



PREPARED FOR: BIG SKY WESTERN BANK

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PLANNING CONSULTANTS

DATE: June 11, 2013

NOTE: THIS MAP IS A GRAPHIC REPRESENTATION,
PLEASE SEE PLAT DOCUMENTS FOR CLARIFICATION.

DRAFT

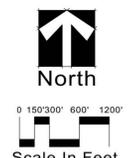
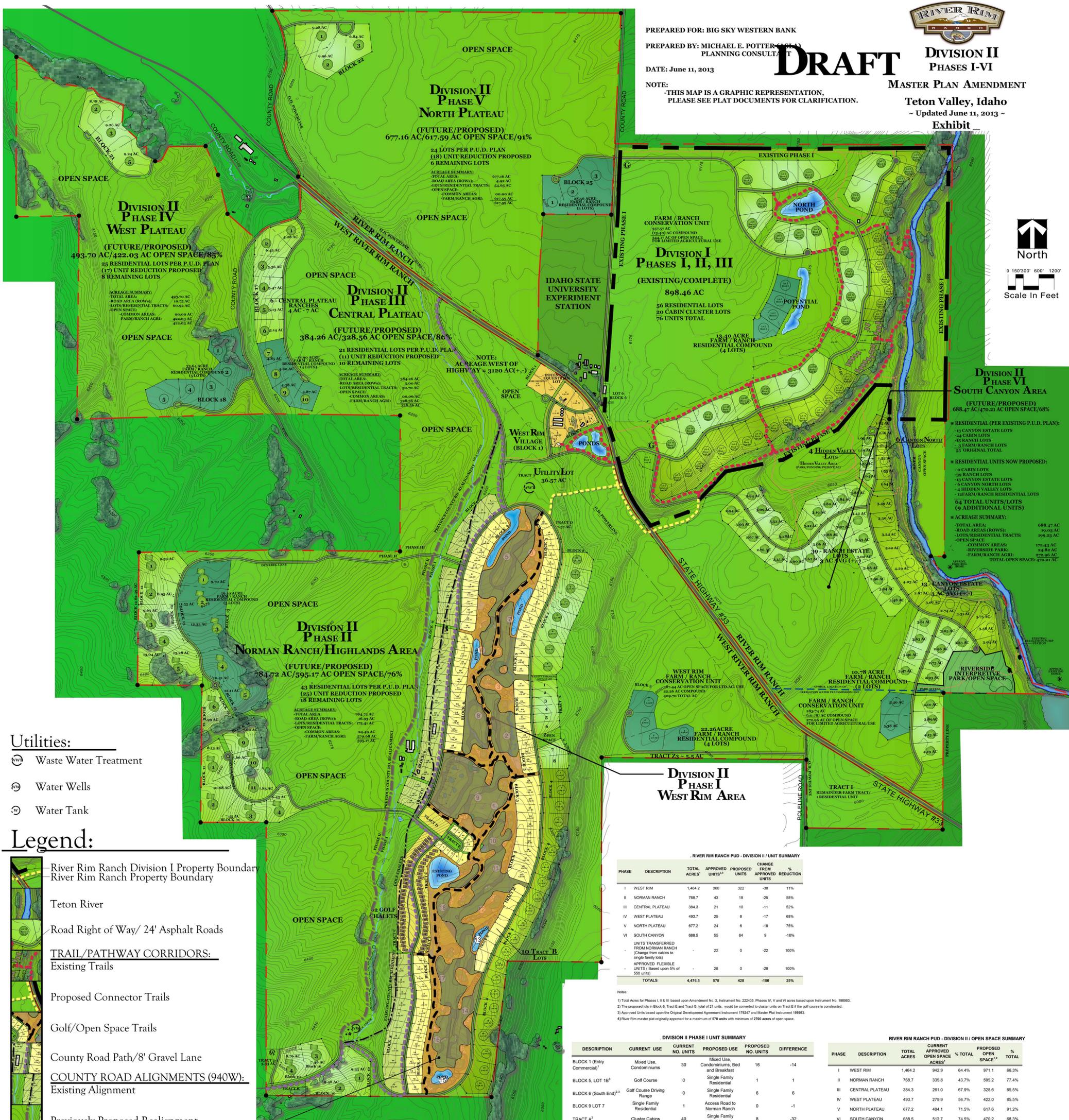
DIVISION II PHASES I-VI

MASTER PLAN AMENDMENT

Teton Valley, Idaho

~ Updated June 11, 2013 ~

Exhibit



- Utilities:**
- Waste Water Treatment
 - Water Wells
 - Water Tank

- Legend:**
- River Rim Ranch Division I Property Boundary
 - River Rim Ranch Property Boundary
 - Teton River
 - Road Right of Way/ 24' Asphalt Roads
 - TRAIL/PATHWAY CORRIDORS:**
 - Existing Trails
 - Proposed Connector Trails
 - Golf/Open Space Trails
 - County Road Path/8' Gravel Lane
 - COUNTY ROAD ALIGNMENTS (940W):**
 - Existing Alignment
 - Previously Proposed Realignment
 - Proposed Alignment w/ Contiguous 8' Wide Gravel Lane

GOLF AREA -279 AC (+,-) LANDSCAPE RESTORATION PLAN

- A) GENERAL GRADING/SHAPING/WATER FEATURE SHAPING IS COMPLETE AND WILL BE RETAINED TO ALLOW FOR FUTURE GOLF COURSE COMPLETION SHOULD THIS OCCUR IN THE FUTURE.**
- B) LANDSCAPE RESTORATION PLAN TO INCLUDE:**
- GRADING/TOPSOILING OF PRACTICE RANGE AREA
 - TOPSOIL STOCKPILES ON SITE TO BE USED TO TOPSOIL BARRIEN AREAS
 - SOUTH TO NORTH PATHWAY (8' W GRAVEL) TO BE INSTALLED AND INTERCONNECT WITH EXISTING DIVISION I RIVER ACCESS PATH.
 - ALL AREAS TO BE SEEDED WITH NATIVE GRASS MIX (GOLF SPEC). PONDS OR USED FOR AGRICULTURAL GRAIN/HAY CROPS - SEE PLAN LAYOUT

RIVER RIM RANCH PUD - DIVISION II / UNIT SUMMARY

PHASE	DESCRIPTION	TOTAL ACRES ¹	APPROVED UNITS ²	PROPOSED UNITS	CHANGE FROM APPROVED UNITS	% REDUCTION
I	WEST RIM	1,464.2	360	322	-38	11%
II	NORMAN RANCH	768.7	43	18	-25	58%
III	CENTRAL PLATEAU	384.3	21	10	-11	52%
IV	WEST PLATEAU	493.7	25	8	-17	68%
V	NORTH PLATEAU	677.2	24	6	-18	75%
VI	SOUTH CANYON	688.5	55	64	9	-16%
UNITS TRANSFERRED FROM NORMAN RANCH (Change from cabins to single family lots)		-	22	0	-22	100%
APPROVED FLEXIBLE UNITS (Based upon 5% of 650 units)		-	28	0	-28	100%
TOTALS		4,476.5	578	428	-150	25%

Notes:
 1) Total Acres for Phases I, II, III, IV, V and VI based upon Amendment No. 3, Instrument No. 222435. Phases IV, V and VI acres based upon Instrument No. 199893.
 2) The proposed lots in Block 6, Tract E and Tract G, total of 21 units, would be converted to cluster units on Tract E if the golf course is constructed.
 3) Approved Units based upon the Original Development Agreement Instrument 179247 and Master Plat Instrument 199893.
 4) River Rim master plat originally approved for a maximum of 678 units with minimum of 2700 acres of open space.

DIVISION II PHASE I UNIT SUMMARY

DESCRIPTION	CURRENT USE	CURRENT NO. UNITS	PROPOSED USE	PROPOSED NO. UNITS	DIFFERENCE
BLOCK 1 (Entry Condominiums) ¹	Mixed Use, Condominiums	30	Mixed Use, Condominiums, Bed and Breakfast	16	-14
BLOCK 5, LOT 1B ²	Golf Course	0	Single Family Residential	1	1
BLOCK 6 (South End) ³	Golf Course Driving Range	0	Single Family Residential	6	6
BLOCK 9 LOT 7	Single Family Residential	1	Access Road to Norman Ranch	0	-1
TRACT A ⁴	Cluster Cabins	40	Single Family Residential	8	-32
TRACT B ⁵	Cluster Cabins	24	Single Family Residential	10	-14
TRACT E ^{1,4}	Golf Commercial	0	Single Family Residential	12	12
TRACT G ^{2,3}	Golf O&M Site	0	Single Family Residential	3	3
TRACT I	Agriculture, Farm Operations	1	Agriculture, Farm Operations with 1 Residence	1	1
TOTALS		95		67	-28

Notes:
 1) Current Development Agreement links condominium units to the construction of the golf course.
 2) The proposed lots in Block 6, Tract E and Tract G, total of 21 units, would be converted to cluster units on Tract E if the golf course is constructed.
 3) Only utility stubs required for these lots.
 4) Tract E lot development will be subject to county permitting.

RIVER RIM RANCH PUD - DIVISION II / OPEN SPACE SUMMARY

PHASE	DESCRIPTION	TOTAL ACRES	CURRENT APPROVED OPEN SPACE ACRES ¹	% TOTAL	PROPOSED OPEN SPACE ^{2,3}	% TOTAL
I	WEST RIM	1,464.2	942.9	64.4%	971.1	66.3%
II	NORMAN RANCH	768.7	335.8	43.7%	595.2	77.4%
III	CENTRAL PLATEAU	384.3	261.0	67.9%	328.6	85.5%
IV	WEST PLATEAU	493.7	279.9	56.7%	422.0	85.5%
V	NORTH PLATEAU	677.2	484.1	71.5%	617.6	91.2%
VI	SOUTH CANYON	688.5	512.7	74.5%	470.2	68.3%
TOTALS		4,476.5	2,816.3	62.9%	3,404.6	76.1%

Notes:
 1) Current approved open space for all phases based upon acreages shown in Instrument #199893
 2) Proposed open space for Phase I is based upon the current plat proposal with reductions for lots within golf course open space and increases for the Tract A modification. The total open space has also been increased slightly due to a modification of the access road lot to Block 3 and its elimination as a separate lot.
 3) Proposed open space for Phases II through VI based upon Plan Amendment Proposal.
 4) The proposed lots in Block 6, Tract E and Tract G, total of 21 units, would be converted to cluster units on Tract E if the golf course is constructed.
 5) Proposed plan represents a net increase of about **588.3** acres of open space over the current plan.