 11th, staff believes that more compliant and suitable locations for development are those outside of 25% slopes.

Currently, an attached townhouse exists on the subject property and is located outside of the 25% slope area as shown on the Living Springs Townhomes plat from 2001 (Figure 2). As the existing development sits closer to the western side property line, the 25% area which encroaches closer to Sage Rd on the western portion of the lot does not currently have any structures which encroach.

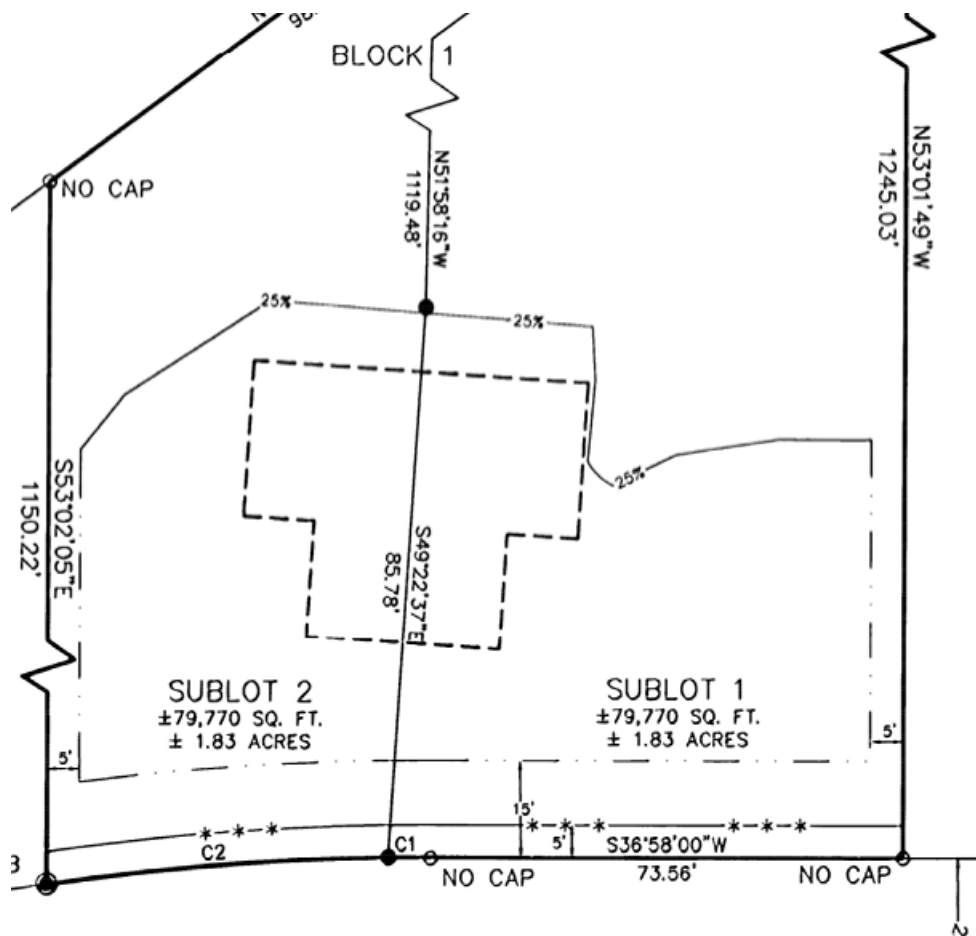


Figure 2. Living Springs Townhomes Plat (2001)

The proposed development differs by having portions of the development extend into the 25% area of the lot. Of the proposed townhouses, the western townhouse does not have any encroachment into the 25% slope area while the eastern townhouse does have a portion of the structure and avalanche wall extend into the 25% area as shown in Figure 3. The MOD does encourage development to be sited down on the hillside, which the proposed development does by having smallest required front yard setback. However, as the proposed development uses more of the western portion of the lot, the development does see encroachment into the 25% area.



Figure 3. Encroachment of building into 25% slope (circled in black).

Staff requests feedback on whether the proposed encroachment into 25% meets MOD criteria #10 and the zoning interpretation.

Conformance with Zoning Regulations

During city department review, planning staff reviewed the project for conformance with all applicable zoning code requirements including permitted uses, dimensional limitations, parking, development standards, and dark skies. Staff believes the project complies with all zoning code regulations and dimensional standards required in the GR-L Zone. Comprehensive analysis of the project’s conformance with zoning code requirements and dimensional standards is provided in Attachment G.

IV. CONFORMANCE WITH SUBDIVISION STANDARDS

During department review, staff reviewed the townhouse preliminary plat application for conformance with KMC 16.04.030 – Procedures for subdivision approval, KMC 16.04.040 – Development and Design, and KMC 16.04.080 - Townhouses. Please see Attachment J for the review of all requirements and standards. Where “N/A” is checked, the standard is not applicable for one of the following reasons:

- The standard applies to the creation of new subdivisions or new infrastructure. The application does not propose any new streets, water or sewer extensions of main lines, or master drainage infrastructure.
- The standard applies to action that shall be taken at the final plat stage of the process and this application is for a preliminary plat.
- Per provisions of the standard, the City Engineer has determined that the standard does not apply.

Pursuant to KMC 16.04.080.C.2, the applicant has submitted this townhouse preliminary plat in conjunction with the Design Review application. If approved by the Commission, the townhouse

preliminary plat application will be reviewed and acted upon by the City Council. This must occur prior to a building permit submittal for the project.

Staff believes the proposed townhouse preliminary plat request meets all applicable subdivision requirements and standards for a preliminary plat and townhouse map.

V. CONFORMANCE WITH CONDITIONAL USE PERMIT STANDARDS

The Sage Road neighborhood is characterized by hazards associated with red and blue avalanche zones. Building in the Avalanche Zone must meet the standards and comply with certain restrictions specified in KMC 17.92.010. New construction in the Avalanche Zone must be certified by an engineer licensed in the State of Idaho certifying that the proposed construction, as designed, will withstand the avalanche forces specific to the development site (KMC 17.92.010.D.3). Avalanche structures or earthwork that threaten to deflect avalanches toward the property of others or otherwise threaten to increase the danger to persons or property are prohibited (17.92.010.D.2). Avalanche attenuation and protective structures require the review and approval of a Conditional Use Permit.

Conditional Use Permits for avalanche attenuation devices have been granted within the neighborhood. The applicant has submitted a site-specific avalanche study and avalanche wall plans designed by a structural engineer to withstand the anticipated forces. The wall is located perpendicular to the projected avalanche flow to not deflect avalanches onto adjacent properties or damage/endanger persons or property in the vicinity of the project. Upon review of the submitted material, staff believes the proposed avalanche wall meets all Conditional Use Permit criteria except for the standard related to avalanche wall screening as discussed above in the design review section.

Staff Recommendation

Staff recommends the Commission review the application materials, staff and applicant presentation, and public comment and provide feedback on the items outlined by staff in the above report which includes:

- Compatibility of design
- Architectural features
- Avalanche wall screening
- Encroachment into 25% slope area

VI. ATTACHMENTS:

- A. Application Materials: MO Design Review Application & Supplemental Materials
- B. Application Materials: MO Design Review Plan Set
- C. Application Materials: Townhouse Preliminary Plat Application & Supplemental Materials
- D. Application Materials: Townhouse Preliminary Plat Plan Set
- E. Application Materials: Conditional Use Permit Application & Supplemental Materials
- F. Application Materials: Conditional Use Permit Plan Set
- G. Zoning and Dimensional Standards Evaluation
- H. Mountain Overlay Design Review Standards Evaluation
- I. Design Review Standards Evaluation
- J. Townhouse Preliminary Plat: Subdivision Standards Evaluation
- K. Planning and Zoning Commission Zoning Code Interpretation 22-001

L. Public Comment

Attachment H:
Public Comment

Sage Mountainside Townhomes Mountain Overlay Zone Comments

400 & 402 Sage Rd, Ketchum, ID

May 24, 2023

To: Morgan Landers / City of Ketchum Planning & Building Director
CC: Adam Crutcher / City of Ketchum Associate Planner
From: Will Chinn, 394 Sage Rd, Ketchum, ID 83340 / 832.792.3092 / willchinn@gmail.com
Date: May 24, 2023
Re: Sage Mountainside Townhomes Siting / Mountain Overlay Zone Comments

Morgan / Adam,

I am the homeowner directly east of the Sage Mountainside Townhomes project on Sage Rd. I attended the May 9th design review meeting and spoke on behalf of the neighborhood. My comments were included in the design review package.

As you're aware, the developer of the subject property wishes to place two 40' x 40' factory-built homes on the 135' wide lot. Their Unit 400, which sits adjacent to my home, is required to be sited right on the 15' front yard setback in order not to intrude into the 25% grade line at the rear of the home. This places the front of Unit 400 about halfway down my driveway (my 10' deep cantilevered front deck starts at the 15' front yard setback) turning my home into basically a fishbowl. Because the 2nd and 3rd floor of Unit 400 go straight up, it also blocks any view of the hillside behind the home from the street. This conflicts with the purpose of the Mountain Overlay Zone, whose charter is to protect the hillside views, which I am in complete agreement with.

As discussed in the May 9 Design Review Meeting, the 25% grade line behind Unit 400 is somewhat questionable: it wraps nicely around the existing structure, then veers towards the street before continuing back up the hillside behind my home. It's not possible to discern why the 25% grade line veers like it does - when viewed on site the grade appears uniform across Unit 400's side of the lot. This dichotomy is what's driving the placement of the home right on the 15' front yard setback. And because Unit 400 does not have any protruding architectural features (e.g., deck), the occupied portion of the home starts ridiculously close to the street compared to adjacent properties. It might look good on paper, but in person it is poor design.

I am in agreement with the developer (and likely majority of the neighborhood) in requesting that the City allow Unit 400 to move 10' into the hillside beyond the 25% grade line while maintaining the current elevation of the home relative to the street. This adjustment does not place Unit 400 higher on the hillside, rather it moves it away from the street thereby reclaiming the hillside views vs its currently proposed location. I acknowledge that this conflicts with the 25% grade line requirements, but it is in the spirit of the Mountain Overlay Zone. To give some perspective, the back of Unit 400 currently sits ~15' short of the existing structure and ~25' short of my home. The proposed adjustment would still be short of these limits.

I request that we meet on the subject building site to review the merits of what I have outlined vs what is currently being proposed as seeing it in person tells the true story.

Thank you for your consideration,



Will Chinn



Existing structure - 15' front yard setback is ~2' uphill of deck railing. Second and third floors are stepped back. Hillside is viewable above structure.



394 Sage Rd. Architect-designed home. Architectural features / interest, upper floors stepped back, no flat facade. Unit 400 would start approximately in-line with catch basin on left side of driveway.



392 & 394 Sage Rd Avalanche wall integrated with building. Sits on massive footing with 2' deep keyway extending below footing to resist forward displacement.



Stakes noting front corner of Unit 400. Second and third floors of Unit 400 go straight up for two stories 6' uphill of stake where 6' wide front deck ends.



East side of Unit 400 in-line with well. No dramatic difference in grade west-to-east side of building site.

TO: City of Ketchum Planning and Zoning Commission Members and Staff Planners

FROM: Ted and Pam Beeler (417 Sage Road)

DATE: June 25, 2023

RE: Sage Mountainside Townhomes as Proposed

Thank you for the opportunity to again provide comments regarding the proposed SFR's at 400 & 402 Sage Road.

As mentioned in our prior comments, my wife and I have read and concur with the comments submitted by Will Chinn who resides next door to the proposed SFR's. We also have read the most recent staff report issued by Adam Crutcher and have the following comments.

- We appreciate the minor design changes being proposed and feel that the two homes now seem more compatible with the neighborhood.
- Unfortunately, the structures still have an appearance of "large containers" due to the box nature of the modular design and the flat front.
- While the new low angle sloping roof line with joists showing is a marked improvement does the roof have the support structure for snow load in a big deposition year? Or, if the snow slides off the back of the homes, will the avalanche wall afford the necessary protection as currently designed?
- Another improvement of the site design is the 4 foot setback for the eastern unit. However, given the fact that the design has maintained the flat façade for each unit, it would seem prudent to move the eastern unit back a few more feet. While this would supposedly encroach on the 25% slope area, we have yet to be convinced where this imaginary line really exists. To date we have seen no evidence of clarity regarding this line and ask...what does a foot or two matter when considering the site design.

Thank you again for the opportunity to provide comments on the proposed Sage Mountainside Townhomes.

From: [Participate](#)
To: [Heather Nicolai](#)
Subject: FW: P & Z comments on 400 & 402 Sage Rd.
Date: Monday, June 26, 2023 10:01:03 AM

Public comment.

LISA ENOURATO | CITY OF KETCHUM

Public Affairs & Administrative Services Manager

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: 208.726.7803 | f: 208.726.7812

lenourato@ketchumidaho.org | www.ketchumidaho.org

From: Baird Gourlay <bairdg7@gmail.com>
Sent: Monday, June 26, 2023 9:26 AM
To: Participate <participate@ketchumidaho.org>
Cc: 'Will Chinn' <willchinn@gmail.com>
Subject: P & Z comments on 400 & 402 Sage Rd.

Good Morning P&Z,

I can't make the meeting this Tuesday, specifically, item 400 & 402 Sage Rd. My comments follow:

1. I applaud the change in roof lines and overhangs, but these are still big boxes on the hillside, there seems to be little relief in the facades. I know these are prefabs and don't lend to undulation, but that doesn't mean you can't require it.
2. I recently laser measured the setbacks of the buildings on the north side of Sage Rd. The average is 44' and only one corner of one building is 19'. I would strongly encourage you to consider allowing them to go further into the hillside, as this is a unique road and situation. I don't believe you would be setting a precedent, but recognizing existing conditions on Sage road and the original subdivision's intent.
3. Finally, and maybe a question. I'm still concerned with snow storage, unless there is a snow melt system, with a substantial catch area/ French drain/ dry well, as water from that side tends to run downhill, which is my house and garage.

Thanks,
Baird Gourlay
405 Sage Rd
K-town.



STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF JUNE 27, 2023

WORKSHOP: EVALUATION OF INTERIM ORDINANCE 1234 STANDARDS

Introduction

Since its adoption in October, staff has been analyzing Interim Ordinance 1234 (the “interim ordinance”), gauging its effectiveness, and evaluating whether its meeting desired outcomes. The purpose of this workshop is to share everything we’ve learned so far with the Planning and Zoning Commission (the “Commission”) and provide an opportunity for the Commission to ask questions regarding initial findings.

Key Questions

Through meetings and interviews with stakeholders from the design and development community, we’ve heard that the interim ordinance doesn’t pencil, will result in a moratorium on development, forces 2.25-FAR maxed-out development, and will result in vacant storefronts by supplying more retail than Ketchum needs to meet demand.



Figure 1: Interim Ordinance Goals

After hearing this feedback, staff set out to answer the following key questions:

- Do the interim ordinance standards trigger either a moratorium on downtown development or force 2.25-FAR maxed-out development?
- Does Ketchum have enough commercial space to support its economic health?
- Is the 55% commercial on the ground floor requirement achievable given the space needed for the dumpster, transformer, and parking?
- Are the minimum residential density requirements achievable?
- What role does the residential penthouse play in the financial feasibility of a development project?
- Does limiting the residential penthouse size to no more than 3,000 square feet impact the financial feasibility of a development project?

The Planning Department has been working with technical experts, Holst Architecture (“Holst”) and Economic and Planning Systems, Inc. (“EPS”), to help us answer these key questions. Holst has prepared an architectural feasibility analysis (See Attachment B) to evaluate whether the interim ordinance standards are achievable on different types of Ketchum townsite lots downtown, including 5,500-square-foot interior and corner lots and 8,250-square-foot interior lots. EPS has prepared a commercial demand analysis (See Attachments A & C) to help us understand Ketchum’s current and future commercial demand. EPS has also prepared a financial feasibility study (See Attachments A & D)

to evaluate whether the interim ordinance results in projects with acceptable rates of return that developers can finance.

WHAT WE'VE LEARNED

Are the minimum residential density requirements achievable?

The Holst architectural studies demonstrate that the minimum residential density requirements are achievable on interior and corner 5,500-square-foot Ketchum townsite lots (“standard lots”) and interior 8,250-square-foot Ketchum townsite lots (“long lots”). Their development concept models show that the minimum density requirements can be met for mixed-use and 100% residential development scenarios that comply with current zoning code dimensional standards and building code. A 100% residential development on an interior standard lot can accommodate up to 13 dwelling units of various sizes, which is five more units than required under the interim ordinance.



Figure 2: High Density Scenario (Holst Architectural Study, Page 7)

EPS studied the financial feasibility of development scenarios that provide the minimum number of residential units to meet the interim ordinance density requirements as well as higher density models. Although the densities are feasible from a design perspective, the EPS study shows that increasing residential density decreases the financial feasibility of a development project. Density and financial return have an inverse relationship because increasing the number of residential units decreases the number of larger penthouses that can be accommodated within a project.

What role does the residential penthouse play in the financial feasibility of a development project?

As the development community has told us time and time again, the penthouse pays for the project. EPS’s financial feasibility study demonstrates that penthouses pay for the cost of development. Providing multiple penthouses within a project significantly increases the development’s financial return. EPS modeled two different 100% residential development scenarios that provide the minimum

number of residential units to meet the density requirement on a standard lot. Both scenarios provide 7 dwelling units to meet minimum residential density requirements. The only difference between the two models was the number of penthouses. Providing two penthouses as opposed to only one increases the development scenario's internal rate of return by over 11%.

Will limiting the residential penthouse size to no more than 3,000 square feet impact the financial feasibility of a development project?

Under certain development scenarios, limiting the size of penthouses to 3,000 square feet results in a feasible project, however, allowing for larger penthouses increases the financial feasibility of other development scenarios. EPS's financial feasibility study found that, "the ability to achieve top of the market rates is essential."

Is the 55% commercial on the ground floor requirement achievable given the space needed for parking, dumpster, and transformer?

Holst's mixed-use development scenarios demonstrate that 55% commercial on the ground floor is achievable. The mixed-use models meet or exceed 55% commercial on the ground floor while also providing a dumpster that meets Clear Creek Disposal servicing standards, a transformer that complies with Idaho Power's clearance requirements, and required parking.

The mixed-use models show that to meet the 55% minimum, all leasable space on the ground floor must be commercial. With the total area required for the dumpster, transformer, parking, mechanical, and circulation, the 55% commercial requirement doesn't leave any remaining space on the ground floor for residential units. Limiting options for the building program, the 55% requirement can result in undesirable configurations of commercial space on the ground floor.

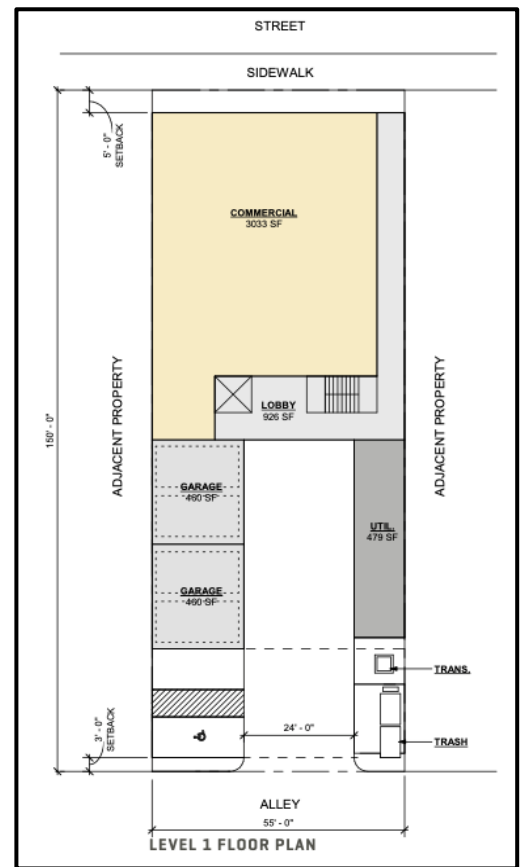


Figure 3: Mixed-Use Model Ground Floor (Holst Architectural Study, Page 13)

Does Ketchum have enough commercial space to support its economic health?

EPS's commercial demand analysis found that Ketchum has unmet demand for commercial space, particularly for retail and restaurant uses. Ketchum could support up to 60,000 square feet of additional retail and restaurant space. In addition to current unmet demand, population growth and visitor increases in Ketchum will generate even more demand for commercial space supporting up to 40,000 square feet of additional retail and restaurant space by 2030. Ketchum can support an additional 100,000 SF (25% increase) in commercial space for retail and restaurant space by 2030.

Will the interim ordinance standards trigger either a moratorium on downtown development or force 2.25-FAR maxed-out development?

The Holst studies show that the interim ordinance does not force 2.25-FAR maxed-out development. The studies show development scenarios of various sizes ranging from 1.87 to 2.25 FAR. The Holst studies illustrate that the interim ordinance standards are achievable. In addition, current downtown development projects demonstrate that the interim ordinance will not trigger a de facto moratorium. Certain development scenarios under the interim ordinance, however, are not financially feasible. Based on their findings from the commercial demand analysis and financial feasibility study as well as interviews with key stakeholders in the development community, EPS has provided recommendations on revisions to certain interim ordinance standards, which can be found on page 23 of Attachment A.

Next Steps

Based on everything we've learned so far, staff will begin revising certain interim ordinance standards. These revisions will be informed by findings from Holst's architectural feasibility studies and EPS's commercial demand analysis and financial feasibility study. The city will be hosting two public open houses on July 12 at 12:00pm and 5:00pm to gather community feedback on Vibrancy and Housing 2.0: The Permanent Adoption of Interim Ordinance 1234.

Attachments

- A. Commercial Demand Study and Feasibility Analysis prepared by Economic & Planning Systems, Inc.
- B. Vibrancy and Housing 2.0: The Permanent Adoption of Interim Ordinance 1234 Architectural Feasibility Studies prepared by Holst Architecture
- C. EPS Commercial Demand Models
- D. EPS Financial Feasibility Models

Attachment A
Commercial Demand Study
and
Feasibility Analysis
prepared by
Economic & Planning Systems,
Inc.

COMMERCIAL DEMAND STUDY AND FEASIBILITY ANALYSIS

TAG Meeting
June 22, 2023



Economic & Planning Systems, Inc.
The Economics of Land Use

730 17th Street, Suite 630 ■ Denver, CO 80202
303.623.3557 ■ www.epsm.com

STUDY OBJECTIVES

Develop an inventory of commercial space in the City

Gain a collective understanding of current and future commercial space demand

Understand the financial feasibility of development under Interim Ordinance 1234

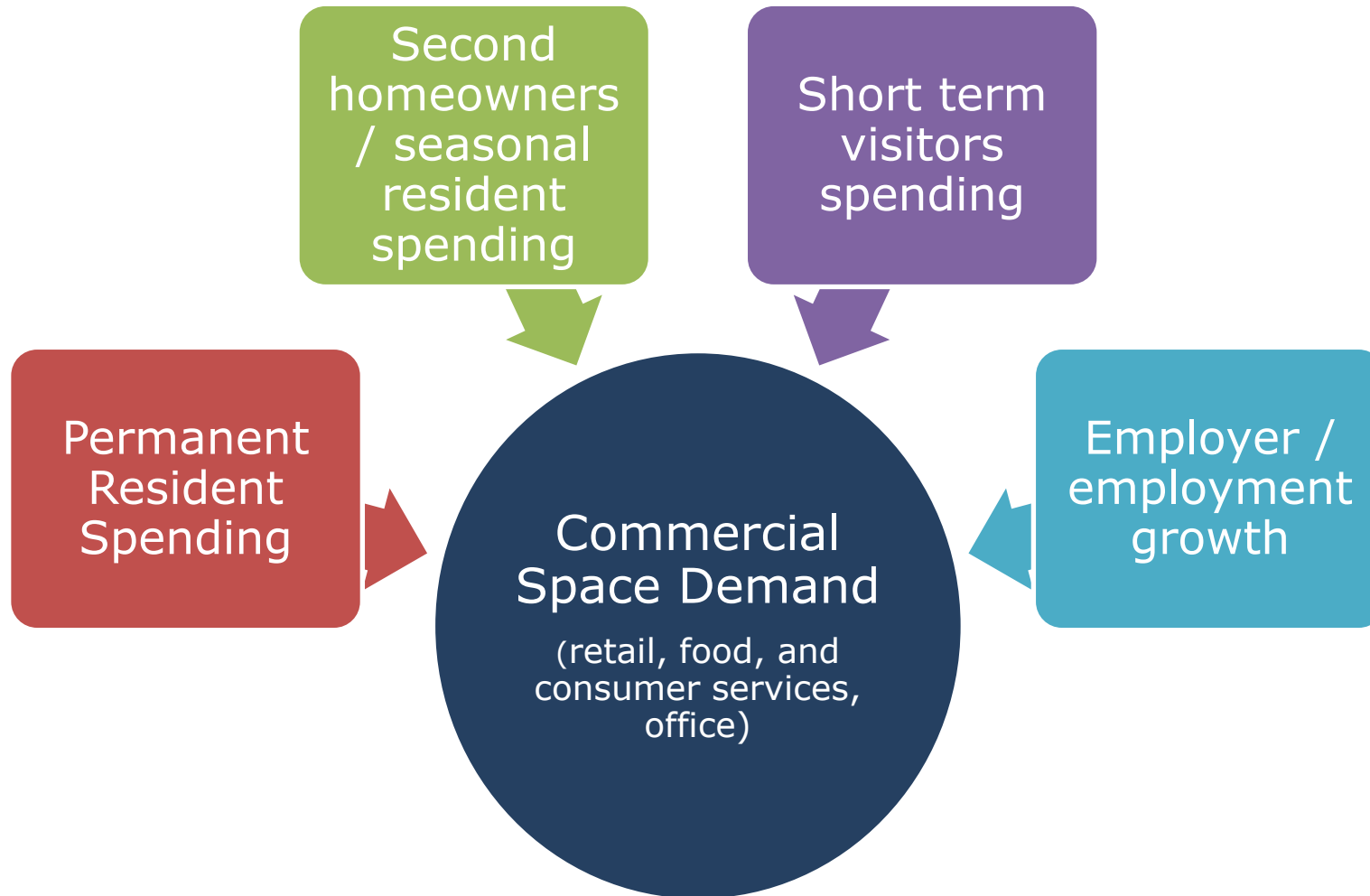
Identify long-term options for tracking commercial space and ensuring the community has enough commercial space to grow

TWO PRIMARY STUDY QUESTIONS

- Does the City of Ketchum have enough commercial space to support its economic health?
- Does Interim Ordinance 1234 allow for the development of feasible projects?
 - Are the parameters of the ordinance too limiting?
 - If so, when? under what conditions?

COMMERCIAL DEMAND ANALYSIS

APPROACH

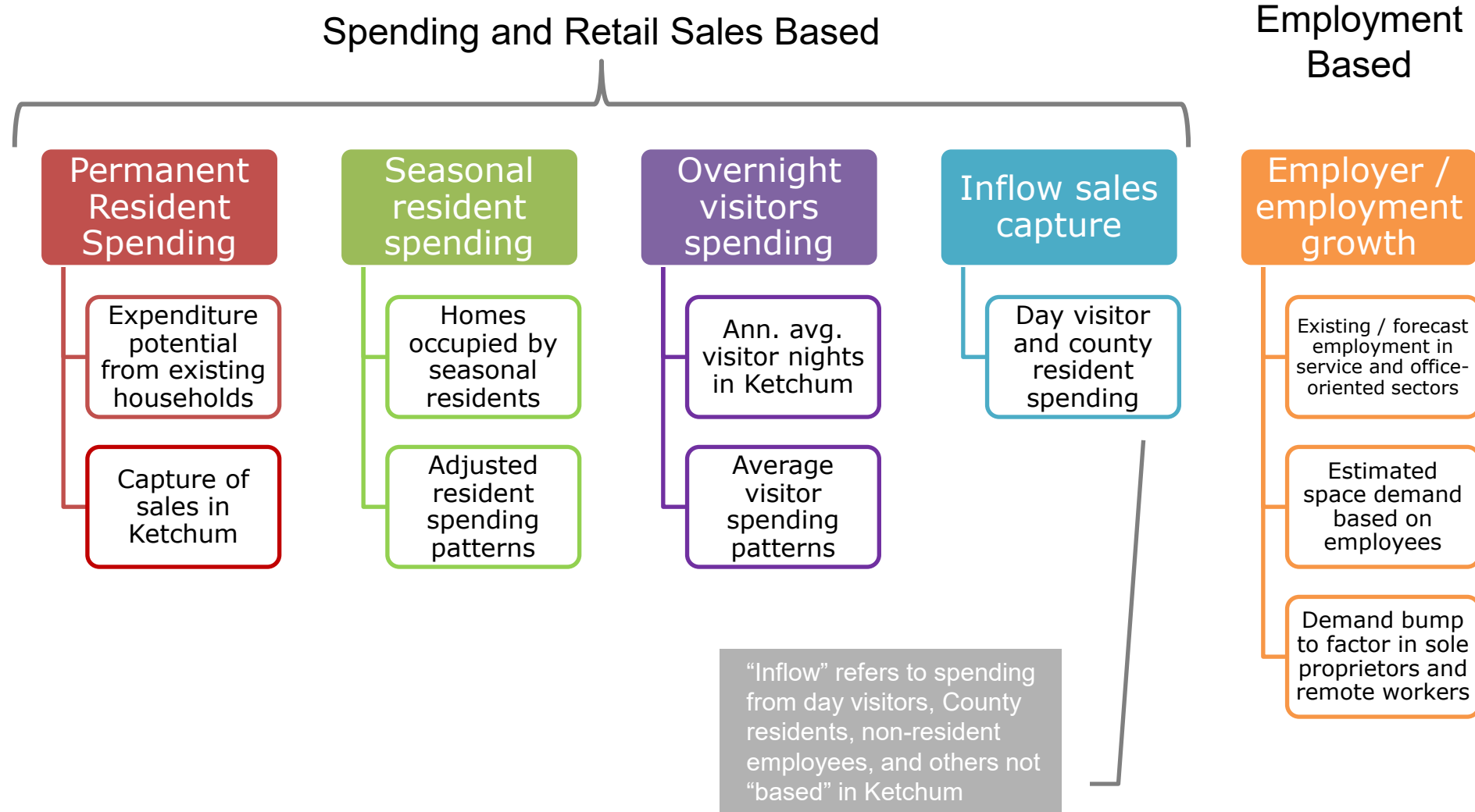


Note: Commercial space for this study is defined as space that is suitable for office employment, retail sales, personal services, and selling of food and beverages.

Commercial demand and space estimates account for both renter- and owner-occupied properties.

It does not include industrial or flex-industrial space/buildings. Commercial space does not encompass other commercial enterprises such as hotels.

APPROACH

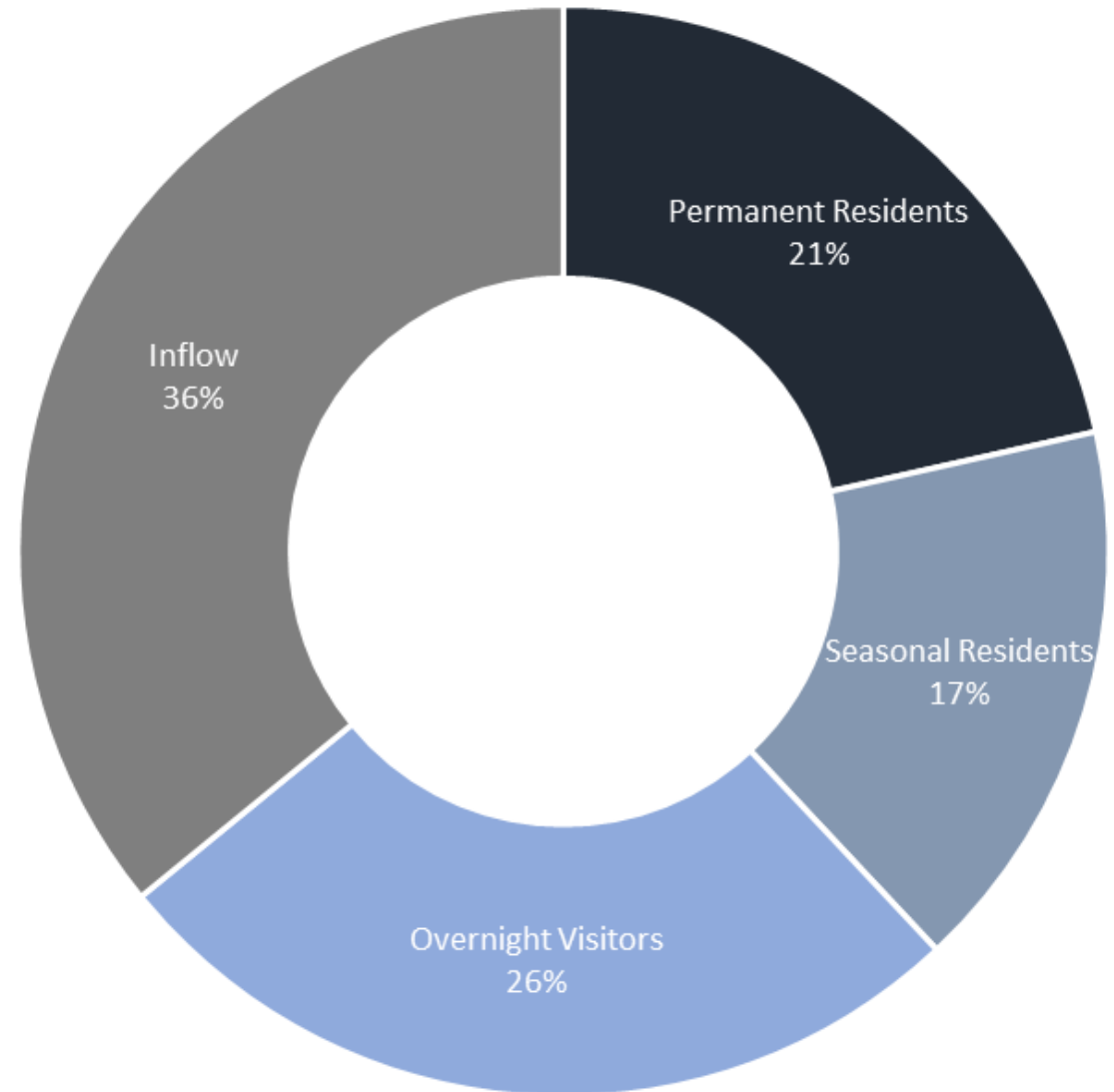


RETAIL SALES ANALYSIS – EXPENDITURE POTENTIAL



RETAIL SALES ANALYSIS – SALES FLOW

- Ketchum “captures” sales by different groups
 - Permanent residents
 - Seasonal residents
 - Overnight visitors
 - Inflow
- “Inflow” includes day visitors, County residents, non-resident employees



CURRENT COMMERCIAL SPACE DEMAND

- The City's existing inventory of retail/restaurant space is approx. 415,000 sq ft (*not including pipeline projects*)
 - 60% is supported by permanent resident, seasonal resident, and overnight visitor spending (based on current spending and capture rates)
 - The remaining 40% is supported by "inflow" spending

EPS estimates employment in office and service sectors generate demand for 300,000 to 325,00 square feet of office space

- The city's existing office inventory is estimated at approximately 317,000 sq ft
- Current demand for office and service employment space is generally being met

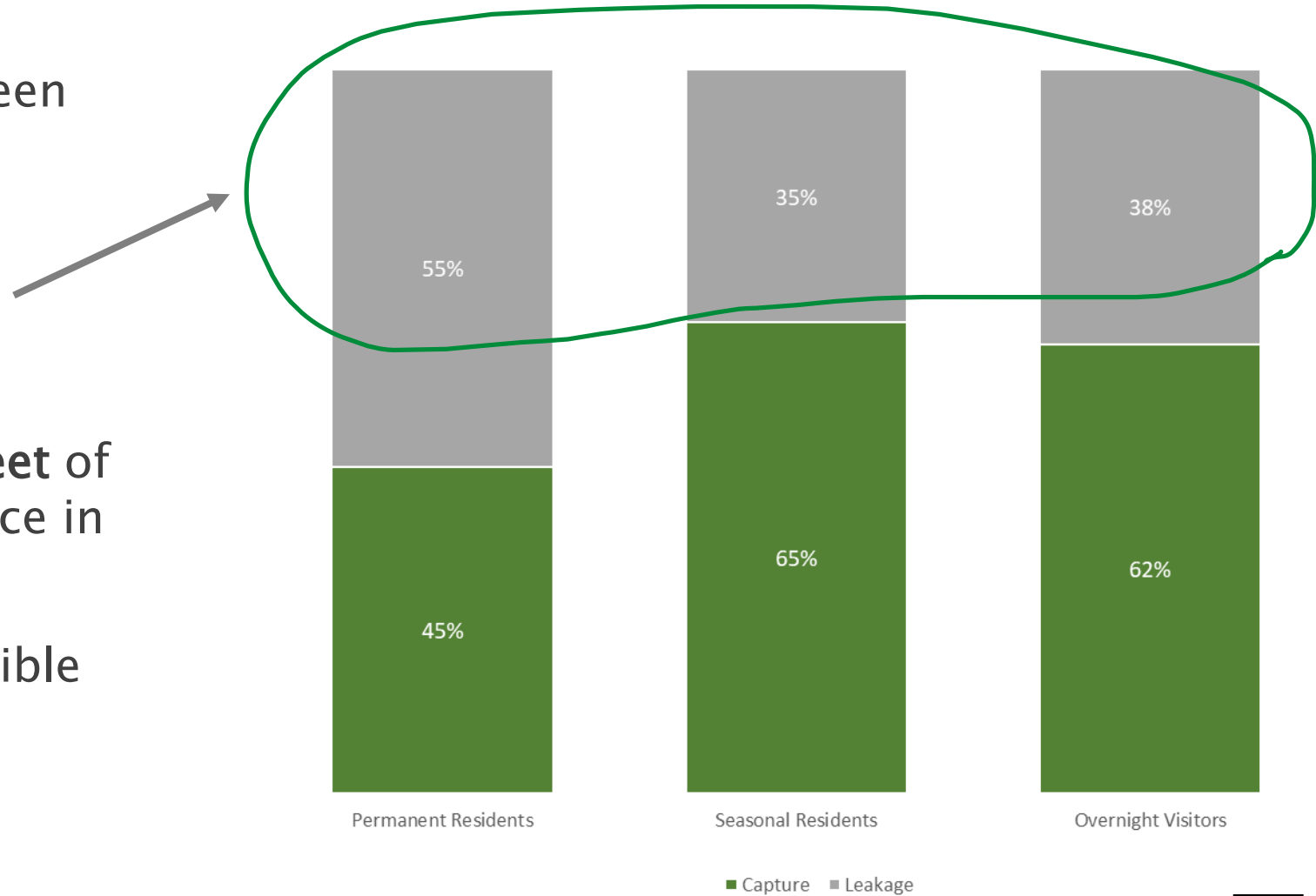


■ "Inflow" spending

■ Permanent Resident, Seasonal Resident, Overnight Visitor spending

CURRENT RETAIL SALES LEAKAGE

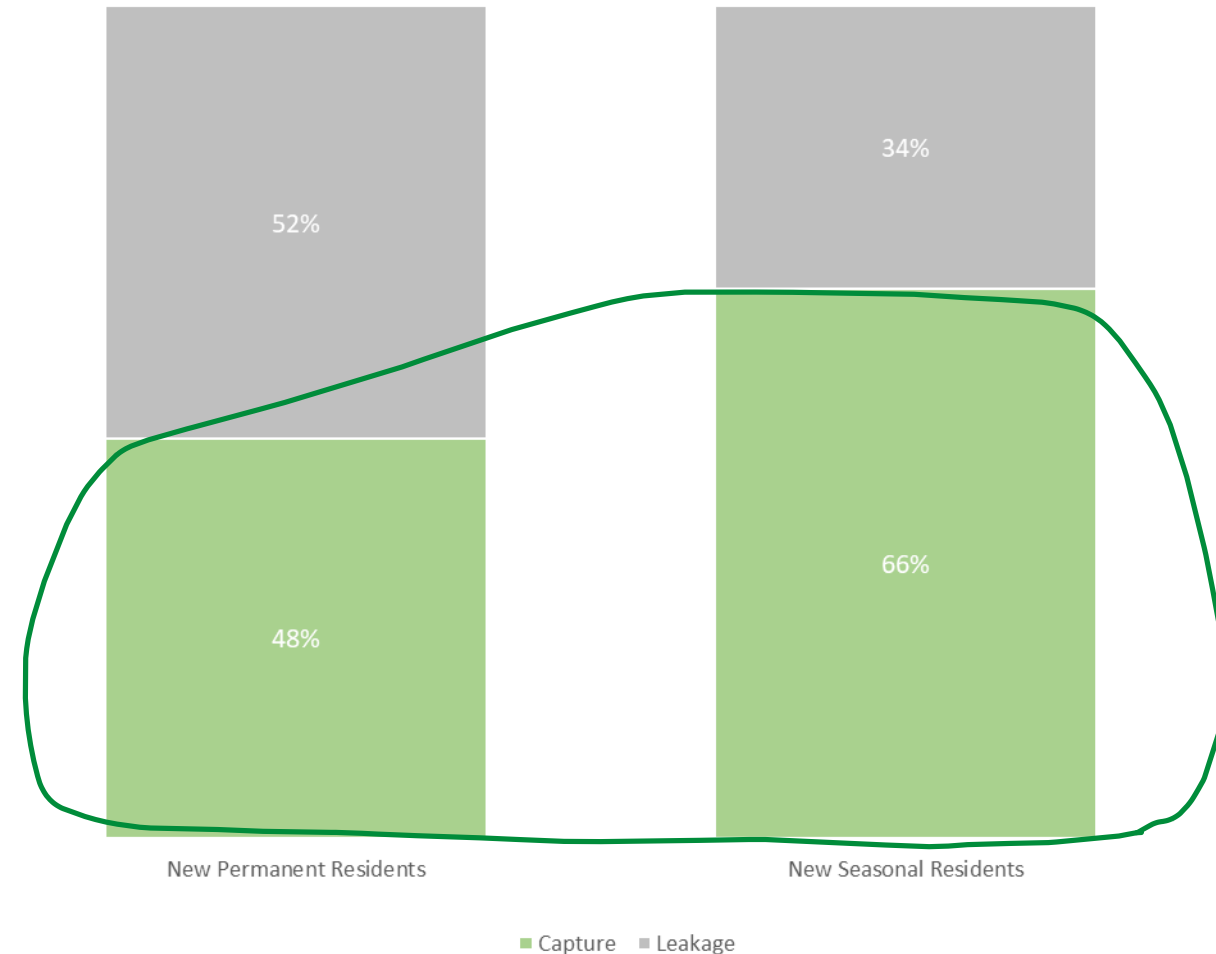
- Depending on the group, between 35% and 55% of expenditure potential is spent outside of Ketchum (aka: leakage)
- There is potential to capture a portion of leakage which could support up to **60,000 square feet** of additional retail/restaurant space in the City
- Some leakage is likely not possible to be captured



FUTURE COMMERCIAL SPACE DEMAND

- In addition, permanent and seasonal resident populations will grow by 2030* and generate more demand
- New spending associated with this population growth can support nearly **40,000 square feet** of additional retail/restaurant space by 2030
- Combined with the recapture of leakage, there is demand for a 25% increase in space for retail/food uses by 2030 (100,000 sf of new space)

Employment growth through 2030 will generate demand for **32,000 square feet** of office/service space



* Permanent resident population growth estimated at 1.5% annually

COMMERCIAL DEMAND FINDINGS

Does the City of Ketchum have enough commercial space to support its economic health?

- **Finding 1:** There is currently unmet demand for commercial space in Ketchum, specifically retail and restaurant space.
 - Expenditure Potential = 167 Million, Actual Retail Sales = 146 Million
 - Potential capture expenditures spent outside of Ketchum (up to 60,000 sf of demand)
- **Finding 2:** The growth of the resident and visitor base will generate additional demand for retail/restaurant space (40,000 sf) that needs to be accommodated
- **Finding 3:** Growth of the Ketchum economy will generate demand additional 32,000 sf to accommodate office users and personal services businesses
- **Finding 4:** The community core is an essential area for capturing potential retail sales and the most desirable place for office/service uses
- **Finding 5:** There is a risk of losing commercial space (especially affordable space) to redevelopment

BARRIERS TO COMMERCIAL AND ECONOMIC GROWTH

- Land availability is limited and the cost of land too high for large format uses (e.g. big box retail and large format industrial)
- Current land use regulations that do not allow for large format uses
- Cost of housing and lack of housing supply to support workforce growth

INFILL FEASIBILITY ANALYSIS

MODEL INPUTS

INFILL FEASIBILITY

Market Inputs

Penthouse ¹ Condo Price (per SF)	\$2,000
Condo Price (per SF)	\$1,250
Market Rate Apartment (Monthly Rent per SF)	\$4.00
Community Housing Apartment (Monthly Rent per SF)	\$1.50-\$2.50
Commercial Space (Monthly Rent per SF)	\$3.50 (NNN)

Construction Cost Inputs

Land Cost (per SF)	\$235
Parking ² (per space)	\$5,000
Residential Hard Cost (per SF)	\$750-\$900
Commercial Hard Cost (per SF)	\$600-\$700

1 - Penthouse Condo is defined as a condo greater than 2,500 sf in size with luxury finishes and premium orientation within the building.

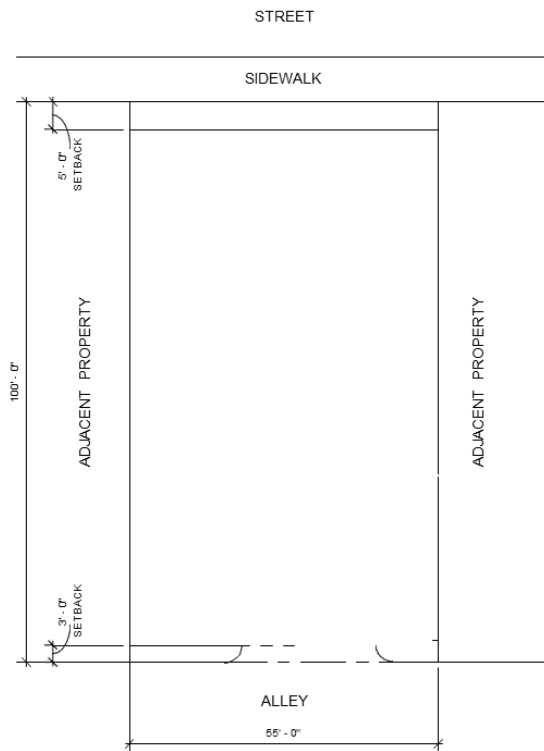
2- Cost for enclosed garage space on ground floor in addition to core and shell cost for the ground floor

DEVELOPMENT CONCEPTS

INFILL FEASIBILITY

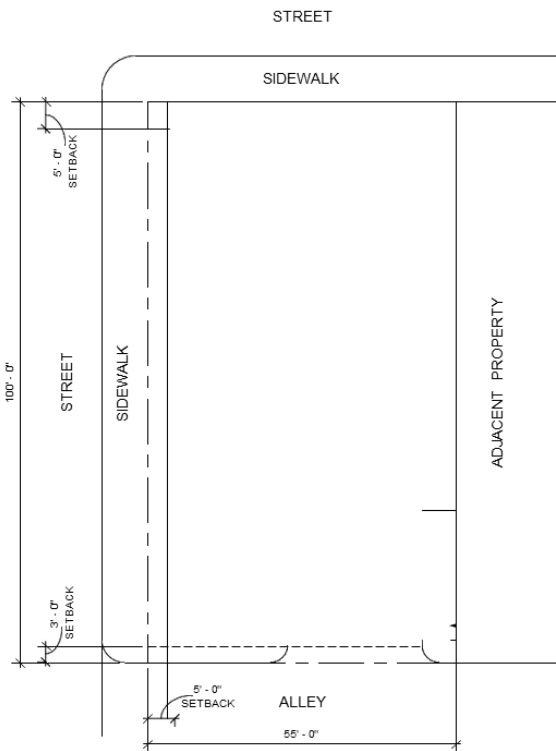
Interior Standard Lot

- 55' x 100'
- 5,500 sf



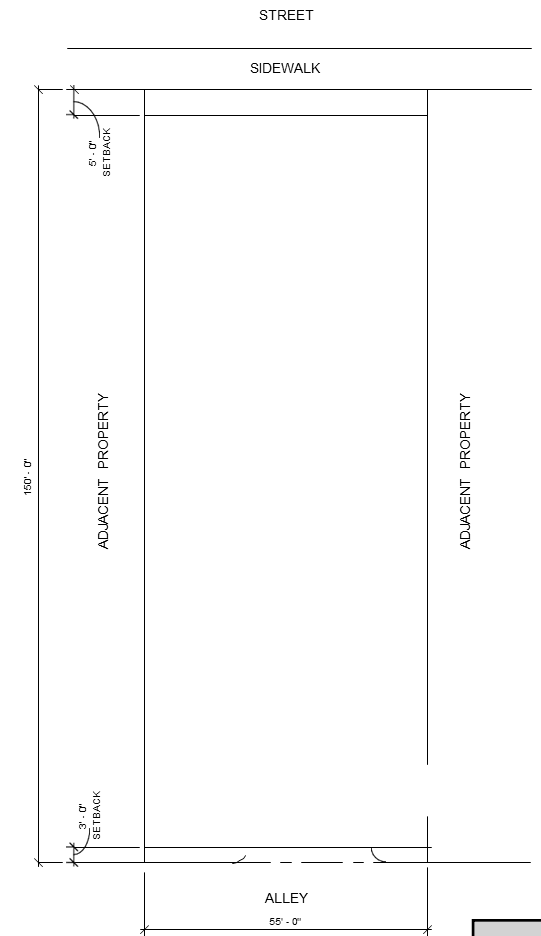
Corner Standard Lot

- 55' x 100'
- 5,500 sf



Interior Long Lot

- 55' x 150'
- 8,250 sf



FINDINGS – INTERIOR STANDARD LOT

INFILL FEASIBILITY

	1	2	3	4
Description	Interior Standard Lot – Mixed-Use <30% Commercial Minimum Residential Density	Interior Standard Lot – 100% Residential Minimum Density	Interior Standard Lot – 100% Residential High Density	Interior Standard Lot – 100% Residential Minimum Density
Commercial SF (net)	1,624	0	0	0
Residential SF (net)	7,500	9,614	9,090	8,817
Residential Units	4	7	13	7
Penthouse	2	1	0	2
Condo/Apartment	1	4	11	3
Community Housing	1*	2*	2*	2*

* Indicates additional Fee-in-Lieu is needed to meet community housing requirements

FINDINGS – INTERIOR STANDARD LOT

INFILL FEASIBILITY

Option	Option 1	Option 2	Option 3	Option 4
PROJECT RETURN AND GAP				
PROJECT COST				
Total Cost	\$11,775,874	\$12,334,272	\$12,626,972	\$11,406,748
Per GBA	\$1,099	\$1,165	\$1,164	\$1,179
STATIC EVALUATION				
Return on Cost				
Total Project Value	\$14,096,788	\$13,284,264	\$10,860,067	\$14,487,864
Total Project Cost	\$11,775,874	\$12,334,272	\$12,626,972	\$11,406,748
Project Return	\$2,320,914	\$949,992	-\$1,766,905	\$3,081,116
Return on Cost	19.7%	7.7%	-14.0%	27.0%
Target	12%-15%	12%-15%	12%-15%	12%-15%
TIME SERIES				
Return on Cost				
Project IRR				
Hurdle Rate	9.15%	8.77%	8.77%	8.77%
Actual Rate	11.53%	5.5%	-4.0%	16.88%
Gap/Surplus (NPV)	\$509,535	-\$589,288	-\$2,949,023	\$1,312,679

Source: Economic & Planning Systems

Green highlight indicates a feasible project, **yellow** indicates a potentially feasible project, **red** indicates a project that is not likely feasible

FINDINGS – CORNER STANDARD LOT

INFILL FEASIBILITY

	1	2	3
Description	Corner Standard Lot - Mixed-Use <30% Commercial Minimum Density	Corner Standard Lot - 100% Residential Minimum Density	Corner Standard Lot - 100% Residential High Density
Commercial SF (net)	2,190	0	0
Residential SF (net)	7,015	9,108	9,350
Residential Units	4	7	11
Penthouse	2	1	1
Condo/Apartment	1	4	8
Community Housing	1*	2*	2

* Indicates additional Fee-in-Lieu is needed to meet community housing requirements

FINDINGS – CORNER STANDARD LOT

INFILL FEASIBILITY

Option	Option 1	Option 2	Option 3
PROJECT RETURN AND GAP			
PROJECT COST			
Total Cost	\$11,441,568	\$11,749,335	\$13,137,436
Per GBA	\$1,129	\$1,171	\$1,148
STATIC EVALUATION			
Return on Cost			
Total Project Value	\$13,664,174	\$12,662,062	\$12,962,156
Total Project Cost	\$11,441,568	\$11,749,335	\$13,137,436
Project Return	\$2,222,607	\$912,727	-\$175,280
Return on Cost	19.4%	7.8%	-1.3%
Target	12%-15%	12%-15%	12%-15%
TIME SERIES			
Return on Cost			
Project IRR			
Hurdle Rate	9.15%	8.78%	8.78%
Actual Rate	11.4%	5.4%	1.1%
Gap/Surplus (NPV)	\$468,641	-\$555,017	-\$1,645,292

Source: Economic & Planning Systems

Green highlight indicates a feasible project, **yellow** indicates a potentially feasible project, **red** indicates a project that is not likely feasible

FINDINGS – INTERIOR LONG LOT

INFILL FEASIBILITY

	1	2
Description	Interior Long Lot – Mixed-Use <30% Commercial Minimum Residential Density	Interior Long Lot – 100% Residential Minimum Density
Commercial SF (net)	3,033	0
Residential SF (net)	11,385	13,500
Residential Units	6	11
Penthouse	3	2
Condo/Apartment	1	7
Community Housing	2*	2*

* Indicates additional Fee-in-Lieu is needed to meet community housing requirements

FINDINGS – LARGE INTERIOR LOT

INFILL FEASIBILITY

Option	Option 1	Option 2
PROJECT RETURN AND GAP		
PROJECT COST		
Total Cost	\$18,640,343	\$17,450,621
Per GBA	\$1,058	\$1,148
STATIC EVALUATION		
Return on Cost		
Total Project Value	\$21,219,227	\$19,449,199
Total Project Cost	\$18,640,343	\$17,450,621
Project Return	\$2,578,884	\$1,998,578
Return on Cost	13.8%	11.5%
Target	12%-15%	12%-15%
TIME SERIES		
Project IRR		
Hurdle Rate	9.15%	8.70%
Actual Rate	8.86%	7.69%
Gap/Surplus (NPV)	-\$105,277	-\$245,824

Source: Economic & Planning Systems

Green highlight indicates a feasible project, **yellow** indicates a potentially feasible project, **red** indicates a project that is not likely feasible

OVERALL FINDINGS

INFILL FEASIBILITY

- The penthouse units pay for the cost of development and the community amenities included.
 - The ability to achieve top of the market rates is essential.
 - The ability to fit more than one penthouse unit greatly increase feasibility even with residential density minimums
 - The cap on unit size does impact flexibility which can hurt feasibility.
- Other findings
 - Market rate condos (not large penthouses) produce a greater return than market rate apartment
 - Depth of demand for both is unknown.
 - Providing community housing units on-site is generally more favorable (in terms of return) than fee in lieu.
 - The flexibility to pay for small portions of requirement in fees is important.

FEASIBILITY FINDINGS

INFILL FEASIBILITY

Ordinance Considerations:

- Increase or eliminate the 3,000 square feet limit on unit size OR allow larger unit sizes on top/third floor
- Provide greater flexibility (i.e., reduction) on amount or percent of commercial required as long as its on ground floor and street oriented, especially for the larger interior long lots
- Allow for community housing on ground floor with desired design elements (e.g., porches, multiple entrances/doors) especially for interior lots
- Consider reducing the minimum density requirement some in 100% residential projects

FEASIBILITY FINDINGS

INFILL FEASIBILITY

Long-term Considerations

- Does it make sense for the regulations to favor generating commercial space over community housing (or vice versa)?
 - Trying to achieve both outcomes in one building/project is difficult to regulate and to develop. The market support for the most feasible building types (e.g. mixed use building with commercial space, community housing, and penthouses) may not allow be present.
- Is there potential/support for providing density/height bonuses or regulatory incentives (e.g., requirement reductions/waivers) for projects that provide desired community benefits beyond what the base zoning allows?
 - Examples:
 - Can there be a menu of community benefits to choose from in a project?
 - Is there support for greater height if more community housing is provided?
 - Is there support for reduced community housing requirements if projects provide more commercial space or specific types of commercial spaces like restaurants?

Attachment B

Vibrancy and Housing 2.0:

The Permanent Adoption

of

Interim Ordinance 1234

Architectural Feasibility Studies

prepared by

Holst Architecture

VIBRANCY AND HOUSING 2.0:

THE PERMANENT ADOPTION OF INTERIM ORDINANCE
1234 ARCHITECTURAL FEASIBILITY STUDIES

Ketchum, Idaho

June 20th, 2023



H O L S T

DEVELOPMENT CONCEPTS

INTERIOR STANDARD LOT (5,500 SF)

- OPTION 1: MIXED-USE \leq 30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY
- OPTION 2: 100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY
- OPTION 3: 100% RESIDENTIAL DEVELOPMENT HIGH DENSITY

CORNER STANDARD LOT (5,500 SF)

- OPTION 1: MIXED-USE \leq 30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY
- OPTION 2: 100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY
- OPTION 3: 100% RESIDENTIAL DEVELOPMENT HIGH DENSITY

INTERIOR LONG LOT (8,250 SF)

- OPTION 1: MIXED-USE \leq 30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY
- OPTION 2: 100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY
- OPTION 3: 100% RESIDENTIAL DEVELOPMENT HIGH DENSITY

ASSUMPTIONS

- MINIMUM RESIDENTIAL DENSITY REQUIREMENTS AND PERCENT COMMERCIAL ARE CALCULATED PER THE REQUIREMENTS OF INTERIM ORDINANCE 1234.
- MIXED-USE SCENARIOS INCLUDE COMMERCIAL SPACE THAT MEET OR EXCEED 55% OF THE GROUND FLOOR'S GROSS FLOOR AREA (GSF).
- ALL SCENARIOS PROVIDE A 5-FOOT SETBACK FROM FRONT AND STREET SIDE PROPERTY LINES ON ALL FLOORS.
- ALL SCENARIOS INCLUDE TRANSFORMER AND DUMPSTER LOCATIONS PER IDAHO POWER AND CLEAR CREEK DISPOSAL REQUIREMENTS.
- ALL SCENARIOS ASSUME COMMERCIAL USE IS EXEMPT FROM PROVIDING OFF-STREET PARKING.
- GSF CALCULATION INCLUDES STAIR TOWERS AND ELEVATORS ON THE GROUND FLOOR ONLY AND EXEMPTS UP TO 4 ENCLOSED PARKING STALLS.
- EFFICIENCY %:
 - NET FLOOR AREA EXCLUDES LOBBIES, CIRCULATION, AND STORAGE AREAS.
 - A SQUARE FOOT REDUCTION FOR SHAFTS, WALLS, AND OTHER NON-ASSIGNABLE AREAS HAS NOT BEEN APPLIED TO RESIDENTIAL NET FLOOR AREA CALCULATIONS.
- ALL SCENARIOS TAKE ADVANTAGE OF FAR BONUS IN EXCHANGE FOR COMMUNITY HOUSING.
- COMMUNITY HOUSING IS EXEMPT FROM PROVIDING PARKING.
- COMMUNITY HOUSING CONTRIBUTION SATISFIED BY EITHER: (A) PROVIDING ENTIRE CONTRIBUTION THROUGH DEED-RESTRICTED UNITS ON SITE OR (B) PROVIDING DEED-RESTRICTING UNITS ON SITE AND PAYING FEE IN LIEU FOR THE REMAINDER.

INTERIOR STANDARD LOT
(5,500 SF)

INTERIOR STANDARD LOT - OPTION 1

MIXED-USE ≤30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY

4 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

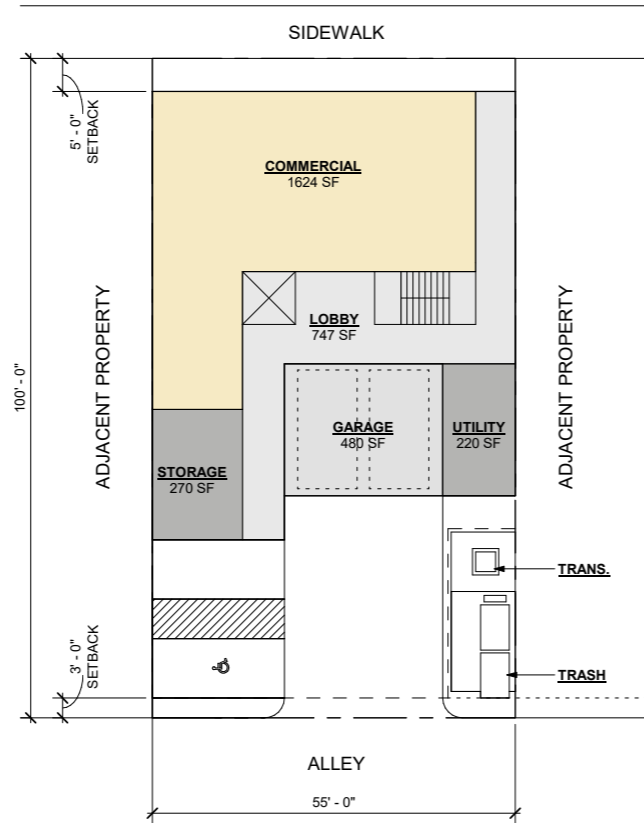
LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	4 STALLS
UNITS	4 UNITS

AREA SUMMARY

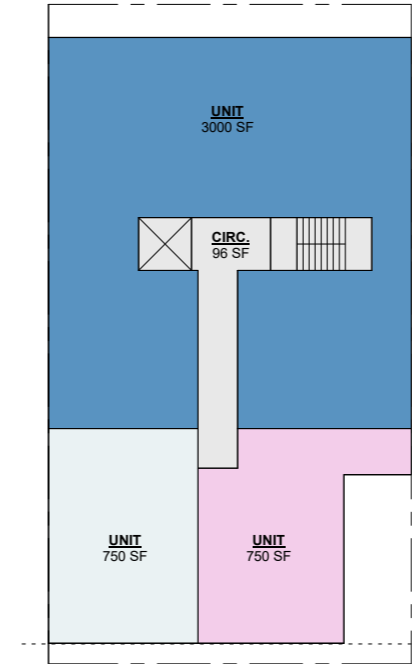
LEVEL 1	2,862 GSF
LEVEL 2	4,756 GSF
LEVEL 3	3,100 GSF
TOTAL	10,718 GSF [1.95 FAR]
RESIDENTIAL AREA	7,500 NSF
COMMERCIAL AREA	1,624 NSF
% GROUND FLR.	57%
% TOTAL GSF	15%
TOTAL NET SQ. FT.	9,124 NSF
EFFICIENCY	85%

LEGEND

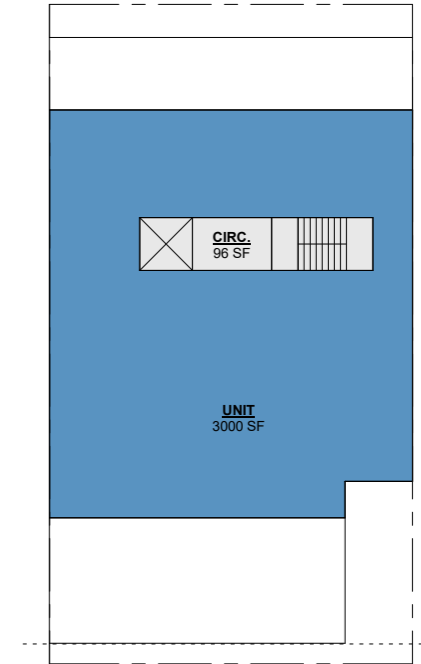
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

INTERIOR STANDARD LOT - OPTION 2

100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY

7 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	5 STALLS
UNITS	7 UNITS

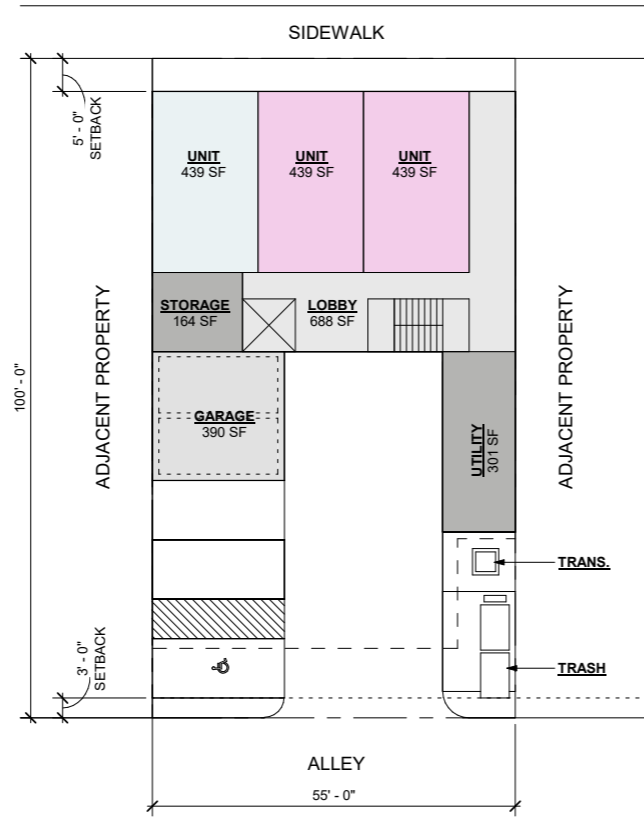
AREA SUMMARY

LEVEL 1	2,471 GSF
LEVEL 2	4,506 GSF
LEVEL 3	4,506 GSF
TOTAL	11,483 GSF [2.09 FAR]

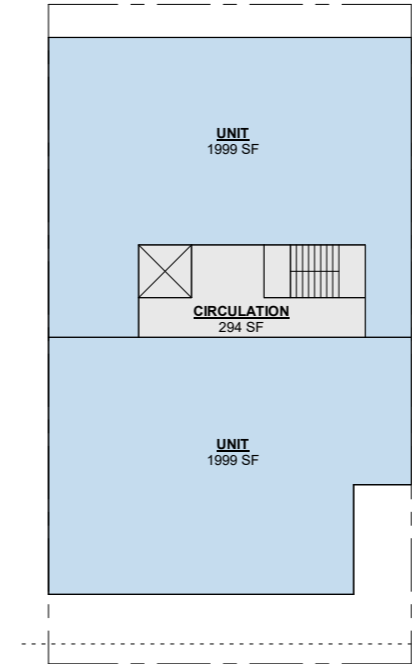
RESIDENTIAL AREA	9,614 NSF
EFFICIENCY	84%

LEGEND

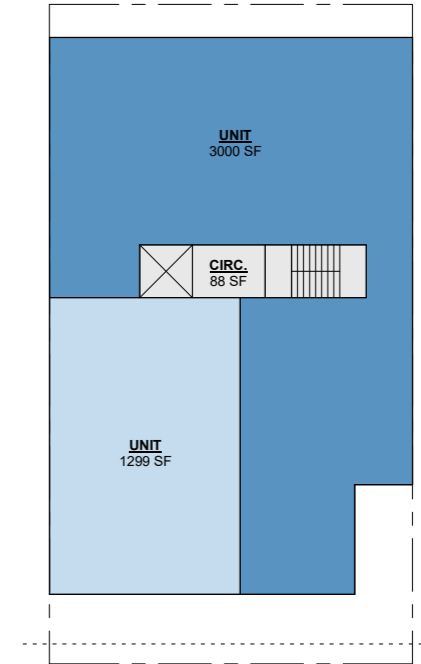
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

INTERIOR STANDARD LOT - OPTION 3

100% RESIDENTIAL DEVELOPMENT: HIGH DENSITY

SITE SUMMARY

LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	5 STALLS
UNITS	13 UNITS

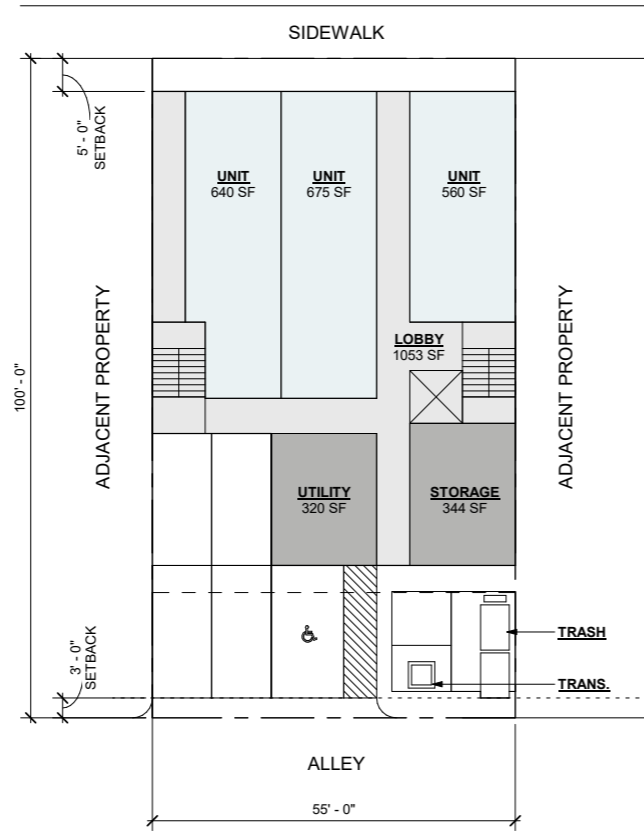
AREA SUMMARY

LEVEL 1	3,953 GSF
LEVEL 2	4,180 GSF
LEVEL 3	4,180 GSF
TOTAL	12,313 GSF [2.25 FAR]

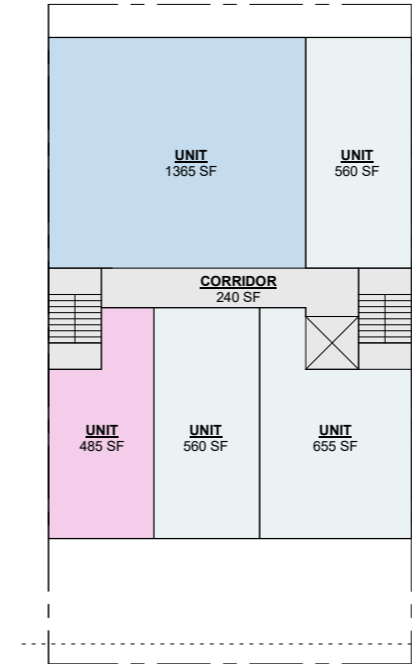
RESIDENTIAL AREA	9,125 NSF
EFFICIENCY	74%

LEGEND

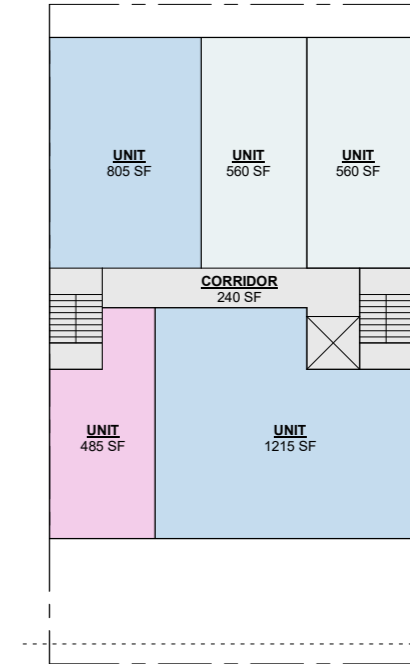
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

CORNER STANDARD LOT
[5,500 SF]

CORNER STANDARD LOT - OPTION 1

MIXED-USE ≤30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY

4 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

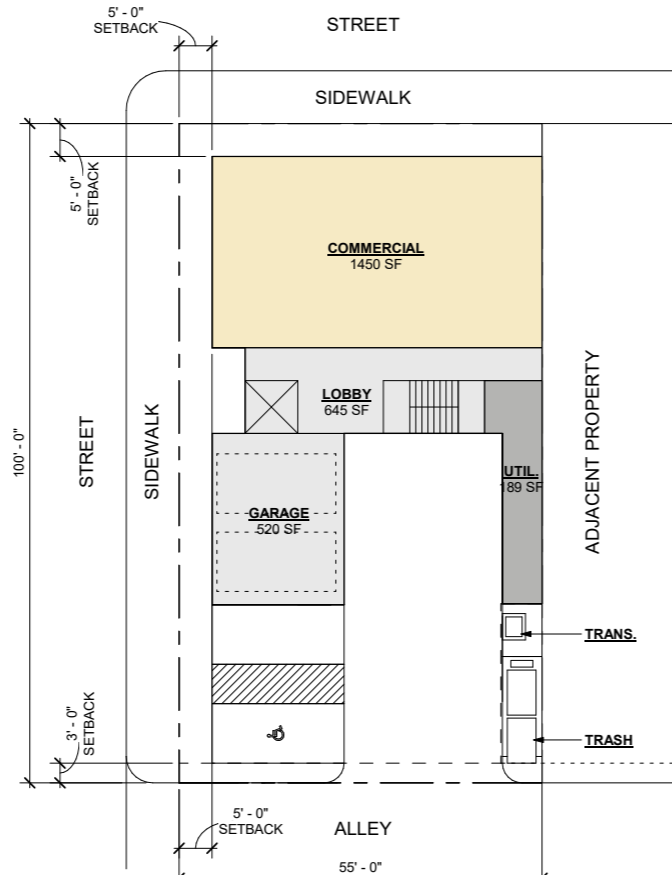
LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	4 STALLS
UNITS	4 UNITS

AREA SUMMARY

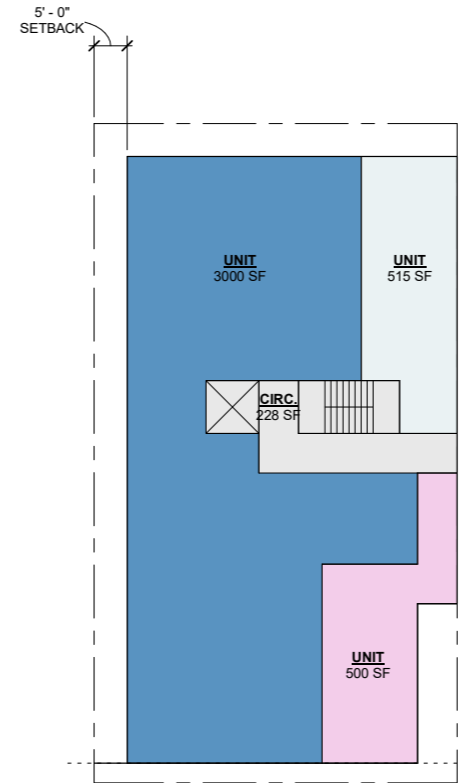
LEVEL 1	2,190 GSF
LEVEL 2	4,455 GSF
LEVEL 3	3,491 GSF
TOTAL	10,136 GSF [1.87 FAR]
RESIDENTIAL AREA	7,015 NSF
COMMERCIAL AREA	1,450 NSF
% GROUND FLR.	66%
% TOTAL GSF	14%
TOTAL NET SQ. FT.	8,465 NSF
EFFICIENCY	84%

LEGEND

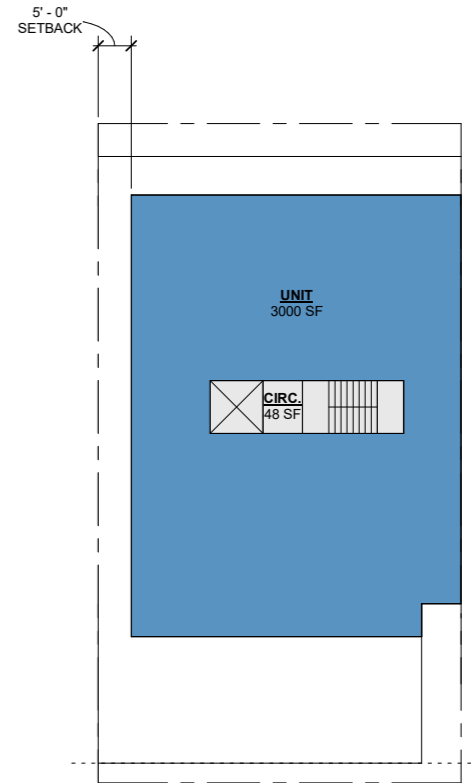
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

CORNER STANDARD LOT - OPTION 2

100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY

7 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	5 STALLS
UNITS	7 UNITS

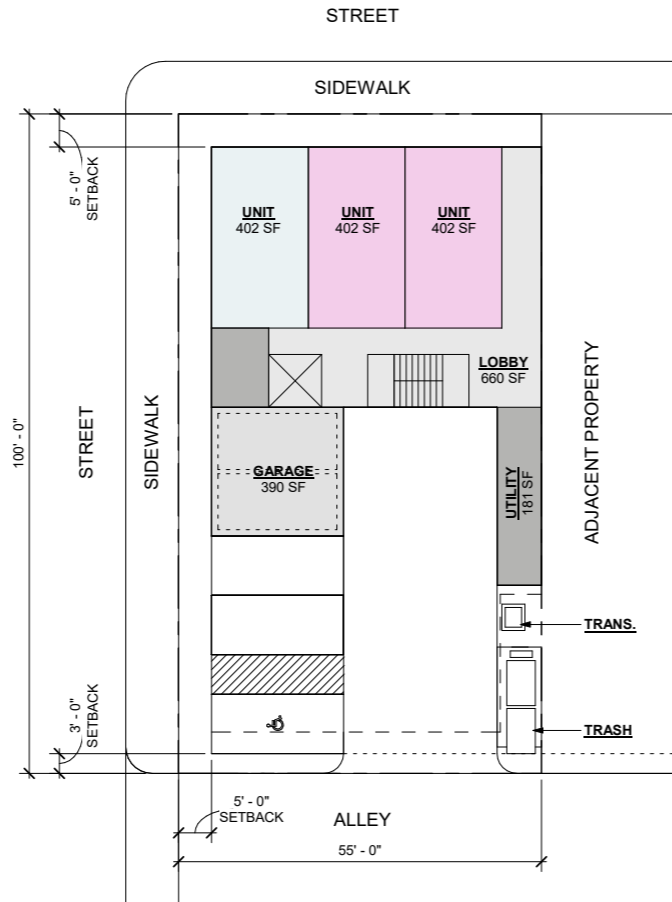
AREA SUMMARY

LEVEL 1	2,154 GSF
LEVEL 2	4,305 GSF
LEVEL 3	4,305 GSF
TOTAL	10,764 GSF [1.95 FAR]

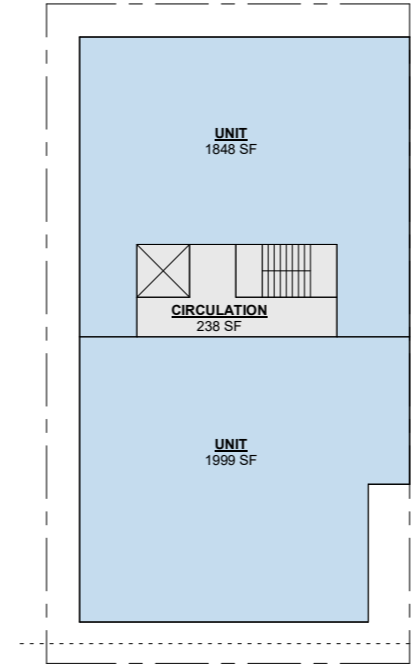
RESIDENTIAL AREA	9,108 NSF
EFFICIENCY	85%

LEGEND

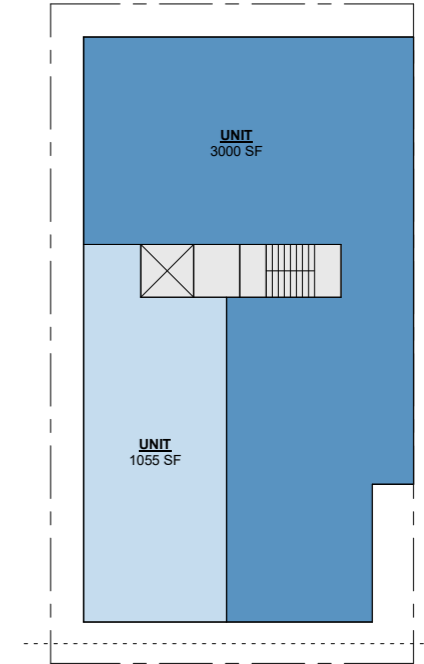
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

CORNER STANDARD LOT - OPTION 3

100% RESIDENTIAL DEVELOPMENT: HIGH DENSITY

SITE SUMMARY

LOT AREA	5,500 SF
MAX ALLOWABLE AREA	12,375 SF [2.25 FAR]
PARKING	3 STALLS
UNITS	11 UNITS

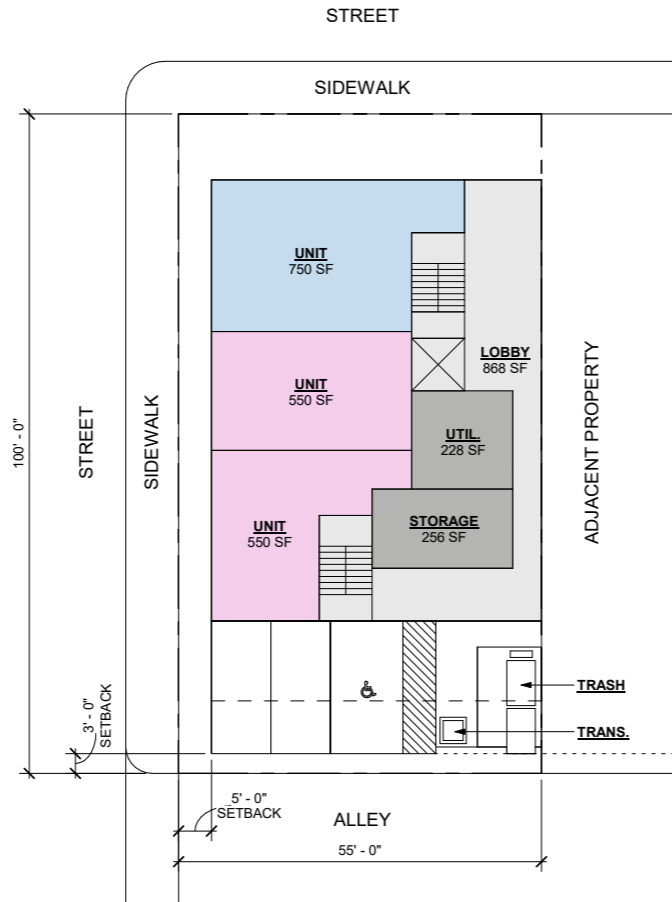
AREA SUMMARY

LEVEL 1	3,352 GSF
LEVEL 2	4,500 GSF
LEVEL 3	4,500 GSF
TOTAL	12,352 GSF [2.25 FAR]

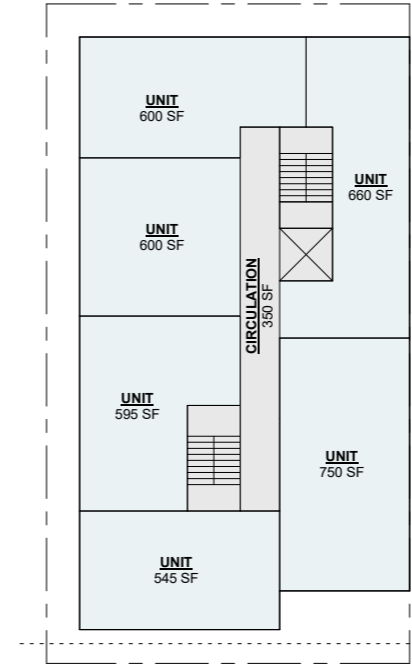
RESIDENTIAL AREA	9,350 NSF
EFFICIENCY	76%

LEGEND

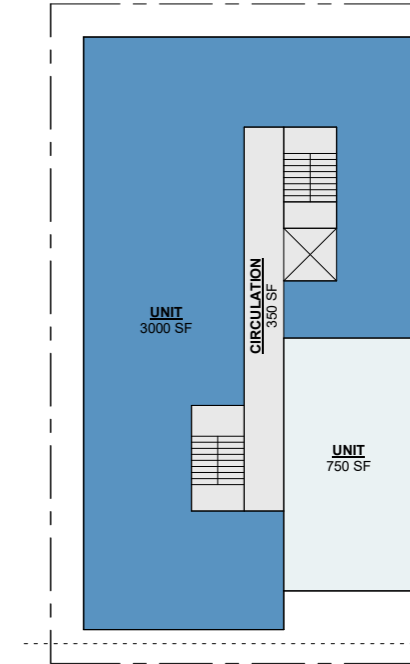
- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

INTERIOR LONG LOT
[8,250 SF]

INTERIOR LONG LOT - OPTION 1

MIXED USE ≤30% COMMERCIAL MINIMUM RESIDENTIAL DENSITY

6 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

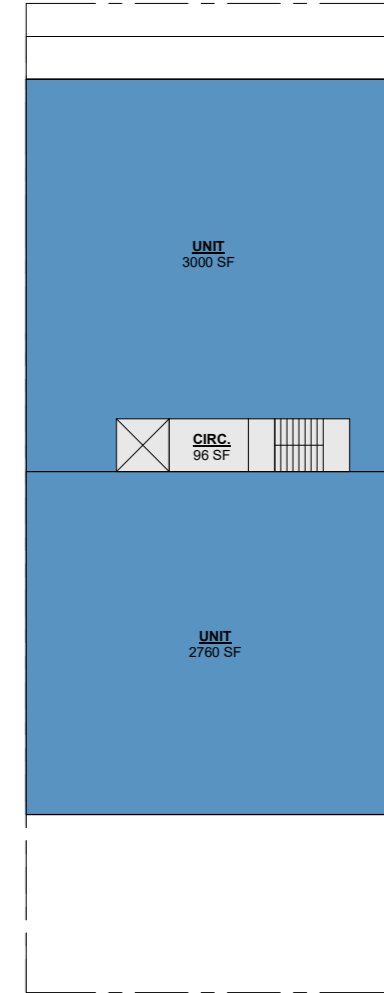
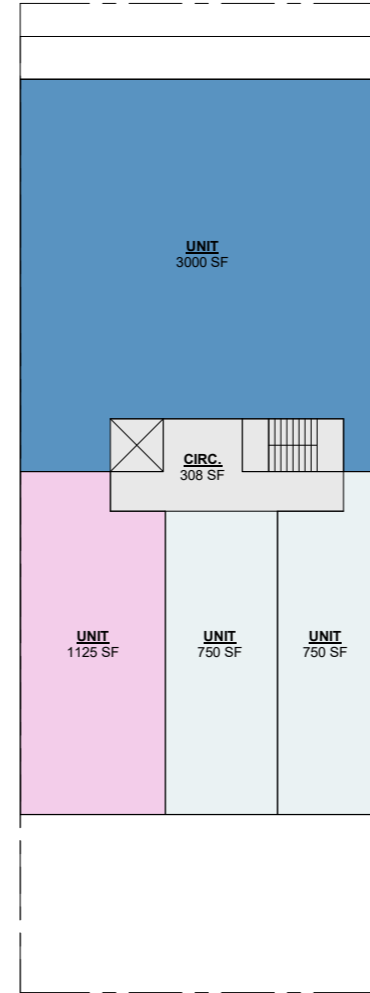
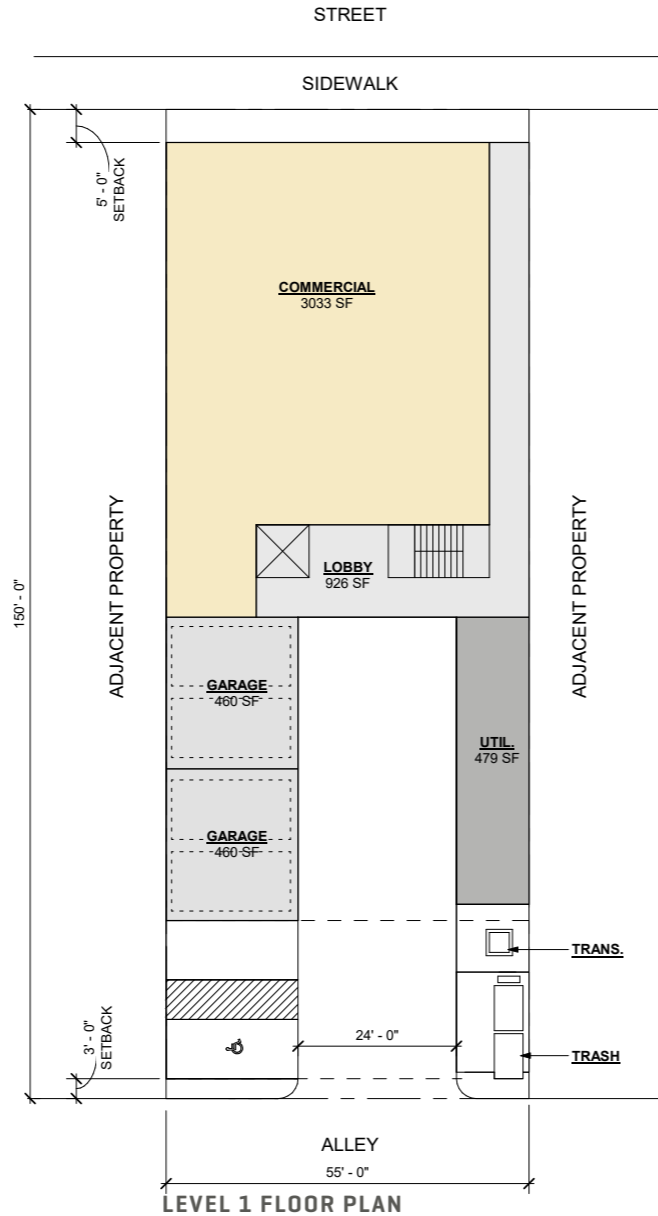
LOT AREA	8,250 SF
MAX ALLOWABLE AREA	18,562.5 SF (2.25 FAR)
PARKING	6 STALLS
UNITS	6 UNITS

AREA SUMMARY

LEVEL 1	5,360 GSF
LEVEL 2	6,130 GSF
LEVEL 3	6,130 GSF
TOTAL	17,620 GSF (2.14 FAR)
RESIDENTIAL AREA	11,385 NSF
COMMERCIAL AREA	3,033 NSF
% GROUND FLR.	57%
% TOTAL GSF	17%
TOTAL NET SQ. FT.	14,418 NSF
EFFICIENCY	82%

LEGEND

- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



INTERIOR LONG LOT - OPTION 2

100% RESIDENTIAL DEVELOPMENT MINIMUM RESIDENTIAL DENSITY

11 RESIDENTIAL UNITS REQUIRED

SITE SUMMARY

LOT AREA	8,250 SF
MAX ALLOWABLE AREA	18,562.5 SF (2.25 FAR)
PARKING	6 STALLS
UNITS	11 UNITS

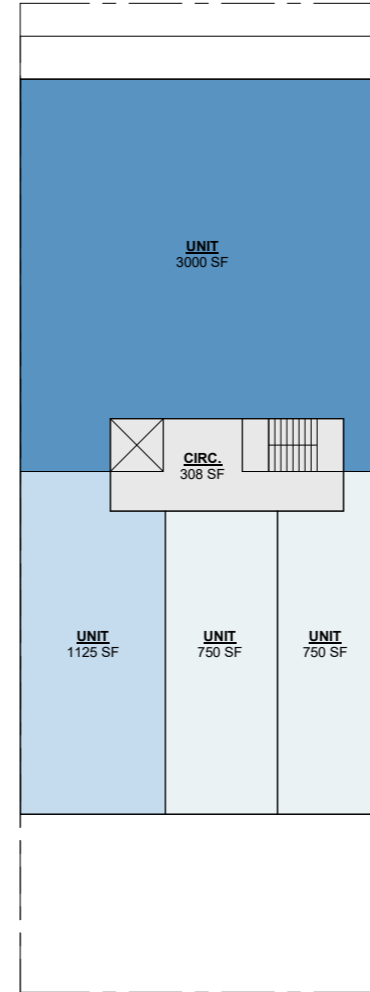
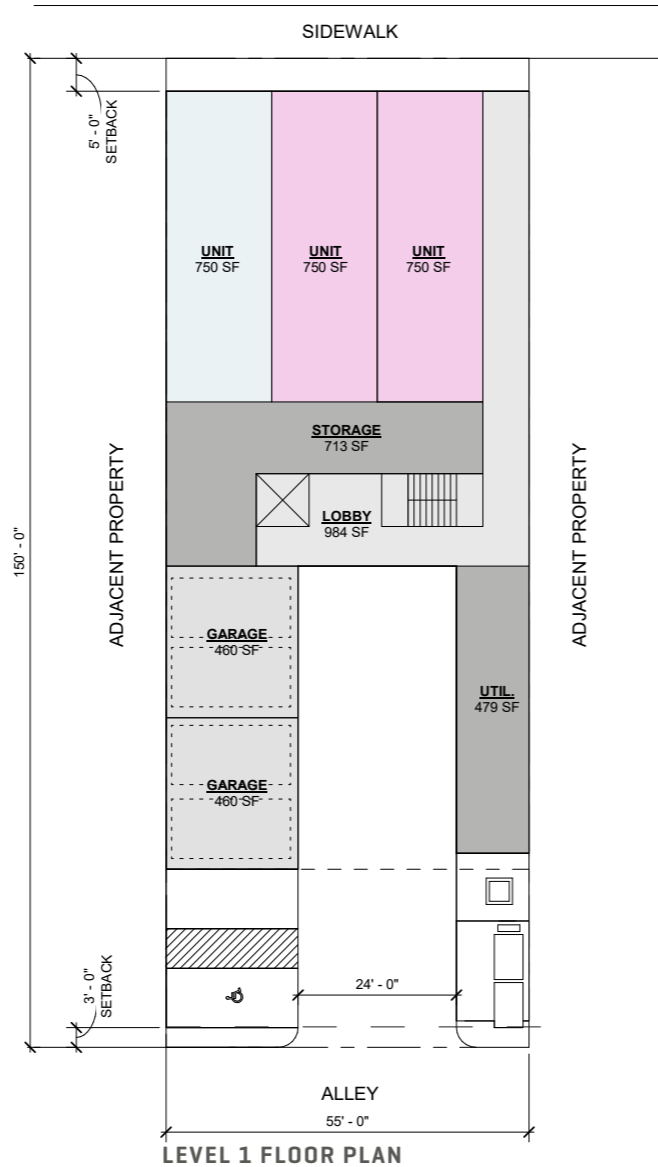
AREA SUMMARY

LEVEL 1	5,360 GSF
LEVEL 2	6,130 GSF
LEVEL 3	6,130 GSF
TOTAL	17,620 GSF (2.14 FAR)

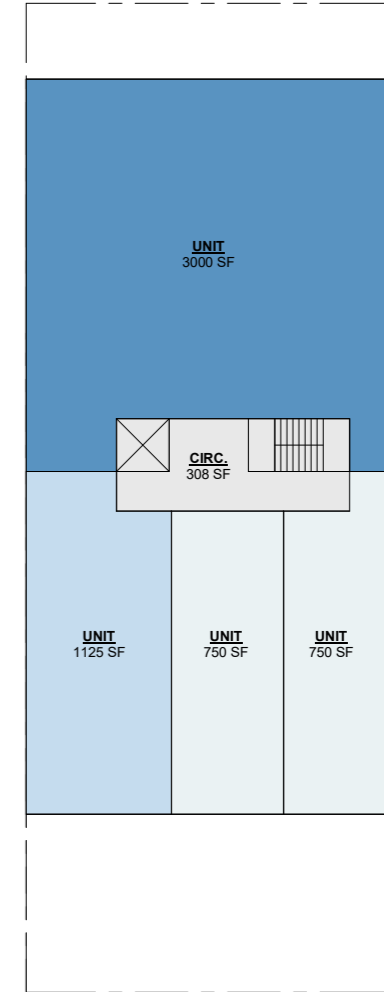
RESIDENTIAL AREA	13,500 NSF
EFFICIENCY	77%

LEGEND

- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

INTERIOR LONG LOT - OPTION 3

100% RESIDENTIAL DEVELOPMENT HIGH DENSITY

SITE SUMMARY

LOT AREA	8,250 SF
MAX ALLOWABLE AREA	18,562.5 SF [2.25 FAR]
PARKING	6 STALLS
UNITS	11 UNITS

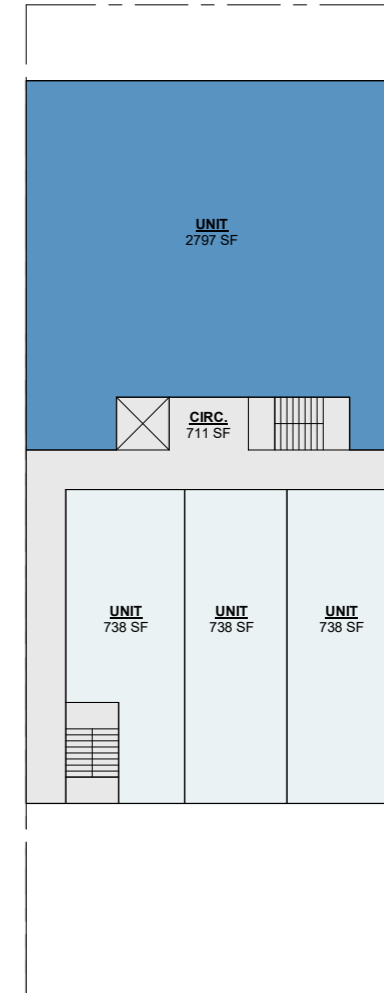
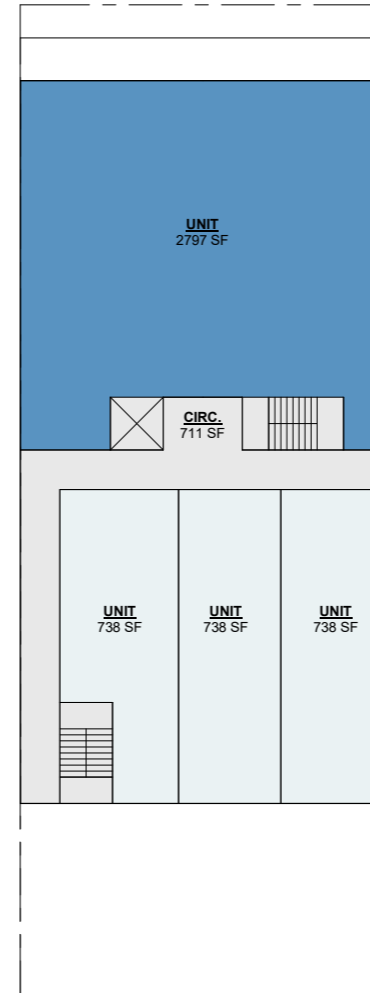
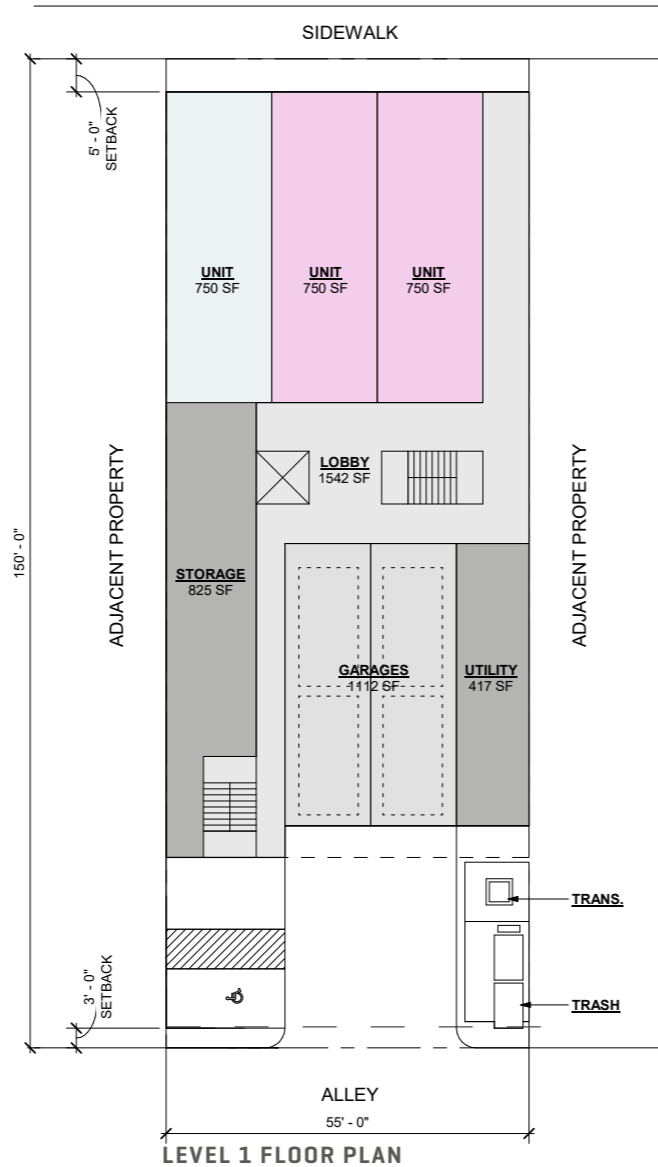
AREA SUMMARY

LEVEL 1	6,209 GSF
LEVEL 2	6,176 GSF
LEVEL 3	6,176 GSF
TOTAL	18,561 GSF [2.25 FAR]

RESIDENTIAL AREA	12,251 NSF
EFFICIENCY	66%

LEGEND

- COMMERCIAL
- RESIDENTIAL COMMUNITY HOUSING
- RESIDENTIAL UNIT <750
- RESIDENTIAL UNIT 751 - 2000 SF
- RESIDENTIAL UNIT 2001+ SF
- CIRCULATION
- SUPPORT



THANK YOU!



H O L S T

Attachment C

EPS

Commercial Demand Models

The Economics of Land Use



Draft Model

**Retail Demand Model: Ketchum
Commercial Demand Analysis**

Prepared for:

City of Ketchum

Prepared by:

Economic & Planning Systems, Inc.

*Economic & Planning Systems, Inc.
730 17th Street, Suite 630
Denver, CO 80202-3511
303 623 3557 tel
303 623 9049 fax*

*Denver
Los Angeles
Oakland
Sacramento*

www.epsys.com

Date:

June 21, 2023

EPS #233053

Full-Time Resident Total Personal Income

Description	2021	2030	2021-2030		
			Total	Ann. #	Ann. %
Ketchum					
Population	3,448	3,942	494	55	1.5%
Per Capita Income	\$52,287	\$52,287			
Total Personal Income (000s)	\$180,286	\$206,137			

Source: US Census ACS; Economic & Planning Systems

Second Homeowner Spending Estimate

Second Homeowner Estimates	Factor	Source
Second home units	2,000	2020 Census, 2021 ACS 5-Yr Estimates
Second homeowner income	\$200,000	90th percentile of Ketchum household income distribution
Total Second Homeowner Expenditure Potential (\$000s)	\$400,000	
2030 Second Homeowner Expenditure Potential (\$000s)	\$508,335	
Ann. Increase	2.7%	
2030 units	2,542	

Source: US Census; Economic & Planning Systems

Overnight Visitor Spending Estimate

Hotel Estimates	Factor	Source
Visitation Assumptions		
Room Nights Available	292,634	Visit Sun Valley/Inntopia (seasonal average)
Room Nights Sold	117,054	Visit Sun Valley/Inntopia (seasonal average)
Average Rooms per Party	1.0	EPS Estimate
Average Length of Stay	3 nights	Visit Sun Valley/Inntopia (seasonal average)
Annual Visitors (parties)	39,018	
Daily Expenditure Assumptions		
Food/Drink	\$229	Visit Sun Valley/RRC
Retail	\$70	Visit Sun Valley/RRC
Recreation/Entertainment	\$129	EPS Estimate
Total	\$428	
Per Trip Expenditure Assumptions		
	3.7 days/trip	
Food/Drink	\$847	Visit Sun Valley/RRC
Retail	\$259	Visit Sun Valley/RRC
Recreation/Entertainment	\$477	EPS Estimate
Total	\$1,584	
Annual Spending		
Food/Drink	\$33,059,859	EPS Estimate
Retail	\$10,105,634	EPS Estimate
Recreation/Entertainment	\$18,623,239	EPS Estimate
Total	\$61,788,732	

Source: Visit Sun Valley; Economic & Planning Systems

Full-Time Resident Expenditure Potential

Store Type	Retail Sales % TPI (2017)	Ketchum	
		2021 (\$000s)	2030 (\$000s)
Total Personal Income (TPI)	100%	\$180,286	\$206,137
Convenience Goods			
Supermarkets and Other Grocery Stores	6.3%	\$11,415	\$13,052
Convenience Stores (incl. Gas Stations)	2.7%	\$4,825	\$5,517
Beer, Wine, & Liquor Stores ¹	1.3%	\$2,344	\$2,680
Health and Personal Care	<u>2.0%</u>	<u>\$3,564</u>	<u>\$4,075</u>
Total Convenience Goods	12.3%	\$22,148	\$25,324
Shopper's Goods			
General Merchandise			
Department Stores	0.8%	\$1,363	\$1,558
Warehouse Clubs & Supercenters, other GM	<u>9.3%</u>	<u>\$16,757</u>	<u>\$19,160</u>
Subtotal	10.1%	\$18,120	\$20,718
Other Shopper's Goods			
Clothing & Accessories	1.5%	\$2,632	\$3,010
Furniture & Home Furnishings	1.3%	\$2,388	\$2,731
Electronics & Appliances	0.8%	\$1,440	\$1,647
Sporting Goods, Hobby, Book, & Music Stores	1.3%	\$2,295	\$2,624
Miscellaneous Retail	<u>1.1%</u>	<u>\$1,945</u>	<u>\$2,224</u>
Subtotal	7.1%	\$12,800	\$14,636
Total Shopper's Goods	17.2%	\$30,920	\$35,354
Eating and Drinking	5.8%	\$10,490	\$11,994
Building Material & Garden	3.2%	\$5,769	\$6,596
Total Retail Goods	38.5%	\$69,328	\$79,269

¹Beer, Wine, and Liquore Store spending percentage increased to mirror neighboring states and reflect local conditions

Source: 2017 Census of Retail Trade; US Census ACS 2021 5-Year Estimates; Economic & Planning Systems

Second Homeowner Expenditure Potential

Store Type	Retail Sales % TPI (2017)	% of Expenditures Factor	Second Homeowners	Second Homeowners
			2021 (\$000s)	2030 (\$000s)
Total Personal Income (TPI)	100%		\$400,000	\$508,335
Convenience Goods				
Supermarkets and Other Grocery Stores	6.3%	25%	\$6,332	\$8,047
Convenience Stores (incl. Gas Stations)	2.7%	25%	\$2,676	\$3,401
Beer, Wine, & Liquor Stores ¹	1.3%	25%	\$1,300	\$1,652
Health and Personal Care	<u>2.0%</u>	25%	<u>\$1,977</u>	<u>\$2,512</u>
Total Convenience Goods	12.3%		\$12,285	\$15,612
Shopper's Goods				
General Merchandise				
Department Stores	0.8%	25%	\$756	\$960
Warehouse Clubs & Supercenters, other GM	<u>9.3%</u>	25%	<u>\$9,295</u>	<u>\$11,812</u>
Subtotal	10.1%		\$10,051	\$12,773
Other Shopper's Goods				
Clothing & Accessories	1.5%	50%	\$2,920	\$3,711
Furniture & Home Furnishings	1.3%	50%	\$2,650	\$3,367
Electronics & Appliances	0.8%	50%	\$1,598	\$2,031
Sporting Goods, Hobby, Book, & Music Stores	1.3%	50%	\$2,546	\$3,235
Miscellaneous Retail	<u>1.1%</u>	50%	<u>\$2,158</u>	<u>\$2,742</u>
Subtotal	7.1%		\$11,871	\$15,086
Total Shopper's Goods	17.2%	25%	\$17,151	\$21,796
Eating and Drinking	5.8%	25%	\$5,819	\$7,395
Building Material & Garden	3.2%	25%	\$3,200	\$4,067
Total Retail Goods	38.5%		\$38,454	\$48,869

¹Beer, Wine, and Liquore Store spending percentage increased to mirror neighboring states and reflect local conditions

Source: 2017 Census of Retail Trade; Economic & Planning Systems

Expenditure Potential - All Groups

Store Type	Retail Sales Claritas Data (\$000s)	Expenditure Potential			Sales/Sq.Ft.	Supportable Sq. Ft. Based on Sales
		Residents 2021	Second Homeowners	Visitors		
Total Personal Income (TPI)						
Convenience Goods						
Supermarkets and Other Grocery Stores	\$6,001	\$11,415	\$6,332		\$480	12,502
Convenience Stores (incl. Gas Stations)	\$1,265	\$4,825	\$2,676		\$400	3,163
Beer, Wine, & Liquor Stores	\$4,093	\$2,344	\$1,300		\$360	11,369
Health and Personal Care	<u>\$9,128</u>	<u>\$3,564</u>	<u>\$1,977</u>		\$480	<u>19,017</u>
Total Convenience Goods	\$20,487	\$22,148	\$12,285	\$3,335		46,051
Shopper's Goods						
General Merchandise						
Department Stores	\$634	\$1,363	\$756			
Warehouse Clubs & Supercenters, other GM	<u>\$6,831</u>	<u>\$16,757</u>	<u>\$9,295</u>			
Subtotal	\$7,465	\$18,120	\$10,051		\$300	24,883
Other Shopper's Goods						
Clothing & Accessories	\$15,853	\$2,632	\$2,920		\$300	52,842
Furniture & Home Furnishings	\$13,607	\$2,388	\$2,650		\$300	45,357
Electronics & Appliances	\$9,400	\$1,440	\$1,598		\$480	19,583
Sporting Goods, Hobby, Book, & Music Stores	\$19,555	\$2,295	\$2,546	\$18,623	\$300	65,183
Miscellaneous Retail	<u>\$16,804</u>	<u>\$1,945</u>	<u>\$2,158</u>		\$300	<u>56,013</u>
Subtotal	\$75,219	\$12,800	\$11,871	\$6,771		238,979
Total Shopper's Goods	\$82,684	\$30,920	\$17,151			
Eating and Drinking	\$34,283	\$10,490	\$5,819	\$33,060	\$360	95,231
Building Material & Garden	\$9,163	\$5,769	\$3,200		\$360	25,453
Total Retail Goods	\$146,617	\$69,328	\$38,454	\$61,789		430,596

Source: Claritas; 2017 Census of Retail Trade; Economic & Planning Systems

Sales Flow - Capture and Leakage

Store Type	Actual Sales Claritas Data (\$000s)	Resident	Resident Capture			Second Homeowner	Second Homeowner Capture			Overnight Visitor	Overnight Visitor Capture			Ketchum Capture		Inflow to Ketchum	
		Exp. Potential 2021 (\$000s)	Ex. Pot. Capture Rate % of Total	Sales Capture Rate % of Total	Est. Sales (\$000s)	Exp. Potential 2021 (\$000s)	Ex. Pot. Capture Rate % of Total	Sales Capture Rate % of Total	Est. Sales (\$000s)	Exp. Potential 2021 (\$000s)	Ex. Pot. Capture Rate % of Total	Sales Capture Rate % of Total	Est. Sales (\$000s)	Sales Capture Rate % of Total	Est. Sales (\$000s)	Sales Capture Rate % of Total	Est. Sales (\$000s)
Total Personal Income (TPI)																	
Convenience Goods																	
Supermarkets and Other Grocery Stores	\$6,001	\$11,415	25%	48%	\$2,854	\$6,332	40%	42%	\$2,533				90%	\$5,387	10%	\$614	
Convenience Stores (incl. Gas Stations)	\$1,265	\$4,825	10%	38%	\$483	\$2,676	25%	53%	\$669				91%	\$1,152	9%	\$113	
Beer, Wine, & Liquor Stores	\$4,093	\$2,344	90%	52%	\$2,109	\$1,300	90%	29%	\$1,170				80%	\$3,279	20%	\$814	
Health and Personal Care	\$9,128	\$3,564	80%	31%	\$2,851	\$1,977	90%	19%	\$1,779				51%	\$4,630	49%	\$4,498	
Total Convenience Goods	\$20,487	\$22,148	37%	40%	\$8,297	\$12,285	50%	30%	\$6,151	\$3,335	90%	15%	\$3,001	85%	\$17,449	15%	\$3,038
Shopper's Goods																	
General Merchandise																	
Department Stores	\$634	\$1,363	25%	54%	\$341	\$756	25%	30%	\$189				84%	\$530	16%	\$104	
Warehouse Clubs & Supercenters, other GM	\$6,831	\$16,757	25%	61%	\$4,189	\$9,295	25%	34%	\$2,324				95%	\$6,513	5%	\$318	
Subtotal	\$7,465	\$18,120	25%	61%	\$4,530	\$10,051	25%	34%	\$2,513				94%	\$7,043	6%	\$422	
Other Shopper's Goods																	
Clothing & Accessories	\$15,853	\$2,632	75%	12%	\$1,974	\$2,920	90%	17%	\$2,628				29%	\$4,602	71%	\$11,250	
Furniture & Home Furnishings	\$13,607	\$2,388	75%	13%	\$1,791	\$2,650	90%	18%	\$2,385				31%	\$4,176	69%	\$9,431	
Electronics & Appliances	\$9,400	\$1,440	80%	12%	\$1,152	\$1,598	90%	15%	\$1,438				28%	\$2,590	72%	\$6,810	
Sporting Goods, Hobby, Book, & Music Stores	\$19,555	\$2,295	75%	9%	\$1,721	\$2,546	90%	12%	\$2,291	\$18,623	50%	48%	\$9,312	68%	\$13,324	32%	\$6,231
Miscellaneous Retail	\$16,804	\$1,945	90%	10%	\$1,751	\$2,158	90%	12%	\$1,942				22%	\$3,693	78%	\$13,111	
Subtotal	\$75,219	\$12,800	66%	11%	\$8,390	\$11,871	90%	14%	\$10,684	\$6,771	90%	8%	\$6,094	46%	\$34,479	54%	\$40,740
Total Shopper's Goods	\$82,684	\$30,920	42%	16%	\$12,920	\$17,151	77%	16%	\$13,197				50%	\$41,522	50%	\$41,162	
Eating and Drinking	\$34,283	\$10,490	65%	20%	\$6,819	\$5,819	65%	11%	\$3,782	\$33,060	60%	58%	\$19,836	89%	\$30,437	11%	\$3,846
Building Material & Garden	\$9,163	\$5,769	60%	38%	\$3,461	\$3,200	60%	21%	\$1,920				59%	\$5,381	41%	\$3,782	
Total Retail Goods	\$146,617	\$69,328	45%	21%	\$31,496	\$38,454	65%	17%	\$25,050	\$61,789	62%	26%	\$38,243	65%	\$94,789	35%	\$51,828

Source: Claritas; 2017 Census of Retail Trade; Economic & Planning Systems

Supportable Square Feet - Current Spending and Capture of Leakage

Description	Avg. Sales per Sq. Ft.	Current Supportable Sq. Ft.		Current Residents			Second Homeowners			Overnight Visitors		
		Estimated Sales (\$000s)	Supportable Sq. Ft.	Leakage	Capture Rate	Supportable Sq. Ft.	Leakage	Capture Rate	Supportable Sq. Ft.	Exp. Pot.	Capture Rate	Supportable Sq. Ft.
Convenience Goods												
Supermarkets and Other Grocery Stores	\$480	\$5,387	11,222	\$8,562	50%	8,918	\$3,799	50%	3,957			
Convenience Stores (incl. Gas Stations)	\$400	\$1,152	2,879	\$4,343	50%	5,428	\$2,007	50%	2,509			
Beer, Wine, & Liquor Stores	\$360	\$3,279	9,109	\$234	50%	326	\$130	50%	181			
Health and Personal Care	\$480	\$4,630	9,646	\$713	50%	742	\$198	50%	206			
Total Convenience Goods	\$430		32,856	\$13,851		15,415	\$6,134		6,853	\$333	75%	582
Shopper's Goods												
General Merchandise	\$300	\$7,043	23,476	\$13,590	10%	4,530	\$7,538	10%	2,513			
Other Shopper's Goods												
Clothing & Accessories	\$300	\$4,602	15,342	\$658	25%	548	\$292	25%	243			
Furniture & Home Furnishings	\$300	\$4,176	13,920	\$597	25%	498	\$265	25%	221			
Electronics & Appliances	\$480	\$2,590	5,396	\$288	25%	150	\$160	25%	83			
Sporting Goods, Hobby, Book, & Music Stores	\$300	\$13,324	44,413	\$574	50%	956	\$255	50%	424	\$9,312	25%	7,760
Miscellaneous Retail	\$300	\$3,693	12,309	\$195	25%	162	\$216	25%	180			
Subtotal - Other Shoppers' Goods	\$336		91,380	\$2,311		2,314	\$1,187		1,151	\$677	50%	1,008
Total Shopper's Goods				\$15,901		6,844	\$8,725		3,664			
Eating and Drinking	\$360	\$30,437	84,546	\$3,672	25%	2,550	\$2,037	25%	1,414	\$13,224	25%	9,183
Building Material & Garden	\$360	\$5,381	14,949	\$2,308	10%	641	\$1,280	10%	356			
Total Retail Goods			247,206	\$35,732		25,450	18,176		12,287	\$23,546		18,532

Source: Economic & Planning Systems

Supportable Square Feet - Spending Growth

Store Type	Sales per Square Foot	Resident Exp. Potential 2030 Growth (\$000s)	Resident Capture		Second Homeowner Exp. Potential 2030 Growth (\$000s)	Second Homeowner Capture		Total Est. Sales 2030 Growth (\$000s)	Total Sq. Ft. 2030 Growth
			Ex. Pot. Capture Rate % of Total	Est. Sales (\$000s)		Ex. Pot. Capture Rate % of Total	Est. Sales (\$000s)		
Total Personal Income (TPI)									
Convenience Goods									
Supermarkets and Other Grocery Stores	\$480	\$1,637	40%	\$655	\$1,715	50%	\$857	\$1,512	3,150
Convenience Stores (incl. Gas Stations)	\$400	\$692	25%	\$173	\$725	25%	\$181	\$354	885
Beer, Wine, & Liquor Stores	\$360	\$336	90%	\$302	\$352	90%	\$317	\$619	1,720
Health and Personal Care	\$480	\$511	80%	\$409	\$535	90%	\$482	\$891	1,855
Total Convenience Goods		\$3,176	48%	\$1,539	\$3,327	55%	\$1,837	\$3,376	7,612
Shopper's Goods									
General Merchandise									
Department Stores		\$195	25%	\$49	\$205	25%	\$51	\$100	
Warehouse Clubs & Supercenters, other GM		\$2,403	25%	\$601	\$2,517	25%	\$629	\$1,230	
Subtotal	\$300	\$2,598	25%	\$650	\$2,722	25%	\$681	\$1,330	4,434
Other Shopper's Goods									
Clothing & Accessories	\$300	\$377	75%	\$283	\$791	90%	\$712	\$995	3,316
Furniture & Home Furnishings	\$300	\$342	75%	\$257	\$718	90%	\$646	\$903	3,009
Electronics & Appliances	\$480	\$207	80%	\$165	\$433	90%	\$389	\$555	1,156
Sporting Goods, Hobby, Book, & Music Stores	\$300	\$329	75%	\$247	\$689	90%	\$621	\$867	2,891
Miscellaneous Retail	\$300	\$279	90%	\$251	\$584	90%	\$526	\$777	2,590
Subtotal		\$1,835	66%	\$1,203	\$3,215	90%	\$2,894	\$4,097	12,962
Total Shopper's Goods		\$4,434	42%	\$1,853	\$4,645	77%	\$3,574	\$5,427	17,396
Eating and Drinking	\$360	\$1,504	65%	\$978	\$1,576	65%	\$1,024	\$2,002	5,561
Building Material & Garden	\$360	\$827	50%	\$414	\$867	50%	\$433	\$847	2,353
Total Retail Goods		\$9,941	48%	\$4,783	\$10,415	66%	\$6,869	\$11,652	32,921

Source: 2017 Census of Retail Trade; Economic & Planning Systems

Detailed Employment Classification

Description	Blaine County		Office	Industrial	Retail Trade / Commercial	Accom. and Food Services	Institutional	Total	Employees with No Space Demand
	Current Employment	Future Employment							
	2022	2030							
Agriculture, Forestry, Fishing and Hunting	109	130	0.0%	25.0%	0.0%	0.0%	0.0%	25.0%	75.0%
Mining, Quarrying, and Oil and Gas Extraction	26	22	0.0%	25.0%	0.0%	0.0%	0.0%	25.0%	75.0%
Utilities	32	33	10.0%	50.0%	0.0%	0.0%	0.0%	60.0%	40.0%
Construction	2,441	2,764	10.0%	30.0%	0.0%	0.0%	0.0%	40.0%	60.0%
Manufacturing	377	414	0.0%	75.0%	0.0%	0.0%	0.0%	75.0%	25.0%
Wholesale Trade	206	232	0.0%	75.0%	0.0%	0.0%	0.0%	75.0%	25.0%
Retail Trade	1,548	1,589	0.0%	0.0%	90.0%	0.0%	0.0%	90.0%	10.0%
Transportation and Warehousing	265	283	0.0%	50.0%	0.0%	0.0%	0.0%	50.0%	50.0%
Information	243	262	40.0%	10.0%	10.0%	0.0%	0.0%	60.0%	40.0%
Finance and Insurance	308	318	60.0%	0.0%	20.0%	0.0%	0.0%	80.0%	20.0%
Real Estate and Rental and Leasing	378	417	30.0%	0.0%	20.0%	0.0%	0.0%	50.0%	50.0%
Professional, Scientific, and Technical Services	814	860	50.0%	15.0%	15.0%	0.0%	0.0%	80.0%	20.0%
Management of Companies and Enterprises	52	57	50.0%	0.0%	0.0%	0.0%	0.0%	50.0%	50.0%
Administrative and Support and Waste Management and Remediation Services	771	835	50.0%	20.0%	10.0%	0.0%	0.0%	80.0%	20.0%
Education Services	1,042	1,153	20.0%	0.0%	10.0%	0.0%	60.0%	90.0%	10.0%
Health Care and Social Assistance	968	1,091	30.0%	0.0%	0.0%	0.0%	60.0%	90.0%	10.0%
Arts, Entertainment, and Recreation	477	562	10.0%	20.0%	20.0%	0.0%	0.0%	50.0%	50.0%
Accommodation and Food Services	2,586	2,807	0.0%	0.0%	0.0%	80.0%	0.0%	80.0%	20.0%
Other Services (except Public Administration)	560	634	25.0%	25.0%	25.0%	0.0%	0.0%	75.0%	25.0%
Public Administration	597	697	30.0%	10.0%	0.0%	0.0%	50.0%	90.0%	10.0%
Proprietors	7,957	8,741	25.0%	0.0%	0.0%	0.0%	0.0%	25.0%	75.0%

Source: BEA; Idaho Dept of Labor; Economic & Planning Systems

Employees by Space Type

Description	Blaine County Employment		2022 Employees by Type					2030 Employment by Type				
	2022	2030	Office	Industrial	Retail Trade / Commercial	Accom. and Food Services	Institutional	Office	Industrial	Retail Trade / Commercial	Accom. and Food Services	Institutional
Agriculture, Forestry, Fishing and Hunting	109	130	0	27	0	0	0	0	32	0	0	0
Mining, Quarrying, and Oil and Gas Extraction	26	22	0	7	0	0	0	0	5	0	0	0
Utilities	32	33	3	16	0	0	0	3	17	0	0	0
Construction	2,441	2,764	244	732	0	0	0	276	829	0	0	0
Manufacturing	377	414	0	283	0	0	0	0	310	0	0	0
Wholesale Trade	206	232	0	155	0	0	0	0	174	0	0	0
Retail Trade	1,548	1,589	0	0	1,393	0	0	0	0	1,430	0	0
Transportation and Warehousing	265	283	0	133	0	0	0	0	142	0	0	0
Information	243	262	97	24	24	0	0	105	26	26	0	0
Finance and Insurance	308	318	185	0	62	0	0	191	0	64	0	0
Real Estate and Rental and Leasing	378	417	113	0	76	0	0	125	0	83	0	0
Professional, Scientific, and Technical Services	814	860	407	122	122	0	0	430	129	129	0	0
Management of Companies and Enterprises	52	57	26	0	0	0	0	28	0	0	0	0
Administrative and Support and Waste Management and Remediation Services	771	835	386	154	77	0	0	417	167	83	0	0
Education Services	1,042	1,153	208	0	104	0	625	231	0	115	0	692
Health Care and Social Assistance	968	1,091	290	0	0	0	581	327	0	0	0	655
Arts, Entertainment, and Recreation	477	562	48	95	95	0	0	56	112	112	0	0
Accommodation and Food Services	2,586	2,807	0	0	0	2,069	0	0	0	0	2,246	0
Other Services (except Public Administration)	560	634	140	140	140	0	0	158	158	158	0	0
Public Administration	597	697	179	60	0	0	299	209	70	0	0	349
Proprietors	7,957	8,741	1,989	0	0	0	0	2,185	0	0	0	0
Total			4,316	1,948	2,094	2,069	1,505	4,743	2,172	2,202	2,246	1,695

Source: BEA; Idaho Dept of Labor; Economic & Planning Systems

Blaine County and Ketchum Employment Space Demand (Sq.Ft.)

Description	2022	2030	2022-2030			
			Total	Ann. #	Ann. %	
Blaine County	<i>Building Square Feet per Employee</i>					
Office	150	647,408	711,521	64,113	8,014	1.2%
Industrial	250	486,875	543,114	56,239	7,030	1.4%
Total		1,134,283	1,254,635	120,352	15,044	1.3%
Ketchum	<i>City Capture</i>					
Office	49%	318,036	349,532	31,495	3,937	1.2%
Industrial	24%	114,914	128,188	13,274	1,659	1.4%
Total		432,950	477,720	44,769	5,596	

Source: CoStar; Economic & Planning Systems

Attachment D

EPS Financial Feasibility Models

The Economics of Land Use



Draft Financial Model

Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Prepared for:

City of Ketchum

Prepared by:

Economic & Planning Systems, Inc.

*Economic & Planning Systems, Inc.
730 17th Street, Suite 630
Denver, CO 80202-3511
303 623 3557 tel
303 623 9049 fax*

*Berkeley
Sacramento
Denver*

www.epsys.com

Date:

June 21, 2023

EPS #233053

Table 1
Project Summary and Key Assumptions
Feasibility Model: Ketchum Ordinance 1234 - Interior Stand Option 1

Option	Option 1	Option 2	Option 3	Option 4
Description	Interior Standard Lot - Mixed-Use < 30% Commercial Minimum Residential Density	Interior Standard Lot-100% Residential Minimum Density	Interior Standard Lot-100% Residential High Density	Option 2 iteration
Zoning Description	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use
Stories	3-Story	3-Story	3-Story	3-Story
Parking	Tuck Under / Surface	Tuck Under / Surface	Tuck Under / Surface	Tuck Under / Surface

LOT AREA				
Front (Feet)	55	55	55	55
Side (Feet)	100	100	100	100
Total Area (sf)	5,500	5,500	5,500	5,500
Total Area (ac)	0.13	0.13	0.13	0.13

Commercial				
Gross Building Area				
Ground Level	2,862	0	0	0
Floor 2	0	0	0	0
Floor 3	0	0	0	0
Total	2,862	0	0	0
Efficiency Factor	57%	0%	0%	0%
Net Leasable Area				
Ground Level	1,624	0	0	0
Floor 2	0	0	0	0
Floor 3	0	0	0	0
Total	1,624	0	0	0
Average Rental Rate (NNN)	\$42.0	\$42.0	\$42.0	\$42.0

MULTIFAMILY				
Gross Building Area				
Ground Level	0	2,471	3,953	2,471
Floor 2	4,756	4,506	4,180	4,163
Floor 3	<u>3,100</u>	<u>4,506</u>	<u>4,180</u>	<u>3,938</u>
Total	7,856	11,483	12,313	10,571
Efficiency Factor	95.5%	83.7%	73.8%	83.4%
Net Leasable Area				
Ground Level	0	1,317	1,840	1,317
Floor 2	4,500	3,998	3,625	3,750
Floor 3	3,000	4,299	<u>3,625</u>	<u>3,750</u>
Total	7,500	9,614	9,090	8,817
Units				
Penthouse	2	1	0	2
Condo	1	4	11	3
Market Rate Rental	0	0	0	0
Community Housing	<u>1</u>	<u>2</u>	<u>2</u>	<u>2</u>
Total	4	7	13	7
Average Unit Size				
Penthouse	3,000	3,000	0	3,000
Condo	750	1,434	738	646
Market Rate Rental	0	0	0	0
Community Housing	750	439	485	439
Community Housing Requirement	887	1,017	1,158	1,017
Fee in Lieu Square Feet	137	139	188	139
Rates/Prices				
For-Sale (Price per SF)				
Penthouse	\$2,000	\$2,000	\$2,000	\$2,000
Condo	\$1,250	\$1,250	\$1,250	\$1,250
For-Rent (Rent per SF)				
Market Rate	\$4.00	\$4.00	\$4.00	\$4.00
Community Housing	\$1.68	\$2.68	\$2.43	\$2.68

PARKING				
Parking Summary				
Surface	2	3	5	3
Tuck Under	2	2	0	2
Podium	0	0	0	0
Underground Parking	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	4	5	5	5

Table 1
Project Summary and Key Assumptions
Feasibility Model: Ketchum Ordinance 1234 - Interior Stand Option 1

Option	Option 1	Option 2	Option 3	Option 4	
PROJECT COSTS					
Hard Costs					
Land Cost	per land sf	\$235	\$235	\$235	\$235
Site Costs	per land sf	\$15	\$15	\$15	\$15
Surface Parking Costs	per space	\$3,500	\$3,500	\$3,500	\$3,500
Tuck Under Cost	per space	\$5,000	\$5,000	\$5,000	\$5,000
Building Cost - Podium	per sf	\$80	\$80	\$80	\$80
Building Cost - Underground Parking	per sf	\$450	\$450	\$450	\$450
Building Cost - Multifamily	per sf	\$850	\$850	\$850	\$850
Building Cost - Commercial	per sf	\$650	\$650	\$650	\$650
PROJECT RETURN AND GAP					
PROJECT COST					
Total Cost		\$11,775,874	\$12,334,272	\$12,626,972	\$11,406,748
Per GBA		\$1,099	\$1,165	\$1,164	\$1,179
Per Unit		\$2,943,968	\$1,762,039	\$971,306	\$1,629,535
STATIC EVALUATION					
Return on Cost					
Total Project Value		\$14,096,788	\$13,284,264	\$10,860,067	\$14,487,864
Total Project Cost		\$11,775,874	\$12,334,272	\$12,626,972	\$11,406,748
Project Return		\$2,320,914	\$949,992	-\$1,766,905	\$3,081,116
Return on Cost		19.7%	7.7%	-14.0%	27.0%
Target		12%-15%	12%-15%	12%-15%	12%-15%
TIME SERIES					
Return on Cost					
Project IRR					
Hurdle Rate		9.15%	8.77%	8.77%	8.77%
Actual Rate		11.53%	5.5%	-4.0%	16.88%
Gap/Surplus (NPV)		\$509,535	-\$589,288	-\$2,949,023	\$1,312,679
% of Total		4.3%	-4.8%	-23.4%	11.5%

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feeability Models\233053-MODEL-Interior Lot-06-19-2023.xlsx\T-Summary

Table 2
Development Costs
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Option:	Option 1	Option 2	Option 3	Option 4
PROGRAM				
Site Area	5,500	5,500	5,500	5,500
Multifamily Gross Area				
Ground Level	-	1,573	2,492	1,579
Floor 2	4,756	4,506	4,180	4,163
Floor 3	3,100	4,506	4,180	3,938
Multifamily Units	4	7	13	7
Commercial Gross Area				
Ground Level	2,862	-	-	-
Floor 2	-	-	-	-
Floor 3	-	-	-	-
Building Gross Area				
Ground Level	2,862	1,573	2,492	1,579
Floor 2	4,756	4,506	4,180	4,163
Floor 3	3,100	4,506	4,180	3,938
Parking				
Surface Spaces	2	3	5	3
Tuck Under Spaces	2	2	-	2
Podium Area (sf)	-	-	-	-
Underground Parking Area (sf)	-	-	-	-
PROJECT COSTS				
Acquisition and Site	\$ 1,375,000	\$ 1,375,000	\$ 1,375,000	\$ 1,375,000
Acquisition Cost	\$ 1,292,500	\$ 1,292,500	\$ 1,292,500	\$ 1,292,500
General Site Costs	\$ 82,500	\$ 82,500	\$ 82,500	\$ 82,500
<i>Land Cost per Unit</i>	<i>\$323,125</i>	<i>\$184,643</i>	<i>\$99,423</i>	<i>\$184,643</i>
Hard Costs	\$ 8,554,900	\$ 9,017,776	\$ 9,242,040	\$ 8,247,647
Surface Parking Costs	\$3,500 per space \$ 7,000	\$ 10,500	\$ 17,500	\$ 10,500
Tuck Under Cost	\$5,000 per space \$ 10,000	\$ 10,000	\$ -	\$ 10,000
Building Cost - Podium	\$80 per sf \$ -	\$ -	\$ -	\$ -
Building Cost - Underground Parking	\$450 per sf \$ -	\$ -	\$ -	\$ -
Building Cost - Multifamily	\$850 per sf \$ 6,677,600	\$ 8,997,276	\$ 9,224,540	\$ 8,227,147
Building Cost - Commercial	\$650 per sf \$ 1,860,300	\$ -	\$ -	\$ -
Soft Costs	\$ 1,845,974	\$ 1,941,497	\$ 2,009,932	\$ 1,784,102
Design and Architecture	5.0% of HC \$ 427,745	\$ 450,889	\$ 462,102	\$ 412,382
Building Permits and Use Tax	5.0% of HC \$ 427,745	\$ 450,889	\$ 462,102	\$ 412,382
FF&E, Taxes, Insurance & Project Marketing	7.5% of HC \$ 641,618	\$ 676,333	\$ 693,153	\$ 618,573
Community Housing Fee in Lieu	\$450 per sf of CH \$ 61,650	\$ 62,550	\$ 84,600	\$ 62,550
Developer Fee	2.5% of Total Cost \$ 287,216	\$ 300,836	\$ 307,975	\$ 278,213
% of Hard Costs	21.6%	21.5%	21.7%	21.6%
TOTAL CONSTRUCTION COST	\$ 10,400,874	\$ 10,959,272	\$ 11,251,972	\$ 10,031,748
TOTAL COST	\$ 11,775,874	\$ 12,334,272	\$ 12,626,972	\$ 11,406,748
Per GBA	\$1,099	\$1,165	\$1,164	\$1,179
Per Unit	\$2,943,968	\$1,762,039	\$971,306	\$1,629,535

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsm]T-Cost

Table 3
Hurdle Rates
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Description	Option 1	Option 2	Option 3	Option 4
Multifamily	7,500	9,614	9,090	8,817
Commercial	1,624	0	0	0
Cap Rate				
Multifamily	4.50%	4.50%	4.50%	4.50%
Commercial	6.50%	6.50%	6.50%	6.50%
Average	4.86%	4.50%	4.50%	4.50%
Discount Rate				
Multifamily	6.00%	6.00%	6.00%	6.00%
Commercial	8.00%	8.00%	8.00%	8.00%
Average	6.36%	6.00%	6.00%	6.00%
Debt %	65.0%	65.0%	65.0%	65.0%
Equity %	35.0%	35.0%	35.0%	35.0%
Debt Rate	6.0%	6.0%	6.0%	6.0%
Equity Rate	15.0%	13.9%	13.9%	13.9%
Average	9.15%	8.77%	8.77%	8.77%

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsm]T-Hurdle Rate

Option 1
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total	
REVENUE						
Multifamily	Units	NRSF				
		7,500 NRSF		\$ 12,620,000		
For-Sale						
	3					
Penthouse	2	6,000 NRSF	\$2,000.00 per sf	\$ 12,000,000		
Condo	1	750 NRSF	\$1,250.00 per sf	\$ 937,500		
Garage Spaces	4		\$50,000.00 per space	\$ 200,000		
Sales Cost	4% % of income		172,500 per unit	\$ (517,500)		
Rental						
	1			\$ 15,150		
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI	
Community Housing	1	750 NRSF	\$1.68 per sf	\$ 15,150	18.1% of PGI	
Other MF Income						
				\$ 120	0.1% of PGI	
Storage Units	50% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI	
Parking Revenue	100% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI	
Trash Fee	100% of units	1 units	\$10.0 per unit/mo	\$ 120	0.1% of PGI	
Admin Income	100% of units	1 units	\$0.0 per unit/yr	\$ -	0.0% of PGI	
Commercial Income						
				\$ 68,208	81.7% of PGI	
Ground Level		1,624 sf	\$42.0 per sf	\$ 68,208	81.7% of PGI	
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI	
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI	
POTENTIAL GROSS INCOME (PGI)				\$ 83,478	100.0% of PGI	
Less: Vacancy (Residential)	5.0% per year			\$ (763)	-0.9% of PGI	
Less: Vacancy (Commercial)	7.0% per year			\$ (4,775)	-5.7% of PGI	
EFFECTIVE GROSS INCOME (EGI)				\$ 77,939	93.4% of PGI	
EXPENDITURES						
Variable Operating Expenses				\$ 2,899.00	per unit/yr.	
			Adjustment	\$ (2,899)	3.7% of EGI	
Repairs & Maintenance	\$ 250.0 per unit/yr.	1 units	100% % of total	\$ (250)	0.3% of EGI	
Service Contracts	\$ 200.0 per unit/yr.	1 units	100% % of total	\$ (200)	0.3% of EGI	
Turnover Costs	\$ 199.0 per unit/yr.	1 units	100% % of total	\$ (199)	0.3% of EGI	
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0 per unit/yr.	1 units	100% % of total	\$ (1,250)	1.6% of EGI	
Administrative	\$ 250.0 per unit/yr.	1 units	100% % of total	\$ (250)	0.3% of EGI	
Leasing & Marketing	\$ 250.0 per unit/yr.	1 units	100% % of total	\$ (250)	0.3% of EGI	
Utilities	\$ 500.0 per unit/yr.	1 units	100% % of total	\$ (500)	0.6% of EGI	
Non-Variable Expenses				Adjustment	\$ (3,028)	3.9% of EGI
Property Taxes	0.00% % of value	\$1,476,788 total val.	100% % of total	\$ -	0.0% of EGI	
Insurance	\$ 300.0 per unit/yr.	1 units	100% % of total	\$ (300)	0.4% of EGI	
Management Fee	3.5% of EGI	\$77,939 EGI	100% % of total	\$ (2,728)	3.5% of EGI	
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI	
			100% % of total	\$ -	0.0% of EGI	
TOTAL OPERATING EXPENSES				\$ (5,927)	7.6% of EGI	
Replacement Reserves				Adjustment	\$ (300)	0.4% of EGI
Replacement Reserves	\$ 300.0 per unit/yr.	1 units	100% % of total	\$ (300)	0.4% of EGI	
TOTAL EXPENSES				\$ (6,227)	8.0% of EGI	
UNLEVERAGED RETURN METRICS						
Net Operating Income				\$ 71,713	92.0% of EGI	
Est. Rental Value				\$ 1,476,788	4.9% Cap rate	
Sale Revenue				\$ 12,620,000		
Total Project Value				\$ 14,096,788		
Total Project Cost				\$ 11,775,874		
Project Return				\$ 2,320,914		
Return on Cost				19.71%		
Hurdle Rate				12.00%		

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx]T-Operating-1

Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	100%	0%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%	0%
Construction Cost			-\$11,775,874	-\$5,569,098	-\$6,206,776	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,554,900	0.0%	-\$8,554,900	-\$2,994,215	-\$5,560,685	\$0	\$0	\$0	\$0
Soft Costs	\$1,845,974	0.0%	-\$1,845,974	-\$1,199,883	-\$646,091	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,775,874	-\$5,569,098	-\$6,206,776	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				0%	0%	50%	100%	100%	100%
Residential Sales				0%	25%	50%	25%	0%	0%
Commercial Income				0%	0%	50%	100%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$40,544	\$82,710	\$84,364	\$86,051
Residential Rental Income	\$15,270	2.0%	\$15,270	\$0	\$0	\$7,943	\$16,204	\$16,528	\$16,859
Commercial Income	\$68,208	2.0%	\$68,208	\$0	\$0	\$35,482	\$72,383	\$73,831	\$75,307
Multifamily Vacancy	5.0%		\$0	\$0	\$0	-\$397	-\$810	-\$826	-\$843
Commercial Vacancy	7.0%		\$0	\$0	\$0	-\$2,484	-\$5,067	-\$5,168	-\$5,272
Operating Expenses				\$0	\$0	-\$3,239	-\$6,608	-\$6,740	-\$6,875
Operating Expenditures	-\$6,227	2.0%	-\$6,227	\$0	\$0	-\$3,239	-\$6,608	-\$6,740	-\$6,875
Net Operating Income				\$0	\$0	\$37,305	\$76,102	\$77,624	\$79,177
DISPOSITION REVENUE									
Gross Revenue			\$14,973,701	\$0	\$3,284,375	\$6,568,750	\$3,284,375	\$0	\$0
Residential Sales	\$13,137,500		\$13,137,500	\$0	\$3,284,375	\$6,568,750	\$3,284,375	\$0	\$0
Rental Asset Sales	4.86% cap rate	Year 10	\$1,836,201	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$553,043	\$0	-\$131,375	-\$262,750	-\$131,375	\$0	\$0
Residential Sales	4.0%		-\$525,500	\$0	-\$131,375	-\$262,750	-\$131,375	\$0	\$0
Rental Asset Sales	1.5%		-\$27,543	\$0	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$14,420,658	\$0	\$3,153,000	\$6,306,000	\$3,153,000	\$0	\$0
PROJECT CASH FLOWS									
Net Project Cash Flows			\$3,335,269	-\$5,569,098	-\$3,053,776	\$6,343,305	\$3,229,102	\$77,624	\$79,177
Construction Costs			-\$11,775,874	-\$5,569,098	-\$6,206,776	\$0	\$0	\$0	\$0
Net Operating Income			\$690,486	\$0	\$0	\$37,305	\$76,102	\$77,624	\$79,177
Project Disposition Income			\$14,420,658	\$0	\$3,153,000	\$6,306,000	\$3,153,000	\$0	\$0
Net Present Value	9.15%		\$509,535	-\$5,569,098	-\$2,797,779	\$5,324,369	\$2,483,193	\$54,689	\$51,107
Project IRR			11.53%						

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx[T-Time Series-1

Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Description	Factor	Escalation	Total	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%
Construction Cost			-\$11,775,874	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,554,900	0.0%	-\$8,554,900	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$1,845,974	0.0%	-\$1,845,974	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,775,874	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$87,773	\$89,528	\$91,319	\$93,145	\$95,008
Residential Rental Income	\$15,270	2.0%	\$17,196	\$17,196	\$17,540	\$17,891	\$18,248	\$18,613
Commercial Income	\$68,208	2.0%	\$76,813	\$78,350	\$79,917	\$81,515	\$83,145	
Multifamily Vacancy	5.0%		-\$860	-\$877	-\$895	-\$912	-\$931	
Commercial Vacancy	7.0%		-\$5,377	-\$5,484	-\$5,594	-\$5,706	-\$5,820	
Operating Expenses			-\$7,012	-\$7,153	-\$7,296	-\$7,442	-\$7,591	
Operating Expenditures	-\$6,227	2.0%	-\$7,012	-\$7,153	-\$7,296	-\$7,442	-\$7,591	
Net Operating Income				\$80,760	\$82,375	\$84,023	\$85,703	\$87,417
DISPOSITION REVENUE								
Gross Revenue			\$14,973,701	\$0	\$0	\$0	\$0	\$1,836,201
Residential Sales	\$13,137,500		\$13,137,500	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.86% cap rate	Year 10	\$1,836,201	\$0	\$0	\$0	\$0	\$1,836,201
Cost of Sale			-\$553,043	\$0	\$0	\$0	\$0	-\$27,543
Residential Sales	4.0%		-\$525,500	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$27,543	\$0	\$0	\$0	\$0	-\$27,543
Project Net Sale Revenue			\$14,420,658	\$0	\$0	\$0	\$0	\$1,808,658
PROJECT CASH FLOWS								
Net Project Cash Flows			\$3,335,269	\$80,760	\$82,375	\$84,023	\$85,703	\$1,896,075
Construction Costs			-\$11,775,874	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$690,486	\$80,760	\$82,375	\$84,023	\$85,703	\$87,417
Project Disposition Income			\$14,420,658	\$0	\$0	\$0	\$0	\$1,808,658
Net Present Value	9.15%		\$509,535	\$47,759	\$44,630	\$41,707	\$38,975	\$789,984
Project IRR			11.53%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx|T-T

Option 2
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
Multifamily	Units	NRSF		\$ 12,893,200	
For-Sale					
	5				
Penthouse	1	3,000 NRSF	\$2,000.00 per sf	\$ 6,000,000	
Condo	4	5,736 NRSF	\$1,250.00 per sf	\$ 7,170,000	
Garage Spaces	5		\$50,000.00 per space	\$ 250,000	
Sales Cost	4% % of income		105,360 per unit	\$ (526,800)	
Rental				\$ 28,264	
	2				
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	2	878 NRSF	\$2.68 per sf	\$ 28,264	99.2% of PGI
Other MF Income				\$ 240	0.8% of PGI
Storage Units	50% of units	2 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	0.8% of PGI
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commercial Income				\$ -	0.0% of PGI
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 28,504	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (1,425)	-5.0% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 27,079	95.0% of PGI
EXPENDITURES					
Variable Operating Expenses				\$ 2,899.00	per unit/yr.
Repairs & Maintenance	\$ 250.0	per unit/yr.	2 units	Adjustment	\$ (5,798)
Service Contracts	\$ 200.0	per unit/yr.	2 units	100% % of total	\$ (500)
Turnover Costs	\$ 199.0	per unit/yr.	2 units	100% % of total	\$ (400)
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0	per unit/yr.	2 units	100% % of total	\$ (398)
Administrative	\$ 250.0	per unit/yr.	2 units	100% % of total	\$ (398)
Leasing & Marketing	\$ 250.0	per unit/yr.	2 units	100% % of total	\$ (2,500)
Utilities	\$ 500.0	per unit/yr.	2 units	100% % of total	\$ (398)
Non-Variable Expenses				Adjustment	\$ (3,083)
Property Taxes	0.39% % of value	\$391,064 total val.	2 units	100% % of total	\$ (1,535)
Insurance	\$ 300.0	per unit/yr.	2 units	100% % of total	\$ (600)
Management Fee	3.5% of EGI	\$27,079 EGI	2 units	100% % of total	\$ (948)
DDA	- mill levy	\$0 total val.	2 units	0% % of total	\$ -
			2 units	100% % of total	\$ -
TOTAL OPERATING EXPENSES				\$ (8,881)	32.8% of EGI
Replacement Reserves				Adjustment	\$ (600)
Replacement Reserves	\$ 300.0	per unit/yr.	2 units	100% % of total	\$ (600)
TOTAL EXPENSES				\$ (9,481)	35.0% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 17,598	65.0% of EGI
Est. Rental Value				\$ 391,064	4.5% Cap rate
Sale Revenue				\$ 12,893,200	
Total Project Value				\$ 13,284,264	
Total Project Cost				\$ 12,334,272	
Project Return				\$ 949,992	
Return on Cost				7.70%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx]T-Operating-2

Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$12,334,272	-\$5,793,194	-\$6,541,078	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0
Hard Costs	\$9,017,776	0.0%	-\$9,017,776	-\$3,156,221	-\$5,861,554	\$0	\$0	\$0
Soft Costs	\$1,941,497	0.0%	-\$1,941,497	-\$1,261,973	-\$679,524	\$0	\$0	\$0
Total Construction Costs			-\$12,334,272	-\$5,793,194	-\$6,541,078	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$14,086	\$28,736	\$29,311
Residential Rental Income	\$28,504	2.0%	\$28,504	\$0	\$0	\$14,828	\$30,249	\$30,853
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	\$0	5.0%	\$0	\$0	\$0	-\$741	-\$1,512	-\$1,543
Commercial Vacancy	\$0	7.0%	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$4,932	-\$10,061	-\$10,262
Operating Expenditures	-\$9,481	2.0%	-\$9,481	\$0	\$0	-\$4,932	-\$10,061	-\$10,262
Net Operating Income				\$0	\$0	\$9,154	\$18,675	\$19,049
DISPOSITION REVENUE								
Gross Revenue			\$13,906,239	\$0	\$3,355,000	\$6,710,000	\$3,355,000	\$0
Residential Sales	\$13,420,000		\$13,420,000	\$0	\$3,355,000	\$6,710,000	\$3,355,000	\$0
Rental Asset Sales	\$486,239	4.50% cap rate Year 10	\$486,239	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$544,094	\$0	-\$134,200	-\$268,400	-\$134,200	\$0
Residential Sales	\$536,800	4.0%	-\$536,800	\$0	-\$134,200	-\$268,400	-\$134,200	\$0
Rental Asset Sales	\$7,294	1.5%	-\$7,294	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$13,362,145	\$0	\$3,220,800	\$6,441,600	\$3,220,800	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$1,197,315	-\$5,793,194	-\$3,320,278	\$6,450,754	\$3,239,475	\$19,049
Construction Costs			-\$12,334,272	-\$5,793,194	-\$6,541,078	\$0	\$0	\$0
Net Operating Income			\$169,441	\$0	\$0	\$9,154	\$18,675	\$19,049
Project Disposition Income			\$13,362,145	\$0	\$3,220,800	\$6,441,600	\$3,220,800	\$0
Net Present Value	8.77%		-\$589,288	-\$5,793,194	-\$3,052,704	\$5,452,945	\$2,517,709	\$13,611
Project IRR			5.46%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx[T-Time Series-2

Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$12,334,272	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$9,017,776	0.0%	-\$9,017,776	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$1,941,497	0.0%	-\$1,941,497	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$12,334,272	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$29,897	\$30,495	\$31,105	\$31,727	\$32,361	\$33,009
Residential Rental Income	\$28,504	2.0%	\$31,471	\$31,471	\$32,100	\$32,742	\$33,397	\$34,065	\$34,746
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$1,574	-\$1,574	-\$1,605	-\$1,637	-\$1,670	-\$1,703	-\$1,737
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$10,468	-\$10,677	-\$10,890	-\$11,108	-\$11,330	-\$11,557	-\$11,557
Operating Expenditures	-\$9,481	2.0%	-\$10,468	-\$10,468	-\$10,677	-\$10,890	-\$11,108	-\$11,330	-\$11,557
Net Operating Income			\$19,429	\$19,818	\$20,214	\$20,619	\$21,031	\$21,452	\$21,452
DISPOSITION REVENUE									
Gross Revenue			\$13,906,239	\$0	\$0	\$0	\$0	\$0	\$486,239
Residential Sales	\$13,420,000		\$13,420,000	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$486,239	\$0	\$0	\$0	\$0	\$0	\$486,239
Cost of Sale			-\$544,094	\$0	\$0	\$0	\$0	\$0	-\$7,294
Residential Sales	4.0%		-\$536,800	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$7,294	\$0	\$0	\$0	\$0	\$0	-\$7,294
Project Net Sale Revenue			\$13,362,145	\$0	\$0	\$0	\$0	\$0	\$478,945
PROJECT CASH FLOWS									
Net Project Cash Flows			\$1,197,315	\$19,429	\$19,818	\$20,214	\$20,619	\$21,031	\$500,397
Construction Costs			-\$12,334,272	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$169,441	\$19,429	\$19,818	\$20,214	\$20,619	\$21,031	\$21,452
Project Disposition Income			\$13,362,145	\$0	\$0	\$0	\$0	\$0	\$478,945
Net Present Value	8.77%		-\$589,288	\$12,765	\$11,971	\$11,226	\$10,528	\$9,873	\$215,982
Project IRR			5.46%						

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx|T-T

Option 3
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
Multifamily	Units	NRSF		\$ 9,994,000	
For-Sale	11	8,120 NRSF			
Penthouse	0	0 NRSF	\$2,000.00 per sf	\$ -	
Condo	11	8,120 NRSF	\$1,250.00 per sf	\$ 10,150,000	
Garage Spaces	5		\$50,000.00 per space	\$ 250,000	
Sales Cost	4% % of income		36,909 per unit	\$ (406,000)	
Rental	2			\$ 53,614	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	2	1,840 NRSF	\$2.43 per sf	\$ 53,614	99.6% of PGI
Other MF Income				\$ 240	0.4% of PGI
Storage Units	50% of units	2 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	0.4% of PGI
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commercial Income				\$ -	0.0% of PGI
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 53,854	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (2,693)	-5.0% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 51,161	95.0% of PGI
EXPENDITURES					
Variable Operating Expenses	\$ 2,899.00	per unit/yr.	Adjustment	\$ (5,798)	11.3% of EGI
Repairs & Maintenance	\$ 250.0	per unit/yr.	2 units 100% % of total	\$ (500)	1.0% of EGI
Service Contracts	\$ 200.0	per unit/yr.	2 units 100% % of total	\$ (400)	0.8% of EGI
Turnover Costs	\$ 199.0	per unit/yr.	2 units 100% % of total	\$ (398)	0.8% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0	per unit/yr.	2 units 100% % of total	\$ (2,500)	4.9% of EGI
Administrative	\$ 250.0	per unit/yr.	2 units 100% % of total	\$ (500)	1.0% of EGI
Leasing & Marketing	\$ 250.0	per unit/yr.	2 units 100% % of total	\$ (500)	1.0% of EGI
Utilities	\$ 500.0	per unit/yr.	2 units 100% % of total	\$ (1,000)	2.0% of EGI
Non-Variable Expenses			Adjustment	\$ (5,790)	11.3% of EGI
Property Taxes	0.39% % of value	\$866,067 total val.	100% % of total	\$ (3,400)	6.6% of EGI
Insurance	\$ 300.0	per unit/yr.	2 units 100% % of total	\$ (600)	1.2% of EGI
Management Fee	3.5% of EGI	\$51,161 EGI	100% % of total	\$ (1,791)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (11,588)	22.7% of EGI
Replacement Reserves			Adjustment	\$ (600)	1.2% of EGI
Replacement Reserves	\$ 300.0	per unit/yr.	2 units 100% % of total	\$ (600)	1.2% of EGI
TOTAL EXPENSES				\$ (12,188)	23.8% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 38,973	76.2% of EGI
Est. Rental Value				\$ 866,067	4.5% cap rate
Sale Revenue				\$ 9,994,000	
Total Project Value				\$ 10,860,067	
Total Project Cost				\$ 12,626,972	
Project Return				\$ (1,766,905)	
Return on Cost				-13.99%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx]T-Operating-3

Option 3
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	100%	0%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%	0%
Construction Cost			-\$12,626,972	-\$5,916,170	-\$6,710,802	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$9,242,040	0.0%	-\$9,242,040	-\$3,234,714	-\$6,007,326	\$0	\$0	\$0	\$0
Soft Costs	\$2,009,932	0.0%	-\$2,009,932	-\$1,306,456	-\$703,476	\$0	\$0	\$0	\$0
Total Construction Costs			-\$12,626,972	-\$5,916,170	-\$6,710,802	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				0%	0%	50%	100%	100%	100%
Residential Sales				0%	25%	50%	25%	0%	0%
Commercial Income				0%	0%	50%	100%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$26,614	\$54,293	\$55,379	\$56,486
Residential Rental Income	\$53,854	2.0%	\$53,854	\$0	\$0	\$28,015	\$57,150	\$58,293	\$59,459
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	\$0	5.0%	\$0	\$0	\$0	-\$1,401	-\$2,858	-\$2,915	-\$2,973
Commercial Vacancy	\$0	7.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$6,340	-\$12,934	-\$13,193	-\$13,457
Operating Expenditures	-\$12,188	2.0%	-\$12,188	\$0	\$0	-\$6,340	-\$12,934	-\$13,193	-\$13,457
Net Operating Income				\$0	\$0	\$20,274	\$41,358	\$42,186	\$43,029
DISPOSITION REVENUE									
Gross Revenue			\$11,476,846	\$0	\$2,600,000	\$5,200,000	\$2,600,000	\$0	\$0
Residential Sales	\$10,400,000		\$10,400,000	\$0	\$2,600,000	\$5,200,000	\$2,600,000	\$0	\$0
Rental Asset Sales	\$1,076,846	4.50% cap rate Year 10	\$1,076,846	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$432,153	\$0	-\$104,000	-\$208,000	-\$104,000	\$0	\$0
Residential Sales	\$432,153	4.0%	-\$432,153	\$0	-\$104,000	-\$208,000	-\$104,000	\$0	\$0
Rental Asset Sales	\$0	1.5%	-\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$11,044,693	\$0	\$2,496,000	\$4,992,000	\$2,496,000	\$0	\$0
PROJECT CASH FLOWS									
Net Project Cash Flows			-\$1,207,027	-\$5,916,170	-\$4,214,802	\$5,012,274	\$2,537,358	\$42,186	\$43,029
Construction Costs			-\$12,626,972	-\$5,916,170	-\$6,710,802	\$0	\$0	\$0	\$0
Net Operating Income			\$375,252	\$0	\$0	\$20,274	\$41,358	\$42,186	\$43,029
Project Disposition Income			\$11,044,693	\$0	\$2,496,000	\$4,992,000	\$2,496,000	\$0	\$0
Net Present Value	8.77%		-\$2,949,023	-\$5,916,170	-\$3,875,141	\$4,236,970	\$1,972,027	\$30,144	\$28,269
Project IRR			-3.96%						

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx[T-Time Series-3

Option 3
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Description	Factor	Escalation	Total	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%
Construction Cost			-\$12,626,972	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$9,242,040	0.0%	-\$9,242,040	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$2,009,932	0.0%	-\$2,009,932	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$12,626,972	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$57,616	\$58,768	\$59,943	\$61,142	\$62,365
Residential Rental Income	\$53,854	2.0%	\$60,648	\$60,648	\$61,861	\$63,098	\$64,360	\$65,648
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$3,032	-\$3,093	-\$3,155	-\$3,218	-\$3,282	-\$3,346
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$13,726	-\$14,000	-\$14,280	-\$14,566	-\$14,857	-\$15,148
Operating Expenditures	-\$12,188	2.0%	-\$13,726	-\$14,000	-\$14,280	-\$14,566	-\$14,857	-\$15,148
Net Operating Income			\$43,890	\$44,768	\$45,663	\$46,576	\$47,508	\$48,450
DISPOSITION REVENUE								
Gross Revenue			\$11,476,846	\$0	\$0	\$0	\$0	\$1,076,846
Residential Sales	\$10,400,000		\$10,400,000	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$1,076,846	\$0	\$0	\$0	\$0	\$1,076,846
Cost of Sale			-\$432,153	\$0	\$0	\$0	\$0	-\$16,153
Residential Sales	4.0%		-\$416,000	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$16,153	\$0	\$0	\$0	\$0	-\$16,153
Project Net Sale Revenue			\$11,044,693	\$0	\$0	\$0	\$0	\$1,060,693
PROJECT CASH FLOWS								
Net Project Cash Flows			-\$1,207,027	\$43,890	\$44,768	\$45,663	\$46,576	\$1,108,201
Construction Costs			-\$12,626,972	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$375,252	\$43,890	\$44,768	\$45,663	\$46,576	\$47,508
Project Disposition Income			\$11,044,693	\$0	\$0	\$0	\$0	\$1,060,693
Net Present Value	8.77%		-\$2,949,023	\$26,511	\$24,862	\$23,316	\$21,865	\$478,324
Project IRR			-3.96%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx[T-T

Option 4
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total	
REVENUE						
Multifamily	Units	NRSF				
		7,939 NRSF		\$ 14,096,800		
For-Sale						
	5					
Penthouse	2	6,000 NRSF	\$2,000.00 per sf	\$ 12,000,000		
Condo	3	1,939 NRSF	\$1,250.00 per sf	\$ 2,423,750		
Garage Spaces	5		\$50,000.00 per space	\$ 250,000		
Sales Cost	4% % of income		115,390 per unit	\$ (576,950)		
Rental						
	2			\$ 28,264		
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI	
Community Housing	2	878 NRSF	\$2.68 per sf	\$ 28,264	99.2% of PGI	
Other MF Income						
				\$ 240	0.8% of PGI	
Storage Units	50% of units	0 units	\$25.0 per unit/mo	\$ -	0.0% of PGI	
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI	
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	0.8% of PGI	
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI	
Commercial Income						
				\$ -	0.0% of PGI	
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI	
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI	
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI	
POTENTIAL GROSS INCOME (PGI)				\$ 28,504	100.0% of PGI	
Less: Vacancy (Residential)	5.0% per year			\$ (1,425)	-5.0% of PGI	
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI	
EFFECTIVE GROSS INCOME (EGI)				\$ 27,079	95.0% of PGI	
EXPENDITURES						
Variable Operating Expenses				\$ 2,899.00	per unit/yr.	
			Adjustment	\$ (5,798)	21.4% of EGI	
Repairs & Maintenance	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.8% of EGI	
Service Contracts	\$ 200.0 per unit/yr.	2 units	100% % of total	\$ (400)	1.5% of EGI	
Turnover Costs	\$ 199.0 per unit/yr.	2 units	100% % of total	\$ (398)	1.5% of EGI	
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0 per unit/yr.	2 units	100% % of total	\$ (2,500)	9.2% of EGI	
Administrative	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.8% of EGI	
Leasing & Marketing	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.8% of EGI	
Utilities	\$ 500.0 per unit/yr.	2 units	100% % of total	\$ (1,000)	3.7% of EGI	
Non-Variable Expenses				Adjustment	\$ (3,083)	11.4% of EGI
Property Taxes	0.39% % of value	\$391,064 total val.	100% % of total	\$ (1,535)	5.7% of EGI	
Insurance	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	2.2% of EGI	
Management Fee	3.5% of EGI	\$27,079 EGI	100% % of total	\$ (948)	3.5% of EGI	
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI	
			100% % of total	\$ -	0.0% of EGI	
TOTAL OPERATING EXPENSES				\$ (8,881)	32.8% of EGI	
Replacement Reserves				Adjustment	\$ (600)	2.2% of EGI
Replacement Reserves	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	2.2% of EGI	
TOTAL EXPENSES				\$ (9,481)	35.0% of EGI	
UNLEVERAGED RETURN METRICS						
Net Operating Income				\$ 17,598	65.0% of EGI	
Est. Rental Value				\$ 391,064	4.5% cap rate	
Sale Revenue				\$ 14,096,800		
Total Project Value				\$ 14,487,864		
Total Project Cost				\$ 11,406,748		
Project Return				\$ 3,081,116		
Return on Cost				27.01%		
Hurdle Rate				12.00%		

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx]T-Operating-4

Option 4
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	100%	0%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%	0%
Construction Cost			-\$11,406,748	-\$5,421,342	-\$5,985,406	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,247,647	0.0%	-\$8,247,647	-\$2,886,676	-\$5,360,970	\$0	\$0	\$0	\$0
Soft Costs	\$1,784,102	0.0%	-\$1,784,102	-\$1,159,666	-\$624,436	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,406,748	-\$5,421,342	-\$5,985,406	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				0%	0%	50%	100%	100%	100%
Residential Sales				0%	25%	50%	25%	0%	0%
Commercial Income				0%	0%	50%	100%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$14,086	\$28,736	\$29,311	\$29,897
Residential Rental Income	\$28,504	2.0%	\$28,504	\$0	\$0	\$14,828	\$30,249	\$30,853	\$31,471
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	\$0	5.0%	\$0	\$0	\$0	-\$741	-\$1,512	-\$1,543	-\$1,574
Commercial Vacancy	\$0	7.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$4,932	-\$10,061	-\$10,262	-\$10,468
Operating Expenditures	-\$9,481	2.0%	-\$9,481	\$0	\$0	-\$4,932	-\$10,061	-\$10,262	-\$10,468
Net Operating Income				\$0	\$0	\$9,154	\$18,675	\$19,049	\$19,429
DISPOSITION REVENUE									
Gross Revenue			\$15,159,989	\$0	\$3,668,438	\$7,336,875	\$3,668,438	\$0	\$0
Residential Sales	\$14,673,750		\$14,673,750	\$0	\$3,668,438	\$7,336,875	\$3,668,438	\$0	\$0
Rental Asset Sales	\$486,239	4.50% cap rate Year 10	\$486,239	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$594,244	\$0	-\$146,738	-\$293,475	-\$146,738	\$0	\$0
Residential Sales	\$586,950	4.0%	-\$586,950	\$0	-\$146,738	-\$293,475	-\$146,738	\$0	\$0
Rental Asset Sales	\$7,294	1.5%	-\$7,294	\$0	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$14,565,745	\$0	\$3,521,700	\$7,043,400	\$3,521,700	\$0	\$0
PROJECT CASH FLOWS									
Net Project Cash Flows			\$3,328,439	-\$5,421,342	-\$2,463,706	\$7,052,554	\$3,540,375	\$19,049	\$19,429
Construction Costs			-\$11,406,748	-\$5,421,342	-\$5,985,406	\$0	\$0	\$0	\$0
Net Operating Income			\$169,441	\$0	\$0	\$9,154	\$18,675	\$19,049	\$19,429
Project Disposition Income			\$14,565,745	\$0	\$3,521,700	\$7,043,400	\$3,521,700	\$0	\$0
Net Present Value	8.77%		\$1,312,679	-\$5,421,342	-\$2,265,161	\$5,961,658	\$2,751,568	\$13,611	\$12,765
Project IRR			16.88%						

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx[T-Time Series-4

Option 4
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Standard Lot

Description	Factor	Escalation	Total	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%
Construction Cost			-\$11,406,748	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,247,647	0.0%	-\$8,247,647	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$1,784,102	0.0%	-\$1,784,102	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,406,748	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$30,495	\$31,105	\$31,727	\$32,361	\$33,009
Residential Rental Income	\$28,504	2.0%	\$32,100	\$32,100	\$32,742	\$33,397	\$34,065	\$34,746
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$1,605	-\$1,637	-\$1,670	-\$1,703	-\$1,737	-\$1,771
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$10,677	-\$10,890	-\$11,108	-\$11,330	-\$11,557	-\$11,785
Operating Expenditures	-\$9,481	2.0%	-\$10,677	-\$10,890	-\$11,108	-\$11,330	-\$11,557	-\$11,785
Net Operating Income			\$19,818	\$20,214	\$20,619	\$21,031	\$21,452	\$21,874
DISPOSITION REVENUE								
Gross Revenue			\$15,159,989	\$0	\$0	\$0	\$0	\$486,239
Residential Sales	\$14,673,750		\$14,673,750	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$486,239	\$0	\$0	\$0	\$0	\$486,239
Cost of Sale			-\$594,244	\$0	\$0	\$0	\$0	-\$7,294
Residential Sales	4.0%		-\$586,950	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$7,294	\$0	\$0	\$0	\$0	-\$7,294
Project Net Sale Revenue			\$14,565,745	\$0	\$0	\$0	\$0	\$478,945
PROJECT CASH FLOWS								
Net Project Cash Flows			\$3,328,439	\$19,818	\$20,214	\$20,619	\$21,031	\$500,397
Construction Costs			-\$11,406,748	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$169,441	\$19,818	\$20,214	\$20,619	\$21,031	\$21,452
Project Disposition Income			\$14,565,745	\$0	\$0	\$0	\$0	\$478,945
Net Present Value	8.77%		\$1,312,679	\$11,971	\$11,226	\$10,528	\$9,873	\$215,982
Project IRR			16.88%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Lot-06-19-2023.xlsx[T-T

The Economics of Land Use



Draft Financial Model

**Feasibility Model: Ketchum Ordinance
1234 - Corner Standard Lot**

Prepared for:

City of Ketchum

Prepared by:

Economic & Planning Systems, Inc.

*Economic & Planning Systems, Inc.
730 17th Street, Suite 630
Denver, CO 80202-3511
303 623 3557 tel
303 623 9049 fax*

*Berkeley
Sacramento
Denver*

www.epsys.com

Date:

June 21, 2023

EPS #233053

Table 1
Project Summary and Key Assumptions
Feasibility Model: Ketchum Ordinance 1234 - Corner Stana **Option 1**

Option	Option 1	Option 2	Option 3
Description	Corner Standard Lot - Mixed-Use <30% Commercial Minimum Density	Corner Standard Lot - 100% Residential Minimum Density	Corner Standard Lot - 100% Residential High Density
Zoning Description	Mixed-Use	Mixed-Use	Mixed-Use
Stories	3-Story	3-Story	3-Story
Parking	Tuck Under / Surface	Tuck Under / Surface	Tuck Under / Surface

LOT AREA			
Front (Feet)	55	55	55
Side (Feet)	100	100	100
Total Area (sf)	5,500	5,500	5,500
Total Area (ac)	0.13	0.13	0.13

Commercial

Gross Building Area			
Ground Level	2,190	0	0
Floor 2	0	0	0
Floor 3	0	0	0
Total	2,190	0	0
Efficiency Factor	66%	0%	0%
Net Leasable Area			
Ground Level	1,450	0	0
Floor 2	0	0	0
Floor 3	0	0	0
Total	1,450	0	0
Average Rental Rate (NNN)	\$42.0	\$42.0	\$42.0

MULTIFAMILY

Gross Building Area			
Ground Level	0	2,154	3,352
Floor 2	4,455	4,305	4,500
Floor 3	<u>3,491</u>	<u>4,305</u>	<u>4,500</u>
Total	7,946	10,764	12,352
Efficiency Factor	88.3%	84.6%	75.7%
Net Leasable Area			
Ground Level	0	1,206	1,850
Floor 2	4,015	3,847	3,750
Floor 3	3,000	4,055	3,750
Total	7,015	9,108	9,350
Units			
Penthouse	2	1	1
Condo	1	4	8
Market Rate Rental	0	0	0
Community Housing	1	2	2
Total	4	7	11
Average Unit Size			
Penthouse	3,000	3,000	3,000
Condo	515	1,326	656
Market Rate Rental	0	0	0
Community Housing	500	402	550
Community Housing Required	853	895	1,043
Fee in Lieu SF	353	91	-57
Rates/Prices			
For-Sale (Price per SF)			
Penthouse	\$2,000	\$2,000	\$2,000
Condo	\$1,250	\$1,250	\$1,250
For-Rent (Rent per SF)			
Market Rate	\$4.00	\$4.00	\$4.00
Community Housing	\$2.36	\$2.93	\$2.14

PARKING

Parking Summary			
Surface	2	3	3
Tuck Under	2	2	0
Podium	0	0	0
Underground Parking	<u>0</u>	<u>0</u>	<u>0</u>
Total	4	5	3

Table 1
Project Summary and Key Assumptions
Feasibility Model: Ketchum Ordinance 1234 - Corner Stana Option 1

Option		Option 1	Option 2	Option 3
PROJECT COSTS				
Hard Costs				
Land Cost	per land sf	\$235	\$235	\$235
Site Costs	per land sf	\$15	\$15	\$15
Surface Parking Costs	per space	\$3,500	\$3,500	\$3,500
Tuck Under Cost	per space	\$5,000	\$5,000	\$5,000
Building Cost - Podium	per sf	\$80	\$80	\$80
Building Cost - Underground Parking	per sf	\$450	\$450	\$450
Building Cost - Multifamily	per sf	\$850	\$850	\$850
Building Cost - Commercial	per sf	\$650	\$650	\$650
PROJECT RETURN AND GAP				
PROJECT COST				
Total Cost		\$11,441,568	\$11,749,335	\$13,137,436
Per GBA		\$1,129	\$1,171	\$1,148
Per Unit		\$2,860,392	\$1,678,476	\$1,194,312
STATIC EVALUATION				
Return on Cost				
Total Project Value		\$13,664,174	\$12,662,062	\$12,962,156
Total Project Cost		\$11,441,568	\$11,749,335	\$13,137,436
Project Return		\$2,222,607	\$912,727	-\$175,280
Return on Cost		19.4%	7.8%	-1.3%
Target		12%-15%	12%-15%	12%-15%
TIME SERIES				
Return on Cost				
Project IRR				
Hurdle Rate		9.15%	8.78%	8.78%
Actual Rate		11.4%	5.4%	1.1%
Gap/Surplus (NPV)		\$468,641	-\$555,017	-\$1,645,292
% of Total		4.1%	-4.7%	-12.5%

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feeability Models\233053-MODEL-Corner Lot-06-19-2023.xlsx\T-Summary

Table 2
Development Costs
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Option:	Option 1	Option 2	Option 3
PROGRAM			
Site Area	5,500	5,500	5,500
Multifamily Gross Area			
Ground Level	-	1,425	2,444
Floor 2	4,455	4,305	4,500
Floor 3	3,491	4,305	4,500
Multifamily Units	4	7	11
Commercial Gross Area			
Ground Level	2,190	-	-
Floor 2	-	-	-
Floor 3	-	-	-
Building Gross Area			
Ground Level	2,190	1,425	2,444
Floor 2	4,455	4,305	4,500
Floor 3	3,491	4,305	4,500
Parking			
Surface Spaces	2	3	3
Tuck Under Spaces	2	2	-
Podium Area (sf)	-	-	-
Underground Parking Area (sf)	-	-	-
PROJECT COSTS			
Acquisition and Site	\$ 1,375,000	\$ 1,375,000	\$ 1,375,000
Acquisition Cost	\$ 1,292,500	\$ 1,292,500	\$ 1,292,500
General Site Costs	\$ 82,500	\$ 82,500	\$ 82,500
<i>Land Cost per Unit</i>	<i>\$323,125</i>	<i>\$184,643</i>	<i>\$117,500</i>
Hard Costs	\$ 8,194,600	\$ 8,550,482	\$ 9,737,882
Surface Parking Costs	\$3,500 per space \$ 7,000	\$ 10,500	\$ 10,500
Tuck Under Cost	\$5,000 per space \$ 10,000	\$ 10,000	\$ -
Building Cost - Podium	\$80 per sf \$ -	\$ -	\$ -
Building Cost - Underground Parking	\$450 per sf \$ -	\$ -	\$ -
Building Cost - Multifamily	\$850 per sf \$ 6,754,100	\$ 8,529,982	\$ 9,727,382
Building Cost - Commercial	\$650 per sf \$ 1,423,500	\$ -	\$ -
Soft Costs	\$ 1,871,968	\$ 1,823,853	\$ 2,024,555
Design and Architecture	5.0% of HC \$ 409,730	\$ 427,524	\$ 486,894
Building Permits and Use Tax	5.0% of HC \$ 409,730	\$ 427,524	\$ 486,894
FF&E, Taxes, Insurance & Project Marketing	7.5% of HC \$ 614,595	\$ 641,286	\$ 730,341
Community Housing Fee in Lieu	\$450 per sf of CH \$ 158,850	\$ 40,950	\$ -
Developer Fee	2.5% of Total Cost \$ 279,063	\$ 286,569	\$ 320,425
% of Hard Costs	22.8%	21.3%	20.8%
TOTAL CONSTRUCTION COST	\$ 10,066,568	\$ 10,374,335	\$ 11,762,436
TOTAL COST	\$ 11,441,568	\$ 11,749,335	\$ 13,137,436
Per GBA	\$1,129	\$1,171	\$1,148
Per Unit	\$2,860,392	\$1,678,476	\$1,194,312

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Corner Lot-06-19-2023.xlsm\T-Cost

Table 3
Hurdle Rates
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Description	Option 1	Option 2	Option 3
Multifamily	7,015	9,108	9,350
Commercial	1,450	0	0
Cap Rate			
Multifamily	4.50%	4.50%	4.50%
Commercial	6.50%	6.50%	6.50%
Average	4.84%	4.50%	4.50%
Discount Rate			
Multifamily	6.00%	6.00%	6.00%
Commercial	8.00%	8.00%	8.00%
Average	6.34%	6.00%	6.00%
Debt %	65.0%	65.0%	65.0%
Equity %	35.0%	35.0%	35.0%
Debt Rate	6.0%	6.0%	6.0%
Equity Rate	15.0%	13.9%	13.9%
Average	9.15%	8.78%	8.78%

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Cor

Option 1
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
	Units	NRSF			
Multifamily		7,015 NRSF		\$ 12,338,000	
For-Sale	3				
Penthouse	2	6,000 NRSF	\$2,000.00 per sf	\$ 12,000,000	
Condo	1	515 NRSF	\$1,250.00 per sf	\$ 643,750	
Garage Spaces	4		\$50,000.00 per space	\$ 200,000	
Sales Cost	4% % of income		168,583 per unit	\$ (505,750)	
Rental	1			\$ 14,132	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	1	500 NRSF	\$2.36 per sf	\$ 14,132	18.8% of PGI
Other MF Income				\$ 120	0.2% of PGI
Storage Units	50% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	1 units	\$10.0 per unit/mo	\$ 120	0.2% of PGI
Admin Income	100% of units	1 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commecial Income				\$ 60,900	81.0% of PGI
Ground Level		1,450 sf	\$42.0 per sf	\$ 60,900	81.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 75,152	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (713)	-0.9% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ (4,263)	-5.7% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 70,176	93.4% of PGI
EXPENDITURES					
Variable Operating Expenses	\$ 2,899.00 per unit/yr.		Adjustment	\$ (2,899)	4.1% of EGI
Repairs & Maintenance	\$ 250.0 per unit/yr.	1 units	100% % of total	\$ (250)	0.4% of EGI
Service Contracts	\$ 200.0 per unit/yr.	1 units	100% % of total	\$ (200)	0.3% of EGI
Turnover Costs	\$ 199.0 per unit/yr.	1 units	100% % of total	\$ (199)	0.3% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0 per unit/yr.	1 units	100% % of total	\$ (1,250)	1.8% of EGI
Administrative	\$ 250.0 per unit/yr.	1 units	100% % of total	\$ (250)	0.4% of EGI
Leasing & Marketing	\$ 250.0 per unit/yr.	1 units	100% % of total	\$ (250)	0.4% of EGI
Utilities	\$ 500.0 per unit/yr.	1 units	100% % of total	\$ (500)	0.7% of EGI
Non-Variable Expenses			Adjustment	\$ (2,756)	3.9% of EGI
Property Taxes	0.00% % of value	\$1,326,174 total val.	100% % of total	\$ -	0.0% of EGI
Insurance	\$ 300.0 per unit/yr.	1 units	100% % of total	\$ (300)	0.4% of EGI
Management Fee	3.5% of EGI	\$70,176 EGI	100% % of total	\$ (2,456)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (5,655)	8.1% of EGI
Replacement Reserves			Adjustment	\$ (300)	0.4% of EGI
Replacement Reserves	\$ 300.0 per unit/yr.	1 units	100% % of total	\$ (300)	0.4% of EGI
TOTAL EXPENSES				\$ (5,955)	8.5% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 64,221	91.5% of EGI
Est. Rental Value				\$ 1,326,174	4.8% Cap rate
Sale Revenue				\$ 12,338,000	
Total Project Value				\$ 13,664,174	
Total Project Cost				\$ 11,441,568	
Project Return				\$ 2,222,607	
Return on Cost				19.43%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Corner Lot-06-19-2023.xlsm]T-Operating-1

Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$11,441,568	-\$5,459,889	-\$5,981,679	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0
Hard Costs	\$8,194,600	0.0%	-\$8,194,600	-\$2,868,110	-\$5,326,490	\$0	\$0	\$0
Soft Costs	\$1,871,968	0.0%	-\$1,871,968	-\$1,216,779	-\$655,189	\$0	\$0	\$0
Total Construction Costs			-\$11,441,568	-\$5,459,889	-\$5,981,679	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$36,506	\$74,472	\$75,961
Residential Rental Income	\$14,252	2.0%	\$0	\$0	\$0	\$7,414	\$15,124	\$15,427
Commercial Income	\$60,900	2.0%	\$0	\$0	\$0	\$31,680	\$64,628	\$65,920
Multifamily Vacancy	5.0%		\$0	\$0	\$0	-\$371	-\$756	-\$771
Commercial Vacancy	7.0%		\$0	\$0	\$0	-\$2,218	-\$4,524	-\$4,614
Operating Expenses				\$0	\$0	-\$3,098	-\$6,320	-\$6,446
Operating Expenditures	-\$5,955	2.0%	\$0	\$0	\$0	-\$3,098	-\$6,320	-\$6,446
Net Operating Income				\$0	\$0	\$33,408	\$68,152	\$69,515
DISPOSITION REVENUE								
Gross Revenue			\$14,492,681	\$0	\$3,210,938	\$6,421,875	\$3,210,938	\$0
Residential Sales	\$12,843,750		\$12,843,750	\$0	\$3,210,938	\$6,421,875	\$3,210,938	\$0
Rental Asset Sales	4.84% cap rate	Year 10	\$1,648,931	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$538,484	\$0	-\$128,438	-\$256,875	-\$128,438	\$0
Residential Sales	4.0%		-\$513,750	\$0	-\$128,438	-\$256,875	-\$128,438	\$0
Rental Asset Sales	1.5%		-\$24,734	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$13,954,197	\$0	\$3,082,500	\$6,165,000	\$3,082,500	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$3,130,984	-\$5,459,889	-\$2,899,179	\$6,198,408	\$3,150,652	\$69,515
Construction Costs			-\$11,441,568	-\$5,459,889	-\$5,981,679	\$0	\$0	\$0
Net Operating Income			\$618,354	\$0	\$0	\$33,408	\$68,152	\$69,515
Project Disposition Income			\$13,954,197	\$0	\$3,082,500	\$6,165,000	\$3,082,500	\$0
Net Present Value	9.15%		\$468,641	-\$5,459,889	-\$2,656,142	\$5,202,747	\$2,422,865	\$48,976
Project IRR			11.45%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Corner Lot-06-19-2023.xlsx[T-Time Series-1

Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$11,441,568	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,194,600	0.0%	-\$8,194,600	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$1,871,968	0.0%	-\$1,871,968	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,441,568	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$77,480	\$79,030	\$80,611	\$82,223	\$83,867	\$85,545
Residential Rental Income	\$14,252	2.0%	\$15,735	\$15,735	\$16,050	\$16,371	\$16,698	\$17,032	\$17,373
Commercial Income	\$60,900	2.0%	\$67,239	\$67,239	\$68,583	\$69,955	\$71,354	\$72,781	\$74,237
Multifamily Vacancy	5.0%		-\$787	-\$787	-\$802	-\$819	-\$835	-\$852	-\$869
Commercial Vacancy	7.0%		-\$4,707	-\$4,707	-\$4,801	-\$4,897	-\$4,995	-\$5,095	-\$5,197
Operating Expenses			-\$6,575	-\$6,706	-\$6,841	-\$6,977	-\$7,117	-\$7,259	-\$7,259
Operating Expenditures	-\$5,955	2.0%	-\$6,575	-\$6,575	-\$6,706	-\$6,841	-\$6,977	-\$7,117	-\$7,259
Net Operating Income				\$70,905	\$72,323	\$73,770	\$75,245	\$76,750	\$78,285
DISPOSITION REVENUE									
Gross Revenue			\$14,492,681	\$0	\$0	\$0	\$0	\$0	\$1,648,931
Residential Sales	\$12,843,750		\$12,843,750	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.84% cap rate	Year 10	\$1,648,931	\$0	\$0	\$0	\$0	\$0	\$1,648,931
Cost of Sale			-\$538,484	\$0	\$0	\$0	\$0	\$0	-\$24,734
Residential Sales	4.0%		-\$513,750	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$24,734	\$0	\$0	\$0	\$0	\$0	-\$24,734
Project Net Sale Revenue			\$13,954,197	\$0	\$0	\$0	\$0	\$0	\$1,624,197
PROJECT CASH FLOWS									
Net Project Cash Flows			\$3,130,984	\$70,905	\$72,323	\$73,770	\$75,245	\$76,750	\$1,702,482
Construction Costs			-\$11,441,568	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$618,354	\$70,905	\$72,323	\$73,770	\$75,245	\$76,750	\$78,285
Project Disposition Income			\$13,954,197	\$0	\$0	\$0	\$0	\$0	\$1,624,197
Net Present Value	9.15%		\$468,641	\$45,768	\$42,770	\$39,968	\$37,350	\$34,903	\$709,325
Project IRR			11.45%						

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Corner Lot-06-19-2023.xlsx\T-TI

Option 2
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
	Units	NRSF			
Multifamily		9,108 NRSF		\$ 12,374,800	
For-Sale	5				
Penthouse	1	3,000 NRSF	\$2,000.00 per sf	\$ 6,000,000	
Condo	4	5,304 NRSF	\$1,250.00 per sf	\$ 6,630,000	
Garage Spaces	5		\$50,000.00 per space	\$ 250,000	
Sales Cost	4% % of income		101,040 per unit	\$ (505,200)	
Rental	2			\$ 22,724	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	2	804 NRSF	\$2.36 per sf	\$ 22,724	99.0% of PGI
Other MF Income				\$ 240	1.0% of PGI
Storage Units	50% of units	2 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	1.0% of PGI
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commecial Income				\$ -	0.0% of PGI
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 22,964	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (1,148)	-5.0% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 21,816	95.0% of PGI
EXPENDITURES					
Variable Operating Expenses	\$ 2,899.00 per unit/yr.		Adjustment	\$ (5,798)	26.6% of EGI
Repairs & Maintenance	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	2.3% of EGI
Service Contracts	\$ 200.0 per unit/yr.	2 units	100% % of total	\$ (400)	1.8% of EGI
Turnover Costs	\$ 199.0 per unit/yr.	2 units	100% % of total	\$ (398)	1.8% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0 per unit/yr.	2 units	100% % of total	\$ (2,500)	11.5% of EGI
Administrative	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	2.3% of EGI
Leasing & Marketing	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	2.3% of EGI
Utilities	\$ 500.0 per unit/yr.	2 units	100% % of total	\$ (1,000)	4.6% of EGI
Non-Variable Expenses			Adjustment	\$ (2,491)	11.4% of EGI
Property Taxes	0.39% % of value	\$287,262 total val.	100% % of total	\$ (1,128)	5.2% of EGI
Insurance	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	2.8% of EGI
Management Fee	3.5% of EGI	\$21,816 EGI	100% % of total	\$ (764)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (8,289)	38.0% of EGI
Replacement Reserves			Adjustment	\$ (600)	2.8% of EGI
Replacement Reserves	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	2.8% of EGI
TOTAL EXPENSES				\$ (8,889)	40.7% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 12,927	59.3% of EGI
Est. Rental Value				\$ 287,262	4.5% Cap rate
Sale Revenue				\$ 12,374,800	
Total Project Value				\$ 12,662,062	
Total Project Cost				\$ 11,749,335	
Project Return				\$ 912,727	
Return on Cost				7.77%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Corner Lot-06-19-2023.xlsm]T-Operating-2

Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$11,749,335	-\$5,553,173	-\$6,196,162	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0
Hard Costs	\$8,550,482	0.0%	-\$8,550,482	-\$2,992,669	-\$5,557,813	\$0	\$0	\$0
Soft Costs	\$1,823,853	0.0%	-\$1,823,853	-\$1,185,505	-\$638,349	\$0	\$0	\$0
Total Construction Costs			-\$11,749,335	-\$5,553,173	-\$6,196,162	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$11,349	\$23,151	\$23,614
Residential Rental Income	\$22,964	2.0%	\$0	\$0	\$11,946	\$24,370	\$24,857	\$24,857
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		\$0	\$0	-\$597	-\$1,218	-\$1,243	-\$1,243
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$4,624	-\$9,433	-\$9,622
Operating Expenditures	-\$8,889	2.0%	\$0	\$0	-\$4,624	-\$9,433	-\$9,622	-\$9,622
Net Operating Income				\$0	\$0	\$6,725	\$13,718	\$13,992
DISPOSITION REVENUE								
Gross Revenue			\$13,237,174	\$0	\$3,220,000	\$6,440,000	\$3,220,000	\$0
Residential Sales	\$12,880,000		\$12,880,000	\$0	\$3,220,000	\$6,440,000	\$3,220,000	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$357,174	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$520,558	\$0	-\$128,800	-\$257,600	-\$128,800	\$0
Residential Sales	4.0%		-\$515,200	\$0	-\$128,800	-\$257,600	-\$128,800	\$0
Rental Asset Sales	1.5%		-\$5,358	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$12,716,617	\$0	\$3,091,200	\$6,182,400	\$3,091,200	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$1,091,747	-\$5,553,173	-\$3,104,962	\$6,189,125	\$3,104,918	\$13,992
Construction Costs			-\$11,749,335	-\$5,553,173	-\$6,196,162	\$0	\$0	\$0
Net Operating Income			\$124,466	\$0	\$0	\$6,725	\$13,718	\$13,992
Project Disposition Income			\$12,716,617	\$0	\$3,091,200	\$6,182,400	\$3,091,200	\$0
Net Present Value	8.78%		-\$555,017	-\$5,553,173	-\$2,854,387	\$5,230,490	\$2,412,236	\$9,994
Project IRR			5.42%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Corner Lot-06-19-2023.xlsx\T-Time Series-2

Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$11,749,335	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$8,550,482	0.0%	-\$8,550,482	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$1,823,853	0.0%	-\$1,823,853	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$11,749,335	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$24,087	\$24,568	\$25,060	\$25,561	\$26,072	\$26,593
Residential Rental Income	\$22,964	2.0%	\$25,354	\$25,354	\$25,861	\$26,379	\$26,906	\$27,444	\$27,993
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$1,268	-\$1,293	-\$1,319	-\$1,345	-\$1,372	-\$1,400	-\$1,428
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$9,814	-\$10,011	-\$10,211	-\$10,415	-\$10,623	-\$10,836	-\$11,048
Operating Expenditures	-\$8,889	2.0%	-\$9,814	-\$10,011	-\$10,211	-\$10,415	-\$10,623	-\$10,836	-\$11,048
Net Operating Income			\$14,272	\$14,558	\$14,849	\$15,146	\$15,449	\$15,758	\$16,065
DISPOSITION REVENUE									
Gross Revenue			\$13,237,174	\$0	\$0	\$0	\$0	\$0	\$357,174
Residential Sales	\$12,880,000		\$12,880,000	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate Year 10		\$357,174	\$0	\$0	\$0	\$0	\$0	\$357,174
Cost of Sale			-\$520,558	\$0	\$0	\$0	\$0	\$0	-\$5,358
Residential Sales	4.0%		-\$515,200	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$5,358	\$0	\$0	\$0	\$0	\$0	-\$5,358
Project Net Sale Revenue			\$12,716,617	\$0	\$0	\$0	\$0	\$0	\$351,817
PROJECT CASH FLOWS									
Net Project Cash Flows			\$1,091,747	\$14,272	\$14,558	\$14,849	\$15,146	\$15,449	\$367,574
Construction Costs			-\$11,749,335	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$124,466	\$14,272	\$14,558	\$14,849	\$15,146	\$15,449	\$15,758
Project Disposition Income			\$12,716,617	\$0	\$0	\$0	\$0	\$0	\$351,817
Net Present Value	8.78%		-\$555,017	\$9,371	\$8,787	\$8,239	\$7,726	\$7,244	\$158,457
Project IRR			5.42%						

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Corner Lot-06-19-2023.xlsx[T-T]

Option 3
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
REVENUE		Units	NRSF		
Multifamily		8,250 NRSF		\$ 12,210,000	
For-Sale					
	9				
Penthouse	1	3,000 NRSF	\$2,000.00 per sf	\$ 6,000,000	
Condo	8	5,250 NRSF	\$1,250.00 per sf	\$ 6,562,500	
Garage Spaces	3		\$50,000.00 per space	\$ 150,000	
Sales Cost	4% % of income		55,833 per unit	\$ (502,500)	
Rental					
	2			\$ 47,535	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	2	1,850 NRSF	\$2.14 per sf	\$ 47,535	99.5% of PGI
Other MF Income					
				\$ 240	0.5% of PGI
Storage Units	50% of units	2 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	0.5% of PGI
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commecial Income					
				\$ -	0.0% of PGI
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 47,775	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (2,389)	-5.0% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 45,386	95.0% of PGI
EXPENDITURES					
Variable Operating Expenses		\$ 2,899.00 per unit/yr.	Adjustment	\$ (5,798)	12.8% of EGI
Repairs & Maintenance	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.1% of EGI
Service Contracts	\$ 200.0 per unit/yr.	2 units	100% % of total	\$ (400)	0.9% of EGI
Turnover Costs	\$ 199.0 per unit/yr.	2 units	100% % of total	\$ (398)	0.9% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0 per unit/yr.	2 units	100% % of total	\$ (2,500)	5.5% of EGI
Administrative	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.1% of EGI
Leasing & Marketing	\$ 250.0 per unit/yr.	2 units	100% % of total	\$ (500)	1.1% of EGI
Utilities	\$ 500.0 per unit/yr.	2 units	100% % of total	\$ (1,000)	2.2% of EGI
Non-Variable Expenses					
			Adjustment	\$ (5,141)	11.3% of EGI
Property Taxes	0.39% % of value	\$752,156 total val.	100% % of total	\$ (2,952)	6.5% of EGI
Insurance	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	1.3% of EGI
Management Fee	3.5% of EGI	\$45,386 EGI	100% % of total	\$ (1,589)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (10,939)	24.1% of EGI
Replacement Reserves					
			Adjustment	\$ (600)	1.3% of EGI
Replacement Reserves	\$ 300.0 per unit/yr.	2 units	100% % of total	\$ (600)	1.3% of EGI
TOTAL EXPENSES				\$ (11,539)	25.4% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 33,847	74.6% of EGI
Est. Rental Value				\$ 752,156	4.5% cap rate
Sale Revenue				\$ 12,210,000	
Total Project Value				\$ 12,962,156	
Total Project Cost				\$ 13,137,436	
Project Return				\$ (175,280)	
Return on Cost				-1.33%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Corner Lot-06-19-2023.xlsm]T-Operating-3

Option 3
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$13,137,436	-\$6,099,219	-\$7,038,217	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	-\$1,375,000	\$0	\$0	\$0	\$0
Hard Costs	\$9,737,882	0.0%	-\$9,737,882	-\$3,408,259	-\$6,329,623	\$0	\$0	\$0
Soft Costs	\$2,024,555	0.0%	-\$2,024,555	-\$1,315,960	-\$708,594	\$0	\$0	\$0
Total Construction Costs			-\$13,137,436	-\$6,099,219	-\$7,038,217	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$23,610	\$48,164	\$49,127
Residential Rental Income	\$47,775	2.0%	\$0	\$0	\$24,852	\$50,699	\$51,713	\$51,713
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		\$0	\$0	-\$1,243	-\$2,535	-\$2,586	-\$2,586
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$6,003	-\$12,245	-\$12,490
Operating Expenditures	-\$11,539	2.0%	\$0	\$0	-\$6,003	-\$12,245	-\$12,490	-\$12,490
Net Operating Income				\$0	\$0	\$17,607	\$35,919	\$36,637
DISPOSITION REVENUE								
Gross Revenue			\$13,647,711	\$0	\$3,178,125	\$6,356,250	\$3,178,125	\$0
Residential Sales	\$12,712,500		\$12,712,500	\$0	\$3,178,125	\$6,356,250	\$3,178,125	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$935,211	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$522,528	\$0	-\$127,125	-\$254,250	-\$127,125	\$0
Residential Sales	4.0%		-\$508,500	\$0	-\$127,125	-\$254,250	-\$127,125	\$0
Rental Asset Sales	1.5%		-\$14,028	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$13,125,183	\$0	\$3,051,000	\$6,102,000	\$3,051,000	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$313,643	-\$6,099,219	-\$3,987,217	\$6,119,607	\$3,086,919	\$36,637
Construction Costs			-\$13,137,436	-\$6,099,219	-\$7,038,217	\$0	\$0	\$0
Net Operating Income			\$325,897	\$0	\$0	\$17,607	\$35,919	\$36,637
Project Disposition Income			\$13,125,183	\$0	\$3,051,000	\$6,102,000	\$3,051,000	\$0
Net Present Value	8.78%		-\$1,645,292	-\$6,099,219	-\$3,665,443	\$5,171,740	\$2,398,253	\$26,167
Project IRR			1.13%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Corner Lot-06-19-2023.xlsx\T-Time Series-3

Option 3
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Corner Stanadard Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$13,137,436	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,375,000	0.0%	-\$1,375,000	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$9,737,882	0.0%	-\$9,737,882	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$2,024,555	0.0%	-\$2,024,555	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$13,137,436	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$50,110	\$51,112	\$52,134	\$53,177	\$54,240	\$55,325
Residential Rental Income	\$47,775	2.0%	\$52,747	\$52,747	\$53,802	\$54,878	\$55,976	\$57,095	\$58,237
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$2,637	-\$2,690	-\$2,744	-\$2,799	-\$2,855	-\$2,912	-\$2,912
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$12,740	-\$12,995	-\$13,255	-\$13,520	-\$13,790	-\$14,066	-\$14,066
Operating Expenditures	-\$11,539	2.0%	-\$12,740	-\$12,995	-\$13,255	-\$13,520	-\$13,790	-\$13,790	-\$14,066
Net Operating Income			\$37,370	\$38,117	\$38,880	\$39,657	\$40,450	\$41,259	\$41,259
DISPOSITION REVENUE									
Gross Revenue			\$13,647,711	\$0	\$0	\$0	\$0	\$0	\$935,211
Residential Sales	\$12,712,500		\$12,712,500	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$935,211	\$0	\$0	\$0	\$0	\$0	\$935,211
Cost of Sale			-\$522,528	\$0	\$0	\$0	\$0	\$0	-\$14,028
Residential Sales	4.0%		-\$508,500	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$14,028	\$0	\$0	\$0	\$0	\$0	-\$14,028
Project Net Sale Revenue			\$13,125,183	\$0	\$0	\$0	\$0	\$0	\$921,183
PROJECT CASH FLOWS									
Net Project Cash Flows			\$313,643	\$37,370	\$38,117	\$38,880	\$39,657	\$40,450	\$962,443
Construction Costs			-\$13,137,436	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$325,897	\$37,370	\$38,117	\$38,880	\$39,657	\$40,450	\$41,259
Project Disposition Income			\$13,125,183	\$0	\$0	\$0	\$0	\$0	\$921,183
Net Present Value	8.78%		-\$1,645,292	\$24,536	\$23,007	\$21,573	\$20,229	\$18,968	\$414,897
Project IRR			1.13%						

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Corner Lot-06-19-2023.xlsx]T-Tr

The Economics of Land Use



Draft Financial Model

Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Prepared for:

City of Ketchum

Prepared by:

Economic & Planning Systems, Inc.

*Economic & Planning Systems, Inc.
730 17th Street, Suite 630
Denver, CO 80202-3511
303 623 3557 tel
303 623 9049 fax*

*Berkeley
Sacramento
Denver*

www.epsys.com

Date:

June 21, 2023

EPS #233053

Table 1
Project Summary and Key Assumptions
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Option 1

Option	Option 1	Option 2
Description	Interior Long Lot - Mixed-Use <30% Commercial Minimum Residential Density	Interior Long Lot - 100% Residential Minimum Density
Zoning Description	Mixed-Use	Mixed-Use
Stories	3-Story	3-Story
Parking	Tuck Under / Surface	Tuck Under / Surface
LOT AREA		
Front (Feet)	55	55
Side (Feet)	150	150
Total Area (sf)	8,250	8,250
Total Area (ac)	0.19	0.19
Commercial		
Gross Building Area		
Ground Level	5,360	0
Floor 2	0	0
Floor 3	0	0
Total	5,360	0
Efficiency Factor	57%	0%
Net Leasable Area		
Ground Level	3,033	0
Floor 2	0	0
Floor 3	0	0
Total	3,033	0
Average Rental Rate (NNN)	\$42.0	\$42.0
MULTIFAMILY		
Gross Building Area		
Ground Level	0	5,360
Floor 2	6,130	6,130
Floor 3	6,130	6,130
Total	12,260	17,620
Efficiency Factor	92.9%	76.6%
Net Leasable Area		
Ground Level	0	2,250
Floor 2	5,625	5,625
Floor 3	5,760	5,625
Total	11,385	13,500
Units		
Penthouse	3	2
Condo	2	7
Market Rate Rental	0	0
Community Housing	1	2
Total	6	11
Average Unit Size		
Penthouse	2,920	3,000
Condo	750	857
Market Rate Rental	0	0
Community Housing	1,125	750
Required Community Housing	1,593	1,593
Fee-in-Lieu SF	468	93
Rates/Prices		
For-Sale (Price per SF)		
Penthouse	\$2,000	\$2,000
Condo	\$1,250	\$1,250
For-Rent (Rent per SF)		
Market Rate	\$4.00	\$4.00
Community Housing	\$1.12	\$1.68
PARKING		
Parking Summary		
Surface	2	2
Tuck Under	4	4
Podium	0	0
Underground Parking	0	0
Total	6	6
PROJECT COSTS		
Hard Costs		
Land Cost	per land sf \$200	\$200
Site Costs	per land sf \$15	\$15
Surface Parking Costs	per space \$3,500	\$3,500
Tuck Under Cost	per space \$5,000	\$5,000
Building Cost - Podium	per sf \$80	\$80
Building Cost - Underground Parking	per sf \$450	\$450
Building Cost - Multifamily	per sf \$850	\$850
Building Cost - Commercial	per sf \$650	\$650
PROJECT RETURN AND GAP		
PROJECT COST		
Total Cost	\$18,813,311	\$17,450,621
Per GBA	\$1,068	\$1,148
Per Unit	\$3,135,552	\$1,586,420
STATIC EVALUATION		
Return on Cost		
Total Project Value	\$21,455,857	\$19,259,954
Total Project Cost	\$18,813,311	\$17,450,621
Project Return	\$2,642,546	\$1,809,333
Return on Cost	14.0%	10.4%
Target	12%-15%	12%-15%
TIME SERIES		
Return on Cost		
Project IRR		
Hardle Rate	9.15%	8.70%
Actual Rate	8.97%	7.01%
Gap/Surplus (NPV)	-\$62,921	-\$395,734
% of Total	-0.3%	-2.3%

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Model\233053-MODEL-Interior Long Lot-06-19-2023.xlsx\T-Summary

Table 2
Development Costs
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Option:	Option 1	Option 2
PROGRAM		
Site Area	8,250	8,250
Multifamily Gross Area		
Ground Level	-	2,937
Floor 2	6,130	6,130
Floor 3	6,130	6,130
Multifamily Units	6	11
Commercial Gross Area		
Ground Level	5,360	-
Floor 2	-	-
Floor 3	-	-
Building Gross Area		
Ground Level	5,360	2,937
Floor 2	6,130	6,130
Floor 3	6,130	6,130
Parking		
Surface Spaces	2	2
Tuck Under Spaces	4	4
Podium Area (sf)	-	-
Underground Parking Area (sf)	-	-
PROJECT COSTS		
Acquisition and Site	\$ 1,773,750	\$ 1,773,750
Acquisition Cost	\$ 1,650,000	\$ 1,650,000
General Site Costs	\$ 123,750	\$ 123,750
<i>Land Cost per Unit</i>	<i>\$275,000</i>	<i>\$150,000</i>
Hard Costs	\$ 13,932,000	\$ 12,944,167
Surface Parking Costs	\$3,500 per space \$ 7,000	\$ 7,000
Tuck Under Cost	\$5,000 per space \$ 20,000	\$ 20,000
Building Cost - Podium	\$80 per sf \$ -	\$ -
Building Cost - Underground Parking	\$450 per sf \$ -	\$ -
Building Cost - Multifamily	\$850 per sf \$ 10,421,000	\$ 12,917,167
Building Cost - Commercial	\$650 per sf \$ 3,484,000	\$ -
Soft Costs	\$ 3,107,561	\$ 2,732,704
Design and Architecture	5.0% % of HC \$ 696,600	\$ 647,208
Building Permits and Use Tax	5.0% % of HC \$ 696,600	\$ 647,208
FF&E, Taxes, Insurance & Project Marketing	7.5% % of HC \$ 1,044,900	\$ 970,813
Community Housing Fee in Lieu	\$450 per sf of CH \$ 210,600	\$ 41,850
Developer Fee	2.5% % of Total Cost \$ 458,861	\$ 425,625
% of Hard Costs	22.3%	21.1%
TOTAL CONSTRUCTION COST	\$ 17,039,561	\$ 15,676,871
TOTAL COST	\$ 18,813,311	\$ 17,450,621
Per GBA	\$1,068	\$1,148
Per Unit	\$3,135,552	\$1,586,420

Source: Economic & Planning Systems

Z:\Shared\Projects\IDEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsm]T-Cost

Table 3
Hurdle Rates
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Description	Option 1	Option 2
Multifamily	11,385	13,500
Commercial	3,033	0
Cap Rate		
Multifamily	4.50%	4.50%
Commercial	6.50%	6.50%
Average	4.92%	4.50%
Discount Rate		
Multifamily	6.00%	6.00%
Commercial	8.00%	8.00%
Average	6.42%	6.00%
Debt %	65.0%	65.0%
Equity %	35.0%	35.0%
Debt Rate	6.0%	6.0%
Equity Rate	15.0%	13.7%
Average	9.15%	8.70%

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsm]T-Hurdle Rate

Option 1
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
Multifamily	Units	NRSF		\$ 18,919,200	
For-Sale	5	11,385 NRSF			
Penthouse	3	8,760 NRSF	\$2,000.00 per sf	\$ 17,520,000	
Condo	2	1,500 NRSF	\$1,250.00 per sf	\$ 1,875,000	
Garage Spaces	6		\$50,000.00 per space	\$ 300,000	
Sales Cost	4% % of income		155,160 per unit	\$ (775,800)	
Rental	1			\$ 15,150	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	1	1,125 NRSF	\$1.12 per sf	\$ 15,150	10.6% of PGI
Other MF Income				\$ 120	0.1% of PGI
Storage Units	50% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	1 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	1 units	\$10.0 per unit/mo	\$ 120	0.1% of PGI
Admin Income	100% of units	1 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commercial Income				\$ 127,386	89.3% of PGI
Ground Level		3,033 sf	\$42.0 per sf	\$ 127,386	89.3% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 142,656	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (763)	-0.5% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ (8,917)	-6.3% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 132,975	93.2% of PGI
EXPENDITURES					
Variable Operating Expenses	\$ 2,899.00	per unit/yr.	Adjustment	\$ (2,899)	2.2% of EGI
Repairs & Maintenance	\$ 250.0	per unit/yr.	1 units 100% % of total	\$ (250)	0.2% of EGI
Service Contracts	\$ 200.0	per unit/yr.	1 units 100% % of total	\$ (200)	0.2% of EGI
Turnover Costs	\$ 199.0	per unit/yr.	1 units 100% % of total	\$ (199)	0.1% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0	per unit/yr.	1 units 100% % of total	\$ (1,250)	0.9% of EGI
Administrative	\$ 250.0	per unit/yr.	1 units 100% % of total	\$ (250)	0.2% of EGI
Leasing & Marketing	\$ 250.0	per unit/yr.	1 units 100% % of total	\$ (250)	0.2% of EGI
Utilities	\$ 500.0	per unit/yr.	1 units 100% % of total	\$ (500)	0.4% of EGI
Non-Variable Expenses			Adjustment	\$ (4,954)	3.7% of EGI
Property Taxes	0.00% % of value	\$2,536,657 total val.	100% % of total	\$ -	0.0% of EGI
Insurance	\$ 300.0	per unit/yr.	1 units 100% % of total	\$ (300)	0.2% of EGI
Management Fee	3.5% of EGI	\$132,975 EGI	100% % of total	\$ (4,654)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (7,853)	5.9% of EGI
Replacement Reserves			Adjustment	\$ (300)	0.2% of EGI
Replacement Reserves	\$ 300.0	per unit/yr.	1 units 100% % of total	\$ (300)	0.2% of EGI
TOTAL EXPENSES				\$ (8,153)	6.1% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 124,822	93.9% of EGI
Est. Rental Value				\$ 2,536,657	4.9% Cap rate
Sale Revenue				\$ 18,919,200	
Total Project Value				\$ 21,455,857	
Total Project Cost				\$ 18,813,311	
Project Return				\$ 2,642,546	
Return on Cost				14.05%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsx\T-Operating-1

Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$18,813,311	-\$8,669,865	-\$10,143,446	\$0	\$0	\$0
Acquisition and Site	\$1,773,750	0.0%	-\$1,773,750	-\$1,773,750	\$0	\$0	\$0	\$0
Hard Costs	\$13,932,000	0.0%	-\$13,932,000	-\$4,876,200	-\$9,055,800	\$0	\$0	\$0
Soft Costs	\$3,107,561	0.0%	-\$3,107,561	-\$2,019,915	-\$1,087,646	\$0	\$0	\$0
Total Construction Costs			-\$18,813,311	-\$8,669,865	-\$10,143,446	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$69,174	\$141,114	\$143,936
Residential Rental Income	\$15,270	2.0%	\$0	\$0	\$7,943	\$16,204	\$16,528	\$16,528
Commercial Income	\$127,386	2.0%	\$0	\$0	\$66,266	\$135,183	\$137,887	\$137,887
Multifamily Vacancy	5.0%		\$0	\$0	-\$397	-\$810	-\$826	-\$826
Commercial Vacancy	7.0%		\$0	\$0	-\$4,639	-\$9,463	-\$9,652	-\$9,652
Operating Expenses				\$0	\$0	-\$4,241	-\$8,652	-\$8,825
Operating Expenditures	-\$8,153	2.0%	\$0	\$0	-\$4,241	-\$8,652	-\$8,825	-\$8,825
Net Operating Income				\$0	\$0	\$64,932	\$132,462	\$135,111
DISPOSITION REVENUE								
Gross Revenue			\$22,849,014	\$0	\$4,923,750	\$9,847,500	\$4,923,750	\$0
Residential Sales	\$19,695,000		\$19,695,000	\$0	\$4,923,750	\$9,847,500	\$4,923,750	\$0
Rental Asset Sales	4.92% cap rate	Year 10	\$3,154,014	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$835,110	\$0	-\$196,950	-\$393,900	-\$196,950	\$0
Residential Sales	4.0%		-\$787,800	\$0	-\$196,950	-\$393,900	-\$196,950	\$0
Rental Asset Sales	1.5%		-\$47,310	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$22,013,904	\$0	\$4,726,800	\$9,453,600	\$4,726,800	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$4,402,442	-\$8,669,865	-\$5,416,646	\$9,518,532	\$4,859,262	\$135,111
Construction Costs			-\$18,813,311	-\$8,669,865	-\$10,143,446	\$0	\$0	\$0
Net Operating Income			\$1,201,850	\$0	\$0	\$64,932	\$132,462	\$135,111
Project Disposition Income			\$22,013,904	\$0	\$4,726,800	\$9,453,600	\$4,726,800	\$0
Net Present Value	9.15%		-\$62,921	-\$8,669,865	-\$4,962,571	\$7,989,554	\$3,736,793	\$95,191
Project IRR			8.97%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsx|T-Time Series-1

Option 1
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$18,813,311	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,773,750	0.0%	-\$1,773,750	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$13,932,000	0.0%	-\$13,932,000	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$3,107,561	0.0%	-\$3,107,561	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$18,813,311	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$146,815	\$149,751	\$152,747	\$155,801	\$158,917	\$162,096
Residential Rental Income	\$15,270	2.0%	\$16,859	\$16,859	\$17,196	\$17,540	\$17,891	\$18,248	\$18,613
Commercial Income	\$127,386	2.0%	\$140,644	\$140,644	\$143,457	\$146,326	\$149,253	\$152,238	\$155,283
Multifamily Vacancy	5.0%		-\$843	-\$843	-\$860	-\$877	-\$895	-\$912	-\$931
Commercial Vacancy	7.0%		-\$9,845	-\$9,845	-\$10,042	-\$10,243	-\$10,448	-\$10,657	-\$10,870
Operating Expenses			-\$9,002	-\$9,182	-\$9,365	-\$9,553	-\$9,744	-\$9,939	-\$9,939
Operating Expenditures	-\$8,153	2.0%	-\$9,002	-\$9,002	-\$9,182	-\$9,365	-\$9,553	-\$9,744	-\$9,939
Net Operating Income			\$137,813	\$140,570	\$143,381	\$146,249	\$149,174	\$152,157	\$155,167
DISPOSITION REVENUE									
Gross Revenue			\$22,849,014	\$0	\$0	\$0	\$0	\$0	\$3,154,014
Residential Sales	\$19,695,000		\$19,695,000	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.92% cap rate	Year 10	\$3,154,014	\$0	\$0	\$0	\$0	\$0	\$3,154,014
Cost of Sale			-\$835,110	\$0	\$0	\$0	\$0	\$0	-\$47,310
Residential Sales	4.0%		-\$787,800	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$47,310	\$0	\$0	\$0	\$0	\$0	-\$47,310
Project Net Sale Revenue			\$22,013,904	\$0	\$0	\$0	\$0	\$0	\$3,106,704
PROJECT CASH FLOWS									
Net Project Cash Flows			\$4,402,442	\$137,813	\$140,570	\$143,381	\$146,249	\$149,174	\$3,258,861
Construction Costs			-\$18,813,311	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$1,201,850	\$137,813	\$140,570	\$143,381	\$146,249	\$149,174	\$152,157
Project Disposition Income			\$22,013,904	\$0	\$0	\$0	\$0	\$0	\$3,106,704
Net Present Value	9.15%		-\$62,921	\$88,956	\$83,128	\$77,683	\$72,594	\$67,839	\$1,357,777
Project IRR			8.97%						

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsx

Option 2
Operating Revenues and OpEx: Static
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Type	Factor	Rate	Lease Rate per year	Total Revenue	% of Total
REVENUE					
Multifamily	Units	NRSF		\$ 19,020,000	
For-Sale	9	13,500 NRSF			
Penthouse	2	6,000 NRSF	\$2,000.00 per sf	\$ 12,000,000	
Condo	7	6,000 NRSF	\$1,250.00 per sf	\$ 7,500,000	
Garage Spaces	6		\$50,000.00 per space	\$ 300,000	
Sales Cost	4% % of income		86,667 per unit	\$ (780,000)	
Rental	2			\$ 20,199	
Market Rate Rental	-	0 NRSF	\$4.00 per sf	\$ -	0.0% of PGI
Community Housing	2	1,500 NRSF	\$1.12 per sf	\$ 20,199	98.8% of PGI
Other MF Income				\$ 240	1.2% of PGI
Storage Units	50% of units	2 units	\$0.0 per unit/mo	\$ -	0.0% of PGI
Parking Revenue	100% of units	0 units	\$50.0 per unit/mo	\$ -	0.0% of PGI
Trash Fee	100% of units	2 units	\$10.0 per unit/mo	\$ 240	1.2% of PGI
Admin Income	100% of units	2 units	\$0.0 per unit/yr	\$ -	0.0% of PGI
Commercial Income				\$ -	0.0% of PGI
Ground Level		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 2		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
Floor 3		0 sf	\$42.0 per sf	\$ -	0.0% of PGI
POTENTIAL GROSS INCOME (PGI)				\$ 20,439	100.0% of PGI
Less: Vacancy (Residential)	5.0% per year			\$ (1,022)	-5.0% of PGI
Less: Vacancy (Commercial)	7.0% per year			\$ -	0.0% of PGI
EFFECTIVE GROSS INCOME (EGI)				\$ 19,417	95.0% of PGI
EXPENDITURES					
Variable Operating Expenses	\$ 2,899.00	per unit/yr.	Adjustment	\$ (5,798)	29.9% of EGI
Repairs & Maintenance	\$ 250.0	per unit/yr.	2 units 100% % of total	\$ (500)	2.6% of EGI
Service Contracts	\$ 200.0	per unit/yr.	2 units 100% % of total	\$ (400)	2.1% of EGI
Turnover Costs	\$ 199.0	per unit/yr.	2 units 100% % of total	\$ (398)	2.0% of EGI
Payroll (Inc. Taxes & Benefits)	\$ 1,250.0	per unit/yr.	2 units 100% % of total	\$ (2,500)	12.9% of EGI
Administrative	\$ 250.0	per unit/yr.	2 units 100% % of total	\$ (500)	2.6% of EGI
Leasing & Marketing	\$ 250.0	per unit/yr.	2 units 100% % of total	\$ (500)	2.6% of EGI
Utilities	\$ 500.0	per unit/yr.	2 units 100% % of total	\$ (1,000)	5.2% of EGI
Non-Variable Expenses			Adjustment	\$ (2,221)	11.4% of EGI
Property Taxes	0.39% % of value	\$239,954 total val.	100% % of total	\$ (942)	4.9% of EGI
Insurance	\$ 300.0	per unit/yr.	2 units 100% % of total	\$ (600)	3.1% of EGI
Management Fee	3.5% of EGI	\$19,417 EGI	100% % of total	\$ (680)	3.5% of EGI
DDA	- mill levy	\$0 total val.	0% % of total	\$ -	0.0% of EGI
			100% % of total	\$ -	0.0% of EGI
TOTAL OPERATING EXPENSES				\$ (8,019)	41.3% of EGI
Replacement Reserves			Adjustment	\$ (600)	3.1% of EGI
Replacement Reserves	\$ 300.0	per unit/yr.	2 units 100% % of total	\$ (600)	3.1% of EGI
TOTAL EXPENSES				\$ (8,619)	44.4% of EGI
UNLEVERAGED RETURN METRICS					
Net Operating Income				\$ 10,798	55.6% of EGI
Est. Rental Value				\$ 239,954	4.5% Cap rate
Sale Revenue				\$ 19,020,000	
Total Project Value				\$ 19,259,954	
Total Project Cost				\$ 17,450,621	
Project Return				\$ 1,809,333	
Return on Cost				10.37%	
Hurdle Rate				12.00%	

Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsx\T-Operating-2

Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

*continued on next page

Description	Factor	Escalation	Total	Year 0	Year 1	Year 2	Year 3	Year 4
DEVELOPMENT COSTS								
% of Cost								
Acquisition and Site			100%	100%	0%	0%	0%	0%
Hard Costs			100%	35%	65%	0%	0%	0%
Soft Costs			100%	65%	35%	0%	0%	0%
Construction Cost			-\$17,450,621	-\$8,080,466	-\$9,370,155	\$0	\$0	\$0
Acquisition and Site	\$1,773,750	0.0%	-\$1,773,750	-\$1,773,750	\$0	\$0	\$0	\$0
Hard Costs	\$12,944,167	0.0%	-\$12,944,167	-\$4,530,458	-\$8,413,708	\$0	\$0	\$0
Soft Costs	\$2,732,704	0.0%	-\$2,732,704	-\$1,776,258	-\$956,446	\$0	\$0	\$0
Total Construction Costs			-\$17,450,621	-\$8,080,466	-\$9,370,155	\$0	\$0	\$0
NET OPERATING INCOME								
% of Revenue								
Residential Rental Income				0%	0%	50%	100%	100%
Residential Sales				0%	25%	50%	25%	0%
Commercial Income				0%	0%	50%	100%	100%
Operating Expenditures				0%	0%	50%	100%	100%
Revenue (Effective Gross Income)				\$0	\$0	\$10,101	\$20,606	\$21,018
Residential Rental Income	\$20,439	2.0%	\$20,439	\$0	\$0	\$10,633	\$21,690	\$22,124
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		\$0	\$0	\$0	-\$532	-\$1,085	-\$1,106
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses				\$0	\$0	-\$4,484	-\$9,147	-\$9,330
Operating Expenditures	-\$8,619	2.0%	-\$8,619	\$0	\$0	-\$4,484	-\$9,147	-\$9,330
Net Operating Income				\$0	\$0	\$5,617	\$11,459	\$11,688
DISPOSITION REVENUE								
Gross Revenue			\$20,098,352	\$0	\$4,950,000	\$9,900,000	\$4,950,000	\$0
Residential Sales	\$19,800,000		\$19,800,000	\$0	\$4,950,000	\$9,900,000	\$4,950,000	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$298,352	\$0	\$0	\$0	\$0	\$0
Cost of Sale			-\$796,475	\$0	-\$198,000	-\$396,000	-\$198,000	\$0
Residential Sales	4.0%		-\$792,000	\$0	-\$198,000	-\$396,000	-\$198,000	\$0
Rental Asset Sales	1.5%		-\$4,475	\$0	\$0	\$0	\$0	\$0
Project Net Sale Revenue			\$19,301,877	\$0	\$4,752,000	\$9,504,000	\$4,752,000	\$0
PROJECT CASH FLOWS								
Net Project Cash Flows			\$1,955,224	-\$8,080,466	-\$4,618,155	\$9,509,617	\$4,763,459	\$11,688
Construction Costs			-\$17,450,621	-\$8,080,466	-\$9,370,155	\$0	\$0	\$0
Net Operating Income			\$103,968	\$0	\$0	\$5,617	\$11,459	\$11,688
Project Disposition Income			\$19,301,877	\$0	\$4,752,000	\$9,504,000	\$4,752,000	\$0
Net Present Value	8.70%		-\$395,734	-\$8,080,466	-\$4,248,489	\$8,048,130	\$3,708,688	\$8,372
Project IRR			7.01%					

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsx\T-Time Series-2

Option 2
Operating Revenues and OpEx: Time Series
Feasibility Model: Ketchum Ordinance 1234 - Interior Long Lot

Description	Factor	Escalation	Total	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
DEVELOPMENT COSTS									
% of Cost									
Acquisition and Site			100%	0%	0%	0%	0%	0%	0%
Hard Costs			100%	0%	0%	0%	0%	0%	0%
Soft Costs			100%	0%	0%	0%	0%	0%	0%
Construction Cost			-\$17,450,621	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition and Site	\$1,773,750	0.0%	-\$1,773,750	\$0	\$0	\$0	\$0	\$0	\$0
Hard Costs	\$12,944,167	0.0%	-\$12,944,167	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$2,732,704	0.0%	-\$2,732,704	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			-\$17,450,621	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME									
% of Revenue									
Residential Rental Income				100%	100%	100%	100%	100%	100%
Residential Sales				0%	0%	0%	0%	0%	0%
Commercial Income				100%	100%	100%	100%	100%	100%
Operating Expenditures				100%	100%	100%	100%	100%	100%
Revenue (Effective Gross Income)				\$21,438	\$21,867	\$22,304	\$22,751	\$23,206	\$23,670
Residential Rental Income	\$20,439	2.0%	\$22,567	\$22,567	\$23,018	\$23,478	\$23,948	\$24,427	\$24,915
Commercial Income	\$0	2.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Vacancy	5.0%		-\$1,128	-\$1,151	-\$1,174	-\$1,197	-\$1,221	-\$1,246	-\$1,271
Commercial Vacancy	7.0%		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses			-\$9,517	-\$9,707	-\$9,901	-\$10,099	-\$10,301	-\$10,507	-\$10,715
Operating Expenditures	-\$8,619	2.0%	-\$9,517	-\$9,707	-\$9,901	-\$10,099	-\$10,301	-\$10,507	-\$10,715
Net Operating Income			\$11,922	\$12,160	\$12,403	\$12,651	\$12,905	\$13,163	\$13,427
DISPOSITION REVENUE									
Gross Revenue			\$20,098,352	\$0	\$0	\$0	\$0	\$0	\$298,352
Residential Sales	\$19,800,000		\$19,800,000	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	4.50% cap rate	Year 10	\$298,352	\$0	\$0	\$0	\$0	\$0	\$298,352
Cost of Sale			-\$796,475	\$0	\$0	\$0	\$0	\$0	-\$4,475
Residential Sales	4.0%		-\$792,000	\$0	\$0	\$0	\$0	\$0	\$0
Rental Asset Sales	1.5%		-\$4,475	\$0	\$0	\$0	\$0	\$0	-\$4,475
Project Net Sale Revenue			\$19,301,877	\$0	\$0	\$0	\$0	\$0	\$293,877
PROJECT CASH FLOWS									
Net Project Cash Flows			\$1,955,224	\$11,922	\$12,160	\$12,403	\$12,651	\$12,905	\$307,039
Construction Costs			-\$17,450,621	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income			\$103,968	\$11,922	\$12,160	\$12,403	\$12,651	\$12,905	\$13,163
Project Disposition Income			\$19,301,877	\$0	\$0	\$0	\$0	\$0	\$293,877
Net Present Value	8.70%		-\$395,734	\$7,855	\$7,371	\$6,917	\$6,490	\$6,090	\$133,307
Project IRR			7.01%						

Source: Economic & Planning Systems
Z:\Shared\Projects\DEN233053-Ketchum Retail and Feasibility Study\Models\Feasibility Models\233053-MODEL-Interior Long Lot-06-19-2023.xlsx