



Project Name: IDFG Clark Fork Hatchery Complex  
Property Owner: Idaho Department of Fish & Game  
Property Address: 25 – 103 Nerka Road, Bonner County, ID

Client: Idaho Department of Fish & Game C/O Steve Elam  
& Idaho Department of Lands C/O Kevin Graham  
Acting for and on behalf of the  
Idaho – State Board of Land Commissioners

Date of Value: January 17, 2023  
Date of Report: February 10, 2023

Prepared by: H. Scott Calhoun, MAI  
Idaho CGA #657

**H.S. Calhoun, LLC**

Real Estate Appraisal & Consultation

## Letter of Transmittal

Steve Elam, Mitigation Staff Biologist  
Idaho Department of Fish & Game  
324 South 417 East, Suite #1  
Jerome, ID 83338

Kevin Graham, Appraiser  
Idaho Department of Lands  
300 N 6<sup>th</sup> Street, Suite 103  
Boise, ID 83702

**Date:** February 10, 2023

**Project Name:** IDFG Clark Fork Hatchery  
**Property Owner:** Idaho Department of Fish & Game property  
**Legal Description:** Prtn. of the E2SE4 in Section 27, T56N, R2E, BM  
**Property Rights Appraised:** Fee Simple Estate subject to outstanding rights and/or reservations of record.

In accordance with our agreement, I hereby transmit the attached appraisal report on the above-referenced property. This report represents my estimate of the present market value of one State-owned parcel 20-acre property with nine buildings that contain asbestos and lead paint as detailed in provided reports.

The intended use of this appraisal report is to determine the market value of the subject property for surplus disposition purposes, or in connection with standard real estate asset management practices. The appraisal report is not intended for any other use. This appraisal values the subject parcel in its as-is condition on the date of value.

The subject property consists of a single parcel of land totaling 20 acres. The property was improved and operated as a fish hatchery beginning in 1934. In approximately 2002 the fish hatchery facility was concluded to be infected with a fish virus rendering it not suitable for fish propagation now or in the future. The improvements on the property have been analyzed and confirmed to contain asbestos and lead paint.

By reason of investigation, study and analysis, my estimate of the market value of the subject property in terms of cash as of January 17, 2023 is as follows:

**Market Value of the Subject Property: ..... \$400,000**



H. Scott Calhoun, MAI  
Idaho CGA #657

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## Appraiser's Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this appraisal report, and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the appraised property which is the subject of this report and all comparable sales used in developing the opinion of value to the extent possible from public roadways. The date of my inspection of the subject property was January 17, 2023. The inspection included physically driving to, and walking the property, traversing the central portion of the property, photographing the property, measuring the improvements, and making notes of physical characteristics.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The property owner's representative, Ken Bouwens, Mitigation Staff Biologist accompanied the appraiser on the inspection of the property.
- I have not revealed the findings and results of such appraisal to anyone other than the client and I will not do so until authorized by the client, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
- H. Scott Calhoun is a designated MAI of the Appraisal Institute, and an associate member of the American Society of Farm Managers and Rural Appraisers (ASFMRA). H. Scott Calhoun has met the professional license/certification requirements for real estate appraisers practicing in the State of Idaho. He is a Certified General Appraiser, and has been issued Idaho state license number CGA-657.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute, Code of Professional Ethics of the American Society of Farm Managers and Rural Appraisers, and the *Uniform Standards of Professional Appraisal Practice*.

- The use of this report is subject to the requirements of the Appraisal Institute, the American Society of Farm Managers and Rural Appraisers, and the State of Idaho relating to review by their duly authorized representatives.
- My opinion of the market value estimate of the fee simple estate of the subject property in terms of cash as of January 17, 2023 is as follows, based upon my independent appraisal and the exercise of my professional judgment.

**Market Value of the Subject Property: .....\$400,000**



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H. Scott Calhoun, Idaho CGA #657

Date of Value: January 17, 2023

Date of Report: February 10, 2023

## Executive Summary

Clients: Steve Elam, Mitigation Staff Biologist Kevin Graham, Appraiser  
Idaho Department of Fish & Game Idaho Department of Lands  
324 South 417 East, Suite #1 300 N 6<sup>th</sup> Street, Suite 103  
Jerome, ID 83338 Boise, ID 83702  
Acting for and on behalf of the Idaho – State Board of Land Commissioners

Project Name: Clark Fork Hatchery

Property Owner's Name: Idaho Department of Fish & Game

Case Type: Surplus Property

Requested Service: Market value appraisal

Effective Date of Appraisal: January 17, 2023

Property Type: Fish Hatchery (Decommissioned)

Location: Bonner County, Idaho

Latitude & Longitude: 48°10'11.00" N, -116°11'01.75" W

Elevation: 2,175 'above sea level

Legal Description: Prtn. of the E2SE4 in Section 27, T56N, R2E, BM Bonner County, Idaho

Land Area: 20 Acres

Property Description: The subject property consists of a single parcel of land totaling 20 acres. The property was improved and operated as a fish hatchery beginning in 1934. In approximately 2002 the fish hatchery facility was concluded to be infected with a fish virus rendering it not suitable for fish propagation now or in the future. The improvements on the property have been analyzed and confirmed to contain asbestos and lead paint.

Improvements: The property includes nine buildings, raceways a central driveway and access road over two recently installed culverts.

Water:

WR 96-2166	4/17/1946	3.00 CFS	License
WR 96-4564	1/1/1934	15.00 CFS	Statutory Claim
WR 96-8454	4/9/1996	0.19 CFS	License

(Basin has not yet been adjudicated)

Soils: Colburn very fine sandy loams

Topography: Mostly flat with significant ponding and ground water

Utility Availability: Power and Phone (Propane delivery available)

Access: Two lane County gravel road. Culverts on private access road (Nerka Rd)

Highest and Best Use: Recreational grazing tract with seasonal physical access

Cost Approach: Not developed

Sales Comparison Approach: Developed and presented

Income Approach: Not developed

**Market Value of the Subject Property: ..... \$400,000**

## Subject Photographs



Photo Date: January 17, 2023 By: HSC View of the front residence on the subject.



Photo Date: January 17, 2023 By: HSC View of front residence and the associated two-car garage, with relative position to Spring Creek Road apparent at left edge of frame.





Photo Date: January 17, 2023 By: HSC View of the middle house with the associated garage apparent at the right margin of the frame.



Photo Date: January 17, 2023 By: HSC View of the easterly house that is currently used under a lease by the contractor's netting crew. This house has an attached garage that is just right of the frame.





Photo Date: January 17, 2023 By: HSC View of the Hatchery Building (right) and the Shop/Freezer Building (left). The right edge of the frame includes the northerly end of a raceway.



Photo Date: January 17, 2023 By: HSC View of a structure used as summer quarters or an office.





Photo Date: January 17, 2023 By: HSC View of the West Garage. Raceways apparent at left edge of frame. Spring Creek Road visible at right edge. The roof has a significant void from prior tree fall.



Photo Date: January 17, 2023 By: HSC View from the north looking south along Spring Creek Road. The culverts were placed following a washout in the spring of 2017.





Photo Date: January 17, 2023 By: HSC View of raceways along the west side of the Summer Quarters/Office.



Photo Date: January 17, 2023 By: HSC View across pond structure located in the northern portion of the subject property. This water body is fed by a combination of springs and flow from Spring Creek.

## Statement of Assumptions and Limiting Conditions

### Specific and Extraordinary Assumptions & Limiting Conditions

- This appraisal was prepared in accordance with the Statement of Work provided for the subject property, which is included within the addenda of this report.
- The value conclusions in this report are predicated on the assumption that the identified presence of hazardous materials on or in the property, and the expenses to manage or remediate the hazards are accurate. The analysis and value conclusions in this report rely on this assumption, and should the cost estimates or extent of hazardous material be discovered to be significantly different than previously determined then the value conclusions would be similarly affected.
- Each of the map images presented in this report is oriented with north at the top of the image unless otherwise noted.

### Hypothetical Condition

- None.

### General Assumptions and Limiting Conditions

This appraisal report is subject to following general assumptions and limiting conditions qualifying the information contained in this report.

1. The valuation estimates and market or feasibility conclusions apply only to the property specifically identified and described in the ensuing report.
2. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice. It contains summaries of data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. The amount of information and discussion provided is sufficient for the client and intended users to adequately understand the rationale for the opinions and conclusions.
3. Information and data contained in this report, including that from the public record and other reliable sources, are assumed reliable and employed in the final value conclusion.
4. The appraiser made no legal survey nor has he commissioned one to be prepared; therefore, reference to a sketch, plat, diagram, or previous survey appearing in this report is only for the purpose of the reader to visualize the property.
5. It is assumed that all information known to the client and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens, or other encumbrances affecting the use of the property.
6. Ownership and management are assumed to be competent and in reasonable hands.
7. No responsibility is assumed for legal or title matters, whether existing or pending.
8. Information identified as being furnished or prepared by others is believed to be reliable, but no responsibility for its accuracy is assumed.
9. The appraiser, by reason of this appraisal, shall not be required to give testimony as an expert or fact witness in any legal hearing before any court of law unless justly and fairly compensated for such services.
10. By reason of the purpose of the Appraisal and function of the Report herein set forth, the value reported is only applicable to the property rights appraised and the appraisal report should not be used for any other purpose.

11. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute and has been prepared with the intention of conforming with the reporting standards of the USPAP guidelines.
12. The appraiser is not an engineer, and any references to the physical property characteristics in terms of quantity, condition, cost, suitability, soil conditions, flood risk, obsolescence, etc., are strictly related to their economic impact on the property. No liability is assumed for any engineering-related issues.
13. This appraisal is based on the condition of the local and national economies, purchasing power of money, and financing rates prevailing as the effective date of value.
14. The appraiser has inspected the subject property with the due diligence expected of a professional real estate appraiser. The appraiser is not qualified to detect hazardous waste and/or toxic materials. The client has provided a hazardous material assessment completed on the subject property that documents asbestos-containing materials and lead-containing paint. This assessment included cost estimates to manage or mitigate these hazards, which has been relied upon by the appraiser.
15. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's description and resulting comments are the result of the routine observations made during the appraisal process.

### **Real Property Interest Appraised**

**Fee simple estate-** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>1</sup>

It is noted that this absolute ownership is rarely ever achieved. The property rights appraised are Fee Simple subject to outstanding rights and/or reservations of record. The provided Title Commitment included in the addenda of this report, and within this document Schedule B II is a list of the exceptions of title that encumber the subject property.

### **Easements & Encumbrances**

The client has provided a preliminary title commitment that includes Schedule B II that details the noted exceptions of title. When reviewing this document, the first six noted exceptions are standard exceptions that limit the liability of the title insurance policy against claims that may arise due to encumbrances that are not discoverable in the public record.

The subject property encumbrances are presented in the provided title commitment.

- The subject is traversed in a north-south direction by a water pipeline that serves the City of Clark Fork, and a specific easement for this pipeline is recorded.
- The subject is encumbered by a non-exclusive easement that was reserved for use of the private road through the property in an east-west direction. This easement is relocatable at the sole expense of the subject property owner.
- Utility easements for telephone and power are apparent on the property.

The encumbrance for access through the subject property to serve the property to the east is not unusual in this area. The lack of maintenance and the array of personal property displayed on the property detracts somewhat from the appeal of the subject property, but the effect on value is difficult to measure.

Property taxes are an accruing lien that is on-going when a property is under private ownership. The subject has a minor tax liability associated with the leased residence. Under private ownership the total subject property will be assessed based on the assessment standards of the State of Idaho and Bonner County.

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<sup>1</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th Ed. (Chicago: Appraisal Institute, 2010). Pages 78, 184 & 206

## Description of Scope of Work

The problem to be solved in this appraisal is the valuation of one non-federally owned parcel for use in a proposed land exchange.

### 1. Client

The designated client for this appraisal report are the Idaho Department of Fish and Game (IDFG) and The Idaho Department of Lands ("IDL"), acting for and on behalf of the State Board of Land Commissioners.

### 2. Intended Users

The intended users of this appraisal report include i) the State Board of Land Commissioners ("Land Board"); ii) IDL; iii) and consultants, agents and contractors to the Land Board and/or IDL and IDFG, agents and contractors.

Any party receiving a copy of this appraisal report in order to satisfy disclosure requirements does not become an intended user of the report unless the appraiser, as part of the assignment, identifies such party as an intended user.

### 3. Intended Use

The intended use of this appraisal is to determine the appraised value the subject property that may be used for surplus disposition purposes, or in connection with standard real estate asset management practices.

### 4. Definitions of Market Value

The provided Statement of Work and direction of the IDL Review Appraiser require the following definition of market value. The market value definition that will be stated and used in developing and reporting this appraisal is the definition as stated in the Idaho Administrative Code:

*"The most probable price at a specified date, in cash, or on terms reasonably equivalent to cash, for which the property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus".*

This definition makes no linkage between the estimated market value and exposure time. USPAP requires that when reasonable exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop and report an opinion of reasonable exposure time linked to that value opinion. In this case, exposure time is not a component of the definition of market value. For this reason, exposure time is not estimated and a jurisdictional exception is not necessary

### 5. Effective Date

The subject property and comparable sales were inspected on January 17 and 18, 2023. The effective date of value is January 17, 2023.

### 6. Property Characteristics

The subject property consists of a single parcel of land totaling 20 acres. The property was improved and operated as a fish hatchery beginning in 1934. In approximately 2002 the fish hatchery facility was concluded to be infected with a fish virus rendering it not suitable for fish propagation now, or in the future. The improvements on the property have been analyzed and confirmed to contain asbestos and lead paint. The property includes nine buildings, raceways, a central driveway, and an access road over two recently installed culverts. The property lies just east of East Spring Creek Road approximately 2 miles north of the City of Clark Fork in Bonner County, Idaho. The Bonner County Assessor's parcel number is RP56N02E277200.



## **7. Assignment Conditions**

The appraisal conditions are contained in the provided Statement of Work that is included within the addenda of this appraisal report. These conditions are consistent with the requirements of an appraisal completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The scope of this appraisal encompasses the necessary research and analysis to prepare an appraisal report in accordance with the intended use, the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. In regards to the subject property, this involved the following:

- a. The Idaho Department of Fish and Game issued a solicitation for an appraisal of the subject property. H. Scott Calhoun, MAI was the approved appraiser selected to complete this appraisal.
- b. On January 17, 2023, the appraiser inspected the subject property. The owner's representative was offered the opportunity to accompany this inspection and that invitation was accepted.
- c. Regional, county, and neighborhood data has been researched including data available from the US Census Bureau, the US Bureau of Labor Statistics, State of Idaho and Bonner County. The neighborhood descriptions are also based upon physical observations of the immediate area.
- d. The property descriptions are based on a physical inspection of the subject, provided documents and the public record of the subject.
- e. The zoning and property use patterns of the areas surrounding the subject property have been researched.
- f. The attributes of the subject parcel are discussed, considered and analyzed to conclude to the highest and best use of the subject property.
- g. In estimating the highest and best use for the property an analysis was made of the subject property characteristics and data compiled during the investigation of the subject property. The information is summarized in this appraisal report.
- h. The cost approach has not been developed as the subject property.
- i. The sales comparison approach to value is developed and presented in this appraisal report to value the property. The most similar confirmed sales have been analyzed. An adjustment procedure is undertaken to account for differences between the subject property and the market sales. These adjusted sales are compared and contrasted to conclude to a market value estimate of the subject property.

Residential, recreation, timber and commercial sales data from the local and regional market area have been researched. This researched has focused on Bonner County, Idaho. This research has focused on sales occurring from January 2020 to present. Market transactions have been researched through the Selkirk MLS, interviewing active brokers in the area, discussions with other appraisers active in the area, and review of sales data previously assembled by the appraiser. Those transactions of proximal and similar properties have been confirmed with a party to the sale or agent involved in the transaction.

- j. The income approach has not been developed, as the subject property is vacant land and the income potential does not reflect the highest and best use.
- k. The appraiser has the educational background and appraisal experience necessary to complete this assignment in conformance with the competency provision requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

## Legal Description



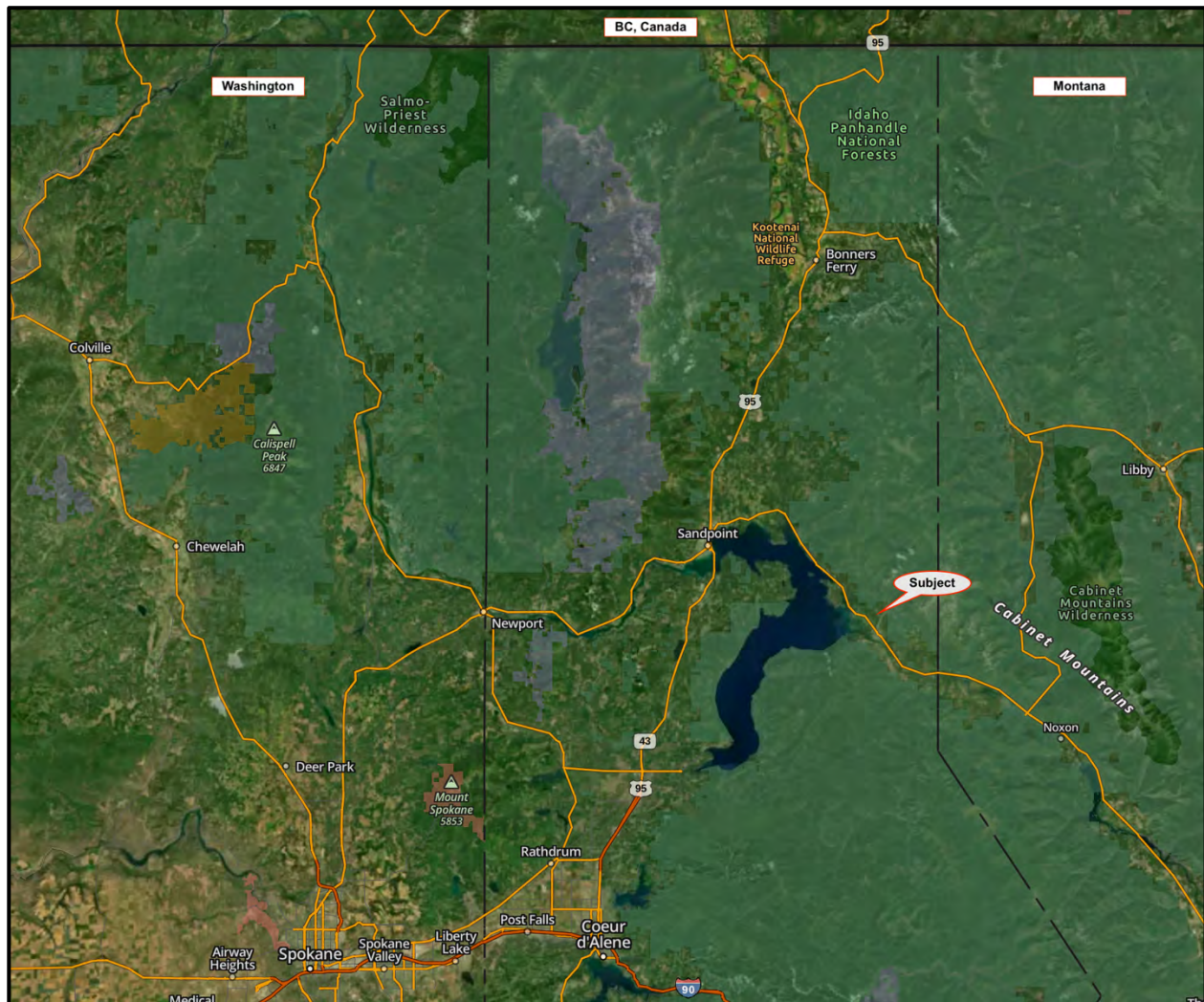
### Legal Description

T.56 N., R.2E., Section 27, Portion of the E2SE4

The subject property consists of an irregular parcel of land containing 20 acres, more or less. The title commitment in the addenda includes a metes and bounds legal description of the subject property. The property lies east of East Spring Creek Road, and approximately 2 miles north of the City of Clark Fork in Bonner County, Idaho. The property is accessed via a private road from East Spring Creek Road, a county road. The Bonner County Assessor's parcel number is RP56N02E277200.



## Area and Neighborhood Data



### Geography

The subject property is located Idaho's Panhandle near Clark Fork, ID. The property is located within Bonner County. Sandpoint is the largest city, County seat and the commercial center for the area. Bonner County is dominated by Lake Pend Oreille, which is among the largest and deepest freshwater lakes in the western US. Spokane, WA and Coeur d'Alene, ID to the south are the regional centers of the area. I-90 extends through this region, and Spokane International Airport (GEG) provides reliable connectivity in and out of the region.

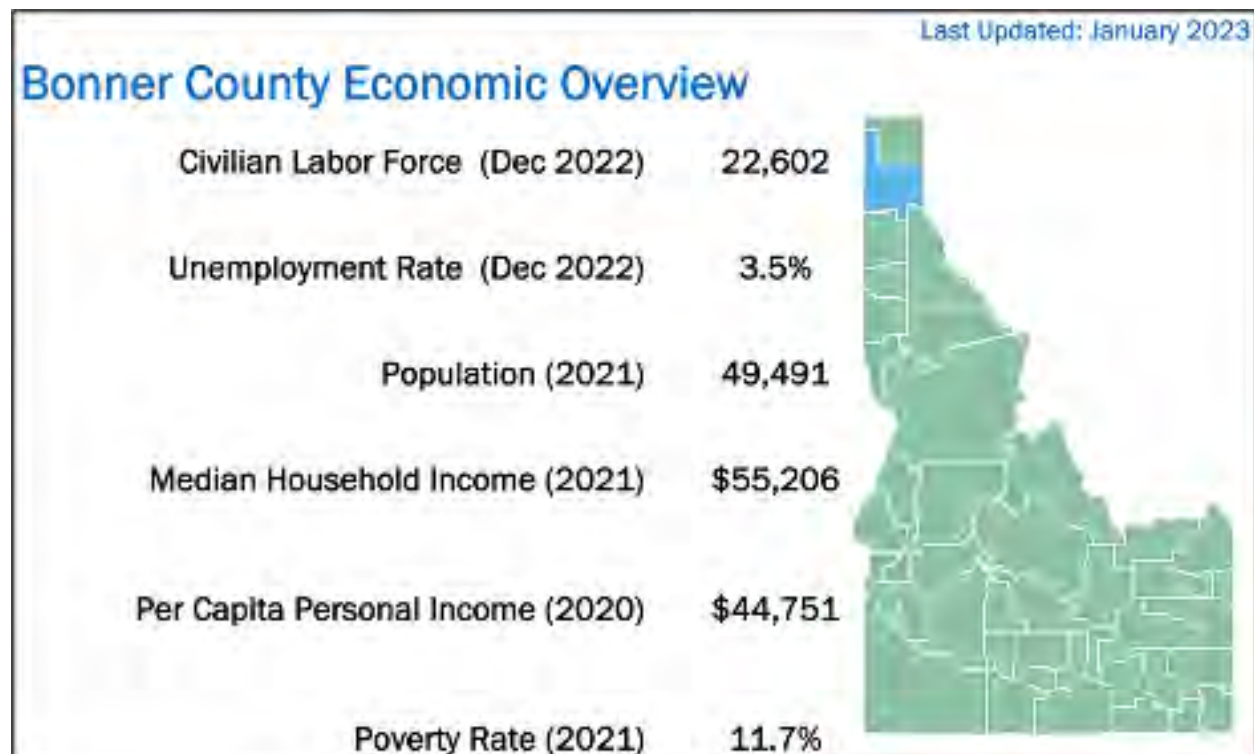
As noted on the map above, this area is bordered by British Columbia, Canada to the north, the State of Washington to the west, and Montana to the east. Sandpoint receives approximately 35" of precipitation annually, with approximately a third of that in the form of snowfall. The elevation of Lake Pend Oreille is approximately 2,050'. Scotchman Peak at 6,946' is the highest peak in the area, and approximately 5 miles east-southeast of the subject. This area at 48° north latitude experiences four distinct seasons. Sandpoint receives an average of 58" of snowfall, with more in the higher elevations that surround the area. The annual heavy snowfalls make regular access to more remote locations impractical especially in higher elevations. The relatively low base elevations and temperate latitude make this area susceptible to warm mid-winter events referred to as Chinooks that can cause rapid melting make regular flood hazards a reality along established water courses.

## Economic Factors

This area is traversed by I-90 and SH-95 and SH-200 that provide good connectivity to regional and national markets. The local and state highway transportation system is sufficient to serve the population and developed commerce.

The city of Coeur d'Alene serves as the business, industrial and medical hub of the Northern Idaho region. The five counties (Benewah, Bonner, Boundary, Kootenai, and Shoshone) make up the Northern Idaho region. The increasingly diverse economic base and lifestyle of the northern Idaho region have attracted thousands of new residents in recent years, making it Idaho's second most populous region. The largest city, Coeur d'Alene, is just 33 miles from Spokane, Wash., where many Panhandle residents work.

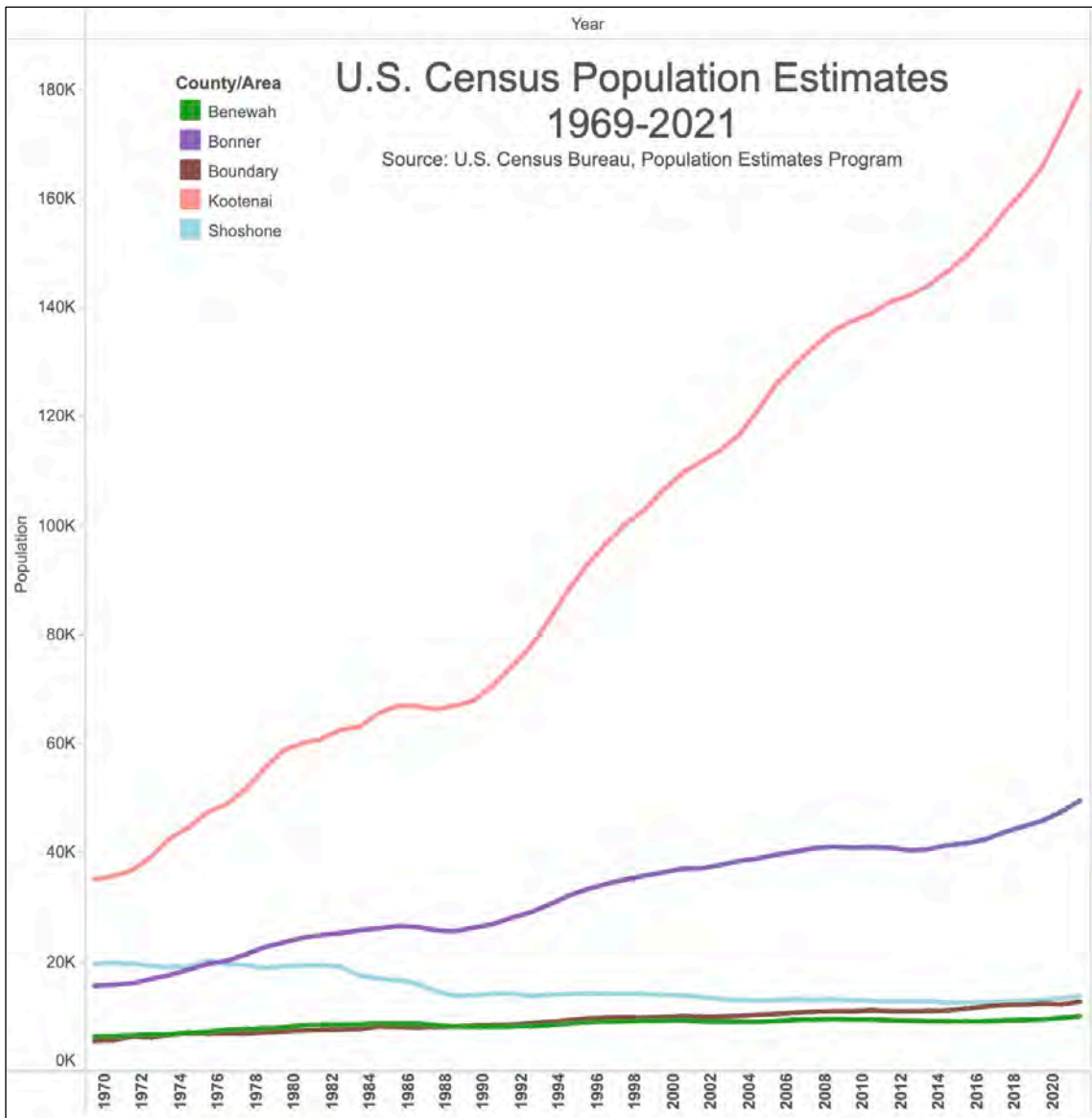
Industries playing major economic roles include lumber, a variety of manufacturing, mining, tourism, retail, agriculture, call centers and the Coeur d'Alene and Kootenai tribes. North Idaho College and the satellite campuses of University of Idaho, Lewis-Clark State College and Boise State University are a key component of providing a highly skilled and trained workforce.



The Idaho Department of Labor reports the Bonner County unemployment rate decreased from 7.1% in 2014 to 4.0% in 2019. However, grappling with the effects of the pandemic-related shutdowns through 2020, the rate increased, settling at 5.9% by year end. The closure of Coldwater Creek (in 2014) and large mills have changed the county's employment landscape since the Great Recession, as entrepreneurial spirit and a growing tech culture replaced traditional industries in the area. At 3.8%, the unemployment rate through September 2022 is below its pre-pandemic figure (of 4.0%).

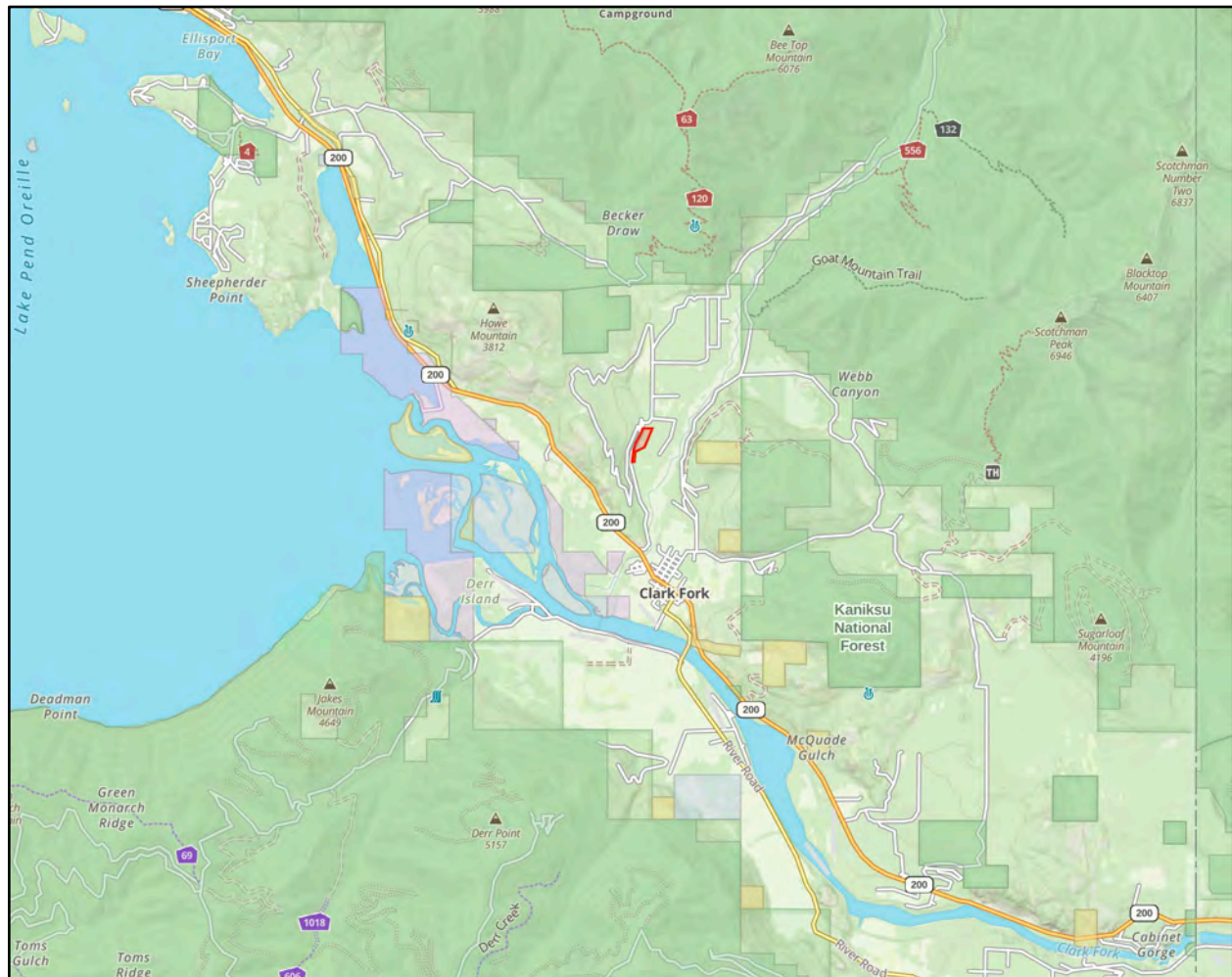
The following graph depicts the population growth of the five counties that comprise the Northern Idaho region. Kootenai County has experienced the strongest growth followed by Bonner County.

The estimated July 2021 population was 49,491, an increase of 5.1% from the 47,110 reported in the decennial 2020 census, and well above the annual average growth of 1.5% from 2010 to 2020. According to the U.S. Census Bureau's American Community Survey, the population in Sandpoint has grown by 2.9-3.6% per year from 2016 to 2020. Current population projections for the County are more modest, anticipating a population of 51,700 by 2025, or annual increases of 1.1% over the 2021 estimate.



Bonner County Driver License Surrender data demonstrates year-over-year increases in most years since 2011 and has been positive in the past three years (2019 to 2021). Incoming residents are primarily from California or Washington, though the leading state varies and has alternated the last several years. Immigration from California was greatest in 2018 and 2020, while Washington held the lead in 2017, 2019, and 2021. Bonner surrenders increased by 24.2% in 2019, a record annual percentage increase not seen before in the data set (which goes back to 2002).





### Neighborhood Description

The subject parcel is located in a rural area near the town of Clark Fork, ID. The lower elevation areas in the immediate area are held in private ownership and are reflected by the light green areas on the map above. The darker green shaded areas are US Federally owned lands administered by the US Forest Service as the Kaniksu National Forest. The tan colored blocks are US Federally owned lands administered by the Bureau of Land Management. The pink shaded areas are administered by the Idaho Department of Fish and Game as a portion of the Pend Oreille Wildlife Management Area. The Pend Oreille Wildlife Management Area is a combination of Federal, State and privately owned lands.

The subject parcel is located along the Spring Creek drainage that is a tributary to Lightening Creek. The parcel is in a riparian area that includes a significant amount of groundwater and spring activity, which was the primary attraction of this site as a fish hatchery. This area is served by East Spring Creek Road, a graveled county road that extends north from SH-200 and provides access to the subject area. This area has electrical and telephone service. East Spring Creek Road receives regular Bonner County maintenance including snow plowing.



### Real Estate Market Transactions

The increase in Bonner County population has resulted in sales of vacant parcels and improved properties in the subject area from January 2020 to present. There was a recognized Covid fueled in-migration to the broader region. This area has lower population density, and the pandemic-related restrictions were minimal compared with many areas of higher population densities.

Two series of data (one from 1977 through 1997 and the other from 1998 to present) show that Bonner County experienced three separate periods of increased building activity: from 1992– 1997, then 2004– 2007, and most recently 2017–2022YTD. During the first two ‘booms’ in building, permits peaked at 1,087 (1994) and 1,384 (2005). Total building location permits declined substantially from 2009 through 2012, reaching as low as 472 in 2012. With this latest uptick in building, the number of building location permits reached a recorded high of 1,683 permits in 2021. As of October 18, 2022, the number of permits has reached 1,285. Currently, there is no available breakdown for how many of these permits are commercial versus residential, or how many are in each residential structure category.

Sales of single-family homes in Bonner County have been increasing in recent years. Sales volume reached a historical peak of 939 in 2004, then declined to a low of 369 sold in 2009. Volume moderately increased to 407 in 2010, then remained stagnant in 2011, before increasing by 51.1% (to 615) in 2012. Sales volume continued to increase at varying percentages each year through 2018, when it reached a new record of 989. Through 2021, the number of sales vacillated (never quite reaching the 2018 record), while the average and median sales prices have continued to rise. Like Spokane and Kootenai, Bonner experienced a marked decline in overall sales volume through Q3 2022, with only 438 sales; should that

Bonner County, ID per The Gardner Reports	Q1-2019 to Q1- 2020	Q2-2019 to Q2- 2020	Q3-2019 to Q3- 2020	Q4-2019 to Q4- 2020	Q1-2020 to Q1- 2021	Q2-2020 to Q2- 2021	Q3-2020 to Q3- 2021	Q4-2020 to Q4- 2021	Q1-2021 to Q1- 2022	Q2-2021 to Q2- 2022	Q3-2021 to Q3- 2022	Q4-2021 to Q4- 2022
Annual %Δ # Home Sales	-3.1%	-16.3%	42.2%	28.3%	40.2%	31.8%	Not	3.4%	-7.9%	32.0%	-15.3%	Not
Annual %Δ Home Sales Price	16.7%	-0.7%	18.5%	29.1%	39.8%	57.0%	Available	35.0%	11.8%	-11.1%	29.1%	Available
Days on Market	131	112	99	98	102	69		90	100	77	77	

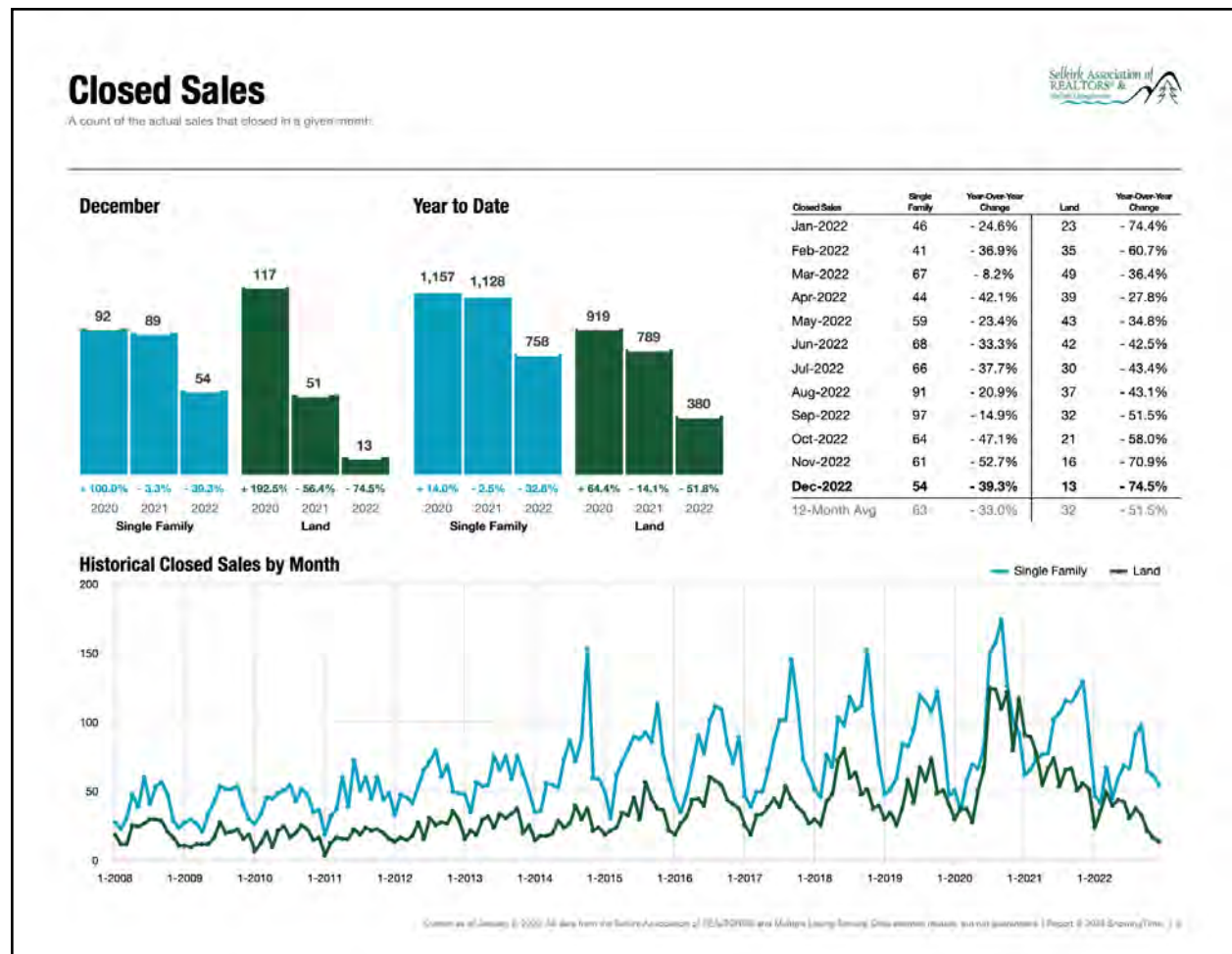
pace continue through Q4, the total sales volume for 2022 would be 31.8% lower than the prior year.

Average and median sales prices have reached new record as of Q3 2022, at \$732,155 and \$611,416, respectively. This represents an increase of 174.0% and 205.7% over their respective 2009 lows, and an increase of 117.6% and 144.6% over their prior (2007) peaks. Average days on the market are historically low, at 81 days as of Q3 2022, just under the previous historical low of 82 in 2021.

### Bonner County and Clark Fork - Historical Median Prices Snapshot

Area	2018	2019	2020	2021	2022	Change from 2021	Change from 2018
Bonner County	\$239,950	\$265,000	\$280,750	\$395,000	\$462,500	17.1%	92.7%
Zip 83811 (Clark Fork)	\$139,500	\$250,000	\$143,500	\$267,500	\$300,000	12.1%	115.1%

The sales price trends between Bonner County and the Clark Fork zip code generally move in concert, but the Clark Fork area has lagged broader Bonner County in Median Sales Prices. In addition, from 2021 to 2022 the Clark Fork zip code area closed sales decreased by 32.9%.



The strong market activity in the land market began in approximately 2018 with the peak in 2020-21. The on-set of the Covid19 pandemic provided a strong boost to the recreational/lifestyle motivated buyer as they looked for remote places to own and enjoy the relative freedoms afforded. This same trend has been observed in many resort communities across the northern intermountain west. This was a very clear market dynamic motivating buyers in the local and regional market that cannot be overlooked. It is recognized that a downward shift in the broader economy coupled with the increased mortgage rates are resulting in some stagnation and price moderation. As noted above the number of closed land sales in December 2022 is the lowest observed in Bonner County since 2011.

### Conclusion

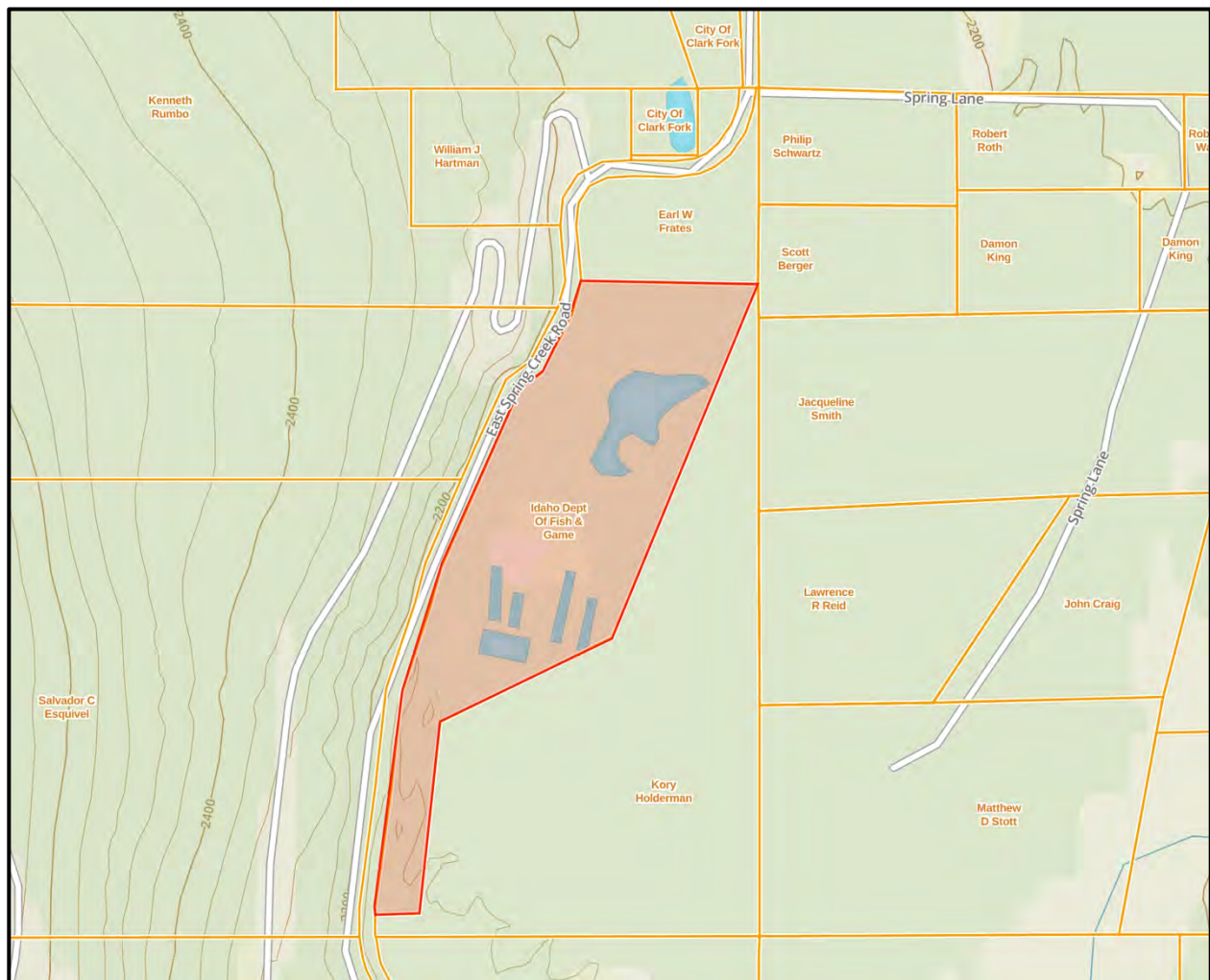
The subject area is rural in nature with a history of rural residential and forestry uses. The beauty, geography and accessible public land affords recreation opportunities including hunting, fishing, motorized vehicle recreation, camping, sightseeing and hiking among others. The area has telephone and electrical service. There is demonstrated demand in the area as evidenced by the number of recent transactions in this area.

## Subject Property Description

The subject property consists of a parcel of land containing 20 acres, more or less. The property lies east of East Spring Creek Road approximately 2 miles north of Clark Fork, Bonner County, Idaho. The property is accessed via a private road that leads across two recently placed culverts in Spring Creek from East Spring Creek Road, a county road. The property has a long history of use as a State-operated fish hatchery.

### Subject Property History

The subject property has been under the ownership of the State of Idaho since May 1, 1936, when the warranty deed was signed and recorded under Bonner County instrument number 8835 in Book 66 of Deeds, page 90 from the heirs of Josephine Daugharty. The provided title commitment and this deed are included in the addenda of this report. The initial land purchase price was stated in the deed as \$700.00.



The deed details the reservation of the right to use the private road from East Spring Creek Road through the subject property to the property on the east boundary. The access may be relocated at the expense of the servient estate. This shared road easement remains in use today.

### Configuration

The property is an irregular 20-acre tract. The reader is referred to the legal description contained in the title commitment in the addenda of this report.

## Access

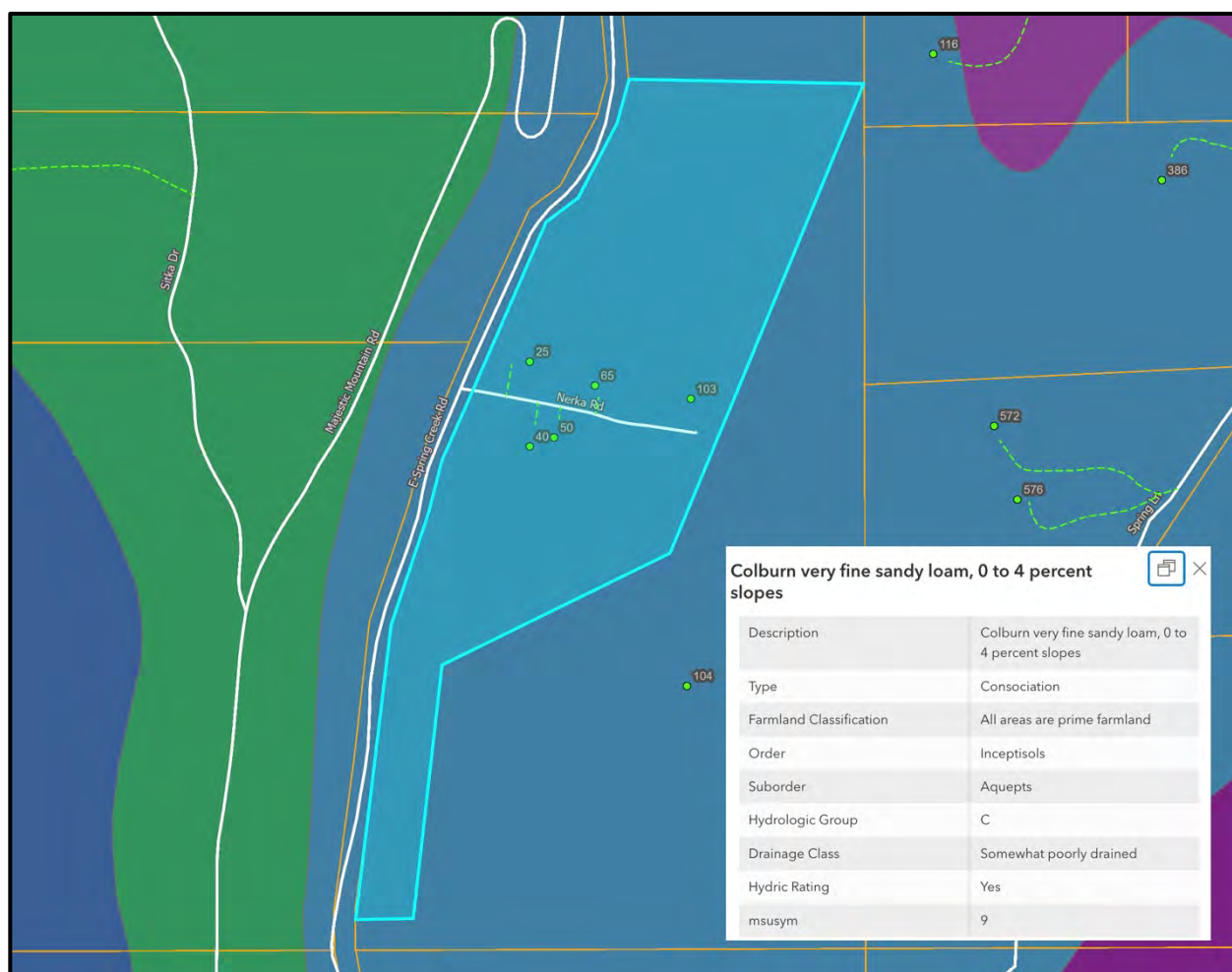
The subject has legal and physical access from East Spring Creek Road. This road is passable by passenger vehicles and receives regular maintenance including snow plowing by Bonner County. The private road extending across Spring Creek into the subject property and providing access to the property to the east is the responsibility of the subject property owner. Following a high-water event in 2017 the culverts supporting the private road crossing of Spring Creek had to be replaced at an expense of approximately \$100,000.

## Property Taxes

The subject as a State-owned property is tax exempt. The recent history of the subject property being partially leased to a private contractor has resulted in a nominal property tax for those leased portions. In private ownership, under Idaho property tax assessment, the subject property would be eligible to receive an agricultural exemption and the applicable assessment standard is “Actual and Functional Use” as opposed to “Highest and Best Use.” Therefore, the property would be assessed based on the use the future use of the property.

## Topography

This parcel is generally level. A significant portion of the property is inundated with water in a pond that is partially regulated by head gates to regulate flow through the fish hatchery facilities or diverted back to Spring Creek. A significant portion of the water on the site emerges within the subject property as a spring, though some flows into the property from the north. This parcel has an elevation of approximately 2,170 feet above sea level. The subject property soils are sandy loams.



### **Water Rights**

The Idaho Department of Water Resources identifies three water rights associated with the subject property. None are decreed rights, though it appears that this basin has not yet been adjudicated. There do not appear to be demands on the available surface water here in excess of what is present. Only the City of Clark Fork's municipal water system appears to have a water right more senior than the subject on Spring Creek.

WR 96-2166	4/17/1946	3 CFS	License	Fish Propagation
WR 96-4564	1/1/1934	15 CFS	Statutory Claim	Fish Propagation
WR 96-8454	4/9/1996	0.19 CFS	License	Fish Propagation

The subject property has a long history of three dwelling units that each used water for domestic purposes. The subject remains eligible for domestic water rights that would not be subject to a moratorium or curtailment. These rights are limited to not more than 13,000 gallons per day, and are limited to the irrigation of not more than one-half acre, nor water more than 50 head of cattle. The surface water and existing wells can easily serve these domestic uses.

### **Mineral Estate**

The mineral estate on the subject property appears to remain with in US Federal ownership, and excluded from the Fee Simple Estate. The lands were originally granted to the Northern Pacific Railroad by the Federal Government as a portion of the July 2, 1864 Railroad Land Grant. Under that transfer the mineral estate was not conveyed, however surface minerals of rocks and gravel were conveyed for construction of railroads. I have not researched the chain of title for reservations between 1864 and 1936. The title report does not address the mineral estate. There is no indication in the immediate area of properties selling for their mineral potential.

### **Vegetation**

The vegetation on the subject property consists of plant communities common in northern temperate forests. The observed tree species include western Red Cedar, Douglas Fir and White Fir.

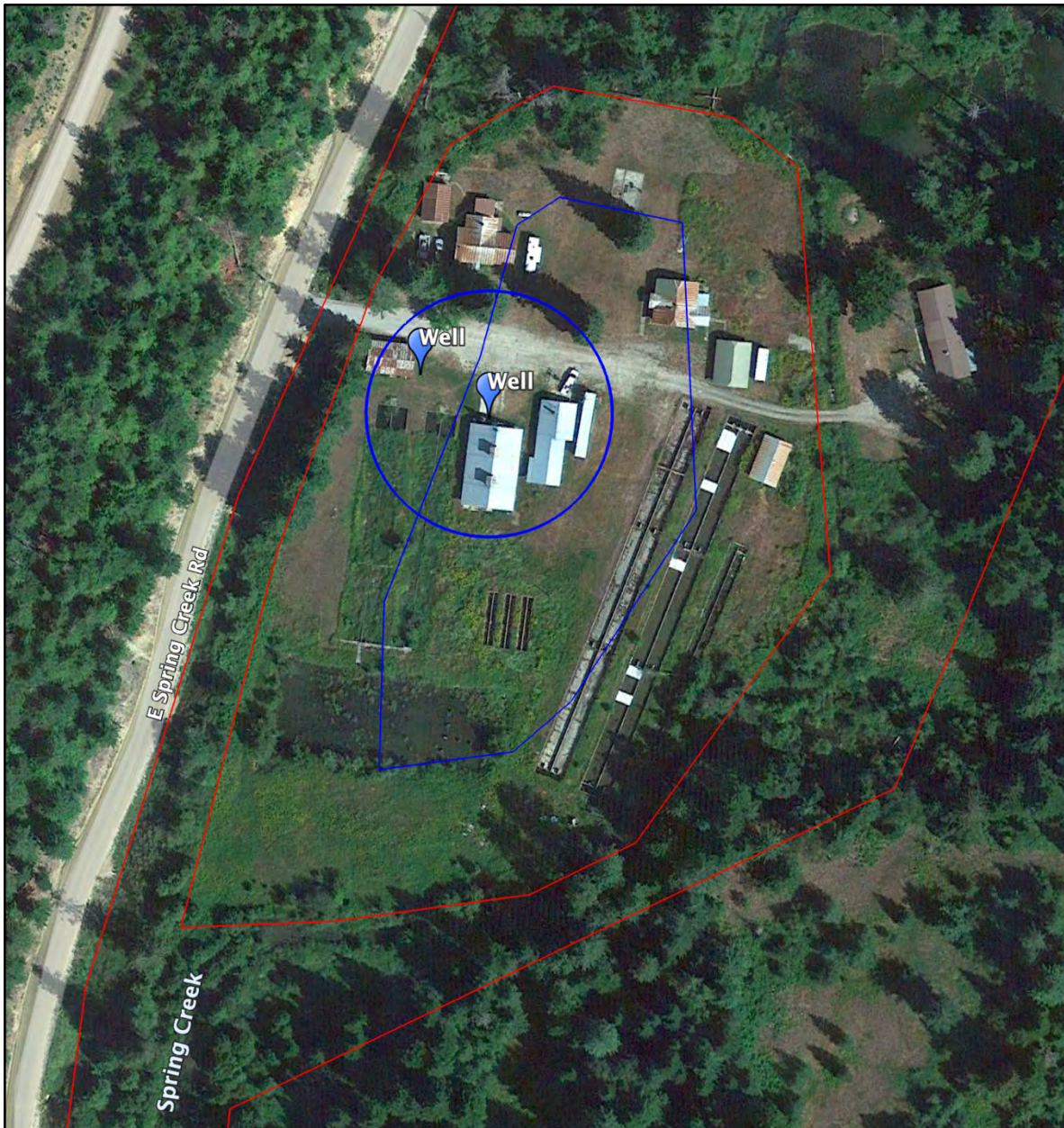
### **Views**

The subject property has limited views due to the flat topography and established forest surrounding it.

### **Utilities**

This tract is served by power and phone service, and cellular phone service was available on my physical inspection of this parcel. The existing improvements are served by on-site septic systems. There are no municipal sewer systems that provide service in the area. The graphic on the following page depicts the setbacks from open water and the existing wells that limit the siting of new septic systems.





The outer red lines depict the subject property boundary. The interior red line approximates the limit of the 100-year flood plain/floodway boundary. The blue outline in the center approximates the 100' setback from the floodway. There were two wells identified on the subject property that are depicted. The blue circle is a 100' radius from the most central well. Septic system drain fields are not allowed to be located closer than 100' from open water or existing well. The remaining structures that would seem pertinent for septic system drain field siting are the existing fish raceways that are constructed on the subject. It seems logical that these could be removed and filled back to grade level since they are man-made features, however if not they represent additional areas that would have to have buffers from a drain field. This leaves that area between to two most northerly dwellings (Office/Residence and Middle House) as the only area left for a drain field. This area is directly upstream of the 12" well with 7' static water height and a total casing depth of 36'. The water throughout this area drains in a south-southwesterly direction, which is exactly wrong for siting a drain field in this location. Suffice to say that septic system design for developed uses on the subject site is a challenge, but there have been three residential uses here in excess of 80 years. While challenging, it is reasonably probable that not more than four residential septic system drain fields could be sited here.

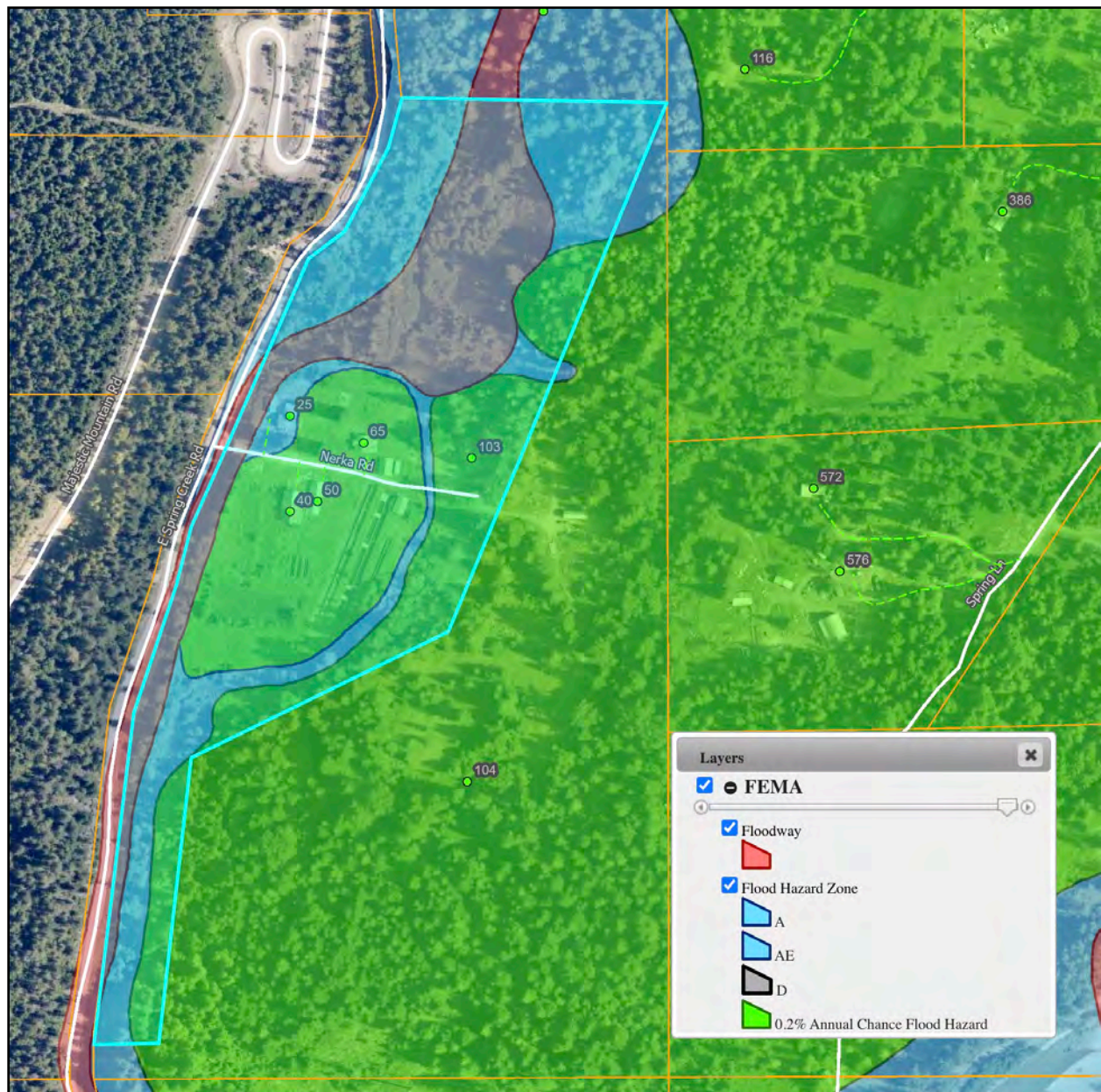


### **Easements and Encumbrances**

The subject property encumbrances are presented in the provided title commitment.

- The subject is traversed in a north-south direction by a water pipeline that serves the City of Clark Fork, and a specific easement for this pipeline is recorded.
- The subject is encumbered by a non-exclusive easement that was reserved for use of the private road through the property in an east-west direction. This easement is relocatable at the sole expense of the subject property owner.
- Utility easements for telephone and power are apparent on the property.

The encumbrance for access through the subject property to serve the property to the east is not unusual in this area. The lack of maintenance and the array of personal property displayed on the property detracts somewhat from the appeal of the subject property, but the effect on value is difficult to measure.



### Flood Hazard

The FEMA Flood Hazard Layers are available in the Bonner County Assessor's online parcel map tool. The map above reflects the flood hazard areas that impact the subject property. As noted, a significant portion of the subject area is either floodway or within flood hazard zone A/AE. Approximately half of the subject area is within the 500-year flood plain as noted by the green shaded areas. This is green shaded area is usable for developed uses like a residence or shop improvements. A significant portion of this area has been excavated and improved with fish raceways that are below the normal land grade.

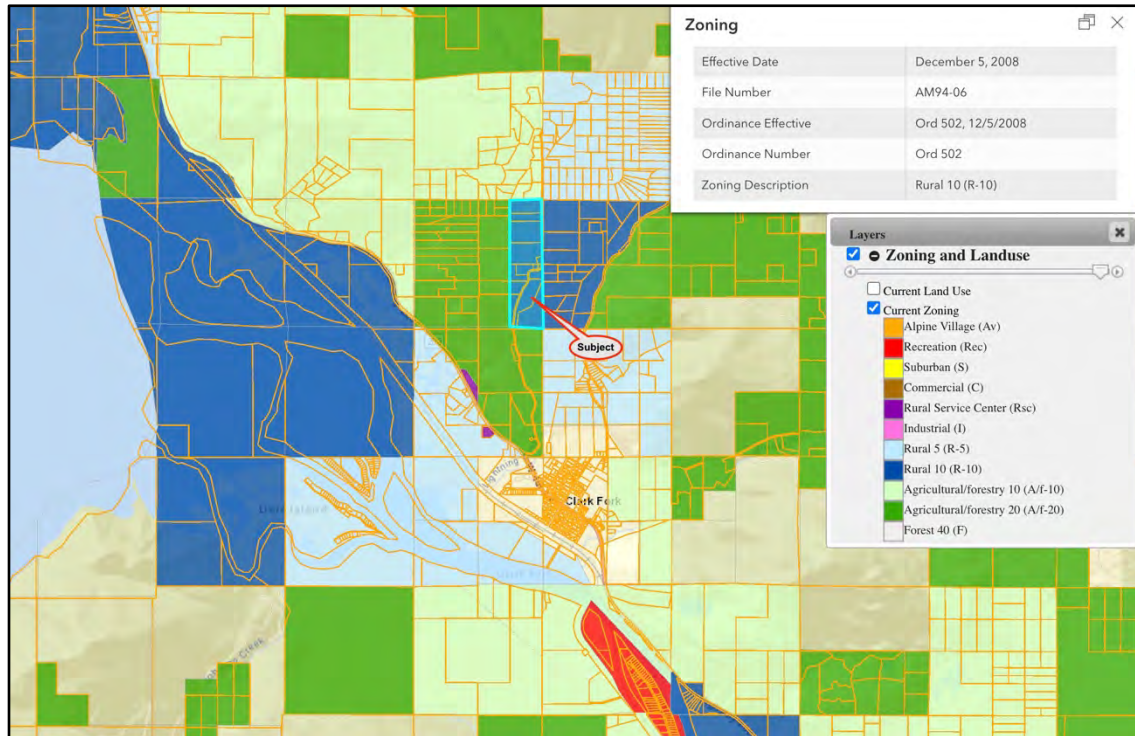
### Hazardous Materials

The existence of hazardous material has been documented by URS, a contractor that regularly completed hazardous material assessments and remediation. The appraiser is not qualified to detect such substances, and accepts the provided reports as presented. The report details the presence of asbestos-containing materials and lead containing paint. In addition to identifying the presence of these hazardous substances the report put forth how to manage and mitigate these hazards along with a cost

estimate as of September 29, 2016. This report is included by reference and will be relied upon to estimate the effect on the value of the property.

The value conclusions in this report are predicated on the assumption that identified presence of hazardous materials on or in the property and the expenses to manage or remediate the hazards is accurate. The analysis and value conclusions in this report rely this assumption, and should the cost estimates or extent of hazardous material be discovered to be significantly different than previously determined then the value conclusions would be similarly affected.

## Zoning



The subject parcel is zoned Rural 10 (R-10) within Bonner County, ID.

### Rural 10 (R-10):

Zone R-10– The rural district is established to allow low density residential uses that are compatible with rural pursuits. The purpose can be accomplished by:

1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.
2. Allowing small scale farming and forestry activities, and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character.
3. Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.

Based on my review of the Bonner County Zoning ordinances the subject as vacant would be allowed to be split into two parcels with a minimum parcel size of 10 acres that would each be eligible for use as a rural residential tract. The permitted uses include single family residential use, an accessory dwelling unit, duplex, home occupation and vacation rentals. The conditional uses include bed & breakfast establishments, recreational facilities, recreational vehicle parks/campgrounds, and retreats.



## Improvements



There are nine identified structures that exist on the subject property. These include three residential dwellings, three free-standing garage/shop structures, and three buildings associated with the prior use as a fish hatchery.

### Clark Fork Hatchery Improvements Snapshot

Building	Area (SF)	Comment	Asbestos	Lead Paint	2016 Asbestos Costs	2016 Lead Paint Costs	Total by Bldg.
Office (Residence)	1,431	384 sf covered deck	Yes	Yes	\$17,400	\$3,200	\$20,600
Office Garage	570			Yes		\$1,800	\$1,800
West Garage	864	Roof damage from tree fall		Yes		\$2,400	\$2,400
Middle House	1,098	~900 sf Basement	Yes	Yes	\$7,600	\$3,200	\$10,800
East Garage	768			Yes		\$2,000	\$2,000
Netters House	1,248	440 sf attached garage	Yes		\$20,000		\$20,000
Hatchery Building	2,375		Yes	Yes	\$2,700	\$3,600	\$6,300
Shop/Freezer	1,439	50% Walk-in freezer		Yes		\$3,400	\$3,400
Summer Quarters	432	400 sf covered storage		Yes		\$1,200	\$1,200
Totals	10,225				\$47,700	\$20,800	\$68,500

The aerial improvement map above and the presence of hazardous materials are taken from the provided hazardous material assessment that is included in the addenda of this report. The cost estimates from the hazardous material assessment are also listed. Material and labor costs have increased significantly since the 2016 assessment was completed, which will be addressed in the valuation section. Surface photographs of each improvement are presented previously in this report. The improvement areas are based on the appraiser's measurements of the buildings on physical inspection. The improvements on the subject property are generally in fair to poor condition given their age and lack of maintenance since 2016. The raceways have become overgrown.



Many of the building have had power disconnected to limit liability and fire hazards. There was a new power pole installed with new transformers for two phase power. The existing 12" well on the subject property has a casing depth of 35', the pump is set at 30' and the static height in 1989 was 7'. Given the diameter of the pump the pump motor would require three-phase power, which is available along East Spring Creek Road, but the subject is no longer connected to three-phase.

The appraiser's physical inspection was somewhat limited given the mid-winter conditions with approximate 2' of snow covering the ground.

From discussions with Ken Bouwens, IDFG Fish Mitigation Biologist, this facility is not suitable for fish propagation due to a fish virus identified in the facility that persists in the Brooke trout population in Spring Creek and Lightening Creek. Further, he stated that the facility would not be permitted for fish propagation going forward to limit the identified virus. This is an important fact as the property includes special-purpose improvements that can no longer be put to those uses.

The one residential dwelling unit identified as the netter's house appears to be a Boise-Cascade style manufactured home with an attached garage. This is the only dwelling unit on the subject property that is currently habitable.

The middle house has the most appealing architectural design as a 1930's era bungalow with built-in cabinetry, and a layout and design that would likely appeal to a private owner. This home would require significant updating in addition to the hazardous material mitigation.

The office/residence is the largest residence. It would take a significant amount of renovation in addition to the identified hazardous material remediation. This improvement was built and then added on to in a fashion that is not nearly as appealing as the previously described bungalow.

The hatchery building includes concrete poured-in-place raceway tanks for fish fry. There is some evidence of efforts to remove these that were abandon. As noted in the photo below this significantly affects the utility of the interior space when the tanks are not usable for fish propagation. This building was utilized by the contractor leasing out a portion of the subject property. They used the hatchery building as a net loft to hang, dry and repair their nets. During this time, they installed a false ceiling with insulation and hung plastic sheeting in the area to the right of the frame so that they could heat the area with space heaters.



## **Conclusion**

The subject is a 20 ±acre parcel with legal and physical access. The parcel is in an area served by power and phone service. The County zoning allows a range of uses that are generally rural residential in nature. The property includes significant surface water rights (15+ CFS) for fish mitigation though the basin has not been adjudicated. The improvements are aged and in various states of disrepair, with identified hazardous materials present.

## Highest and Best Use

### Definitions

**Highest and best use-** The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.<sup>2</sup>

### Physically Possible

The subject is 20 ± acres with legal and physical access from East Spring Creek Road. The subject is served by power and phone. The subject has significant statutory claims to surface water rights in an unadjudicated basin. The three residences on the subject are served by on-site septic systems. A significant portion of the subject is within designated floodway that is in common with pond areas and the existing stream courses. The balance of the property is within the 100-year flood plain, but the residences have existed for approximately 90 years.

### Legally Permissible

The subject is within Bonner County's Rural R-10 Zoning District. The legally permissible uses are generally forestry or rural residential in nature with minimum lot sizes of 10 acres. The noted encumbrances on the subject property include a non-exclusive easement across the subject property that serves the property to the east. There is also a below-grade waterline easement that delivers water to the City of Clark Fork.

The subject property has a long history of use as a fish hatchery with three residences in place. This use is not permitted to continue due to the prior evidence of a fish virus that is persistent in the drainage. This raises the question of what beneficial use can the water rights be put to, as they are identified for fish propagation. The reverse is also true; it is impractical to remove the water from the subject property.

Beyond a total of at most two residential dwelling units (two-10 Acre lots = 20 acres), there are very few potential uses that would be legally permissible. The three existing residences would likely be allowed to remain and be occupied, but the property would most likely not be allowed to be divided into more than two lots for sale to be held in separate ownership.

Fish propagation would not be allowed. Could the water rights be utilized for a spring water bottling operation? This is not addressed in the Zoning ordinance, and those water bottling facilities that have sold have focused on an existing business. An RV/Campground is a conditionally permitted use. A retreat site, a bed and breakfast, a vacation rental, or a recreational facility are the conditionally approvable uses that are possible on the subject. Each of these uses is some form of a residential type use. The biggest limitation is anticipated to be the siting and size of an approved septic system given the water table, ground water emerging on site and the setback from open surface water. Raised sand mound systems are likely to be required.

### Financially Feasible

From a review of the subject area the prevailing uses of similarly sited properties across the neighborhood are used for rural residential use. There have been a number of parcels in this area sold for rural residential use. There are parcels held for timber production, however these are larger tracts. The majority of the subject has been cleared of timber. There are approximately three truckloads of primarily western red cedar timber that are reasonable to take from the subject tract, but the typical

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<sup>2</sup> UASFLA 2016 - 1.4.4



market participant wouldn't approach the subject purely for the timber potential, and this timber is considered an amenity that provides privacy to the property.

The recognized financially feasible uses include up to two rural residential homesites, or a private homesite with a recreational campground facility.

**Maximal Productivity**

The test of maximal productivity identifies the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The highest present land values and the greatest market activity for similar properties in this area is for rural residential uses. The possibility exists for division to multiple lots, but that is not considered the most probable use.

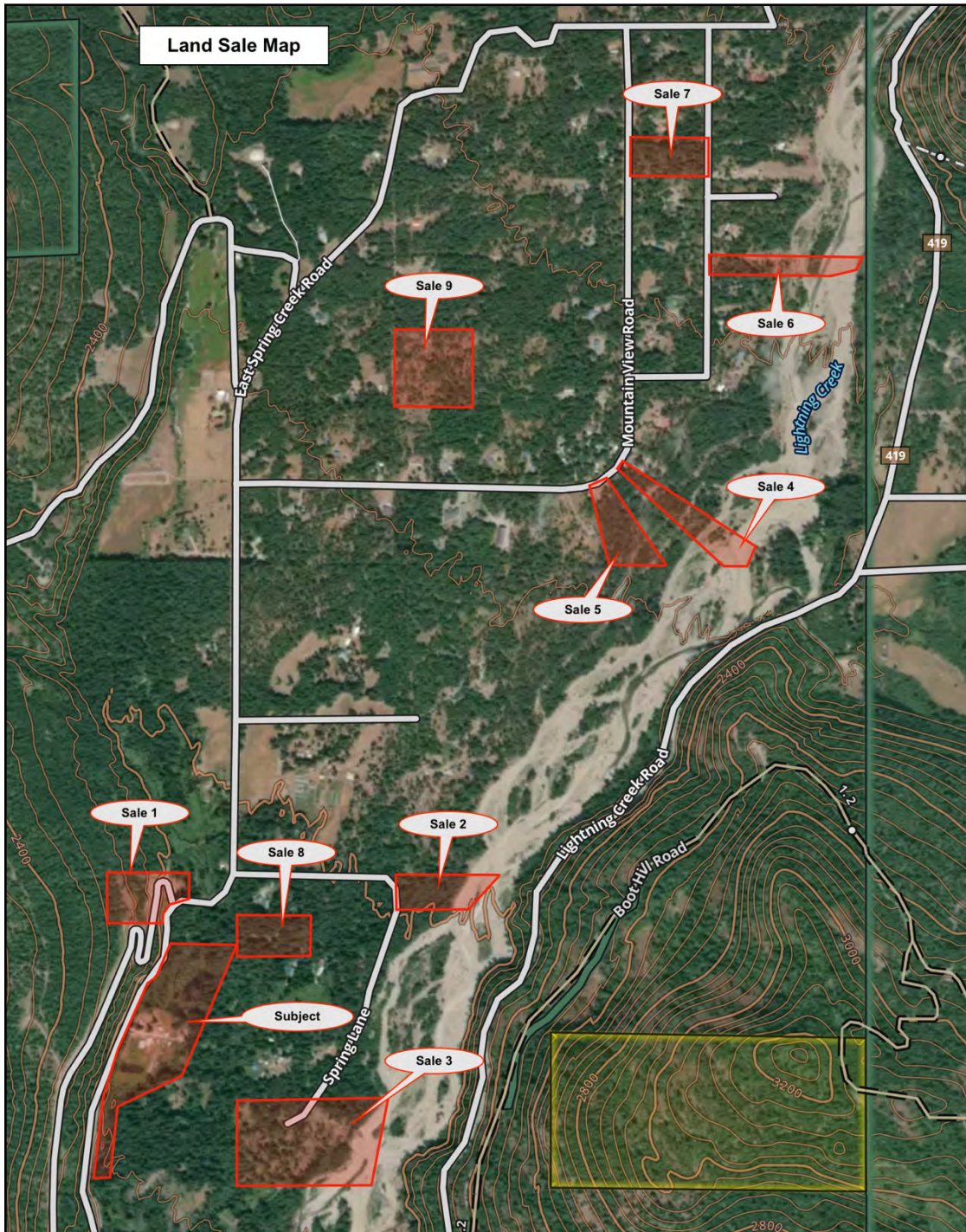
## Valuation of the Subject

## Valuation of Subject via Sales Comparison Approach

The valuation of this parcel relies upon the sales comparison approach. This tract is located within the Spring Creek drainage with spring water emerging on the subject parcel. This is a tributary of the Lightning Creek drainage, which is a larger and more dynamic drainage with regular flooding events in the later winter and spring. This area rural in nature and approximately 20-minute drive from Sandpoint, ID. Historically the predominate uses have been rural residential and forestry.

### Sales Comparison Approach of Subject Land

The most recent, proximate and similar sales to the subject parcel are presented on the following map, and then detailed on the following pages.





Comparable Sales	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7	Sale 8	Sale 9
Street Address	1595 E Spring Creek Road	NKA Spring Lane	654 Spring Lane	Lot 67 E. Mountain View Road	582 E. Mountain View Rd	290 E. Mountain View Rd	Lot 56 E. Mountain View Rd	116 Spring Lane	NKA Crummy Rd
City	Clark Fork	Clark Fork	Clark Fork	Clark Fork	Clark Fork	Clark Fork	Clark Fork	Clark Fork	Clark Fork
County	Bonner	Bonner	Bonner	Bonner	Bonner	Bonner	Bonner	Bonner	Bonner
Legal Description	Lot 2 Holderman Ets. In Sec 27, T56N, R2E	Prt'n of SW4 Sec 26, T56N R2E	Tax 8 in Sec 26, T56N, R2E	Lot 67 Lighting Creek Unrecorded Plat in Sec 23, T56N, R2E	Lot 69 Lighting Creek Unrecorded Plat in Sec 23, T56N, R2E	Lot 40 Lighting Creek Unrecorded Plat W of Lighting Cr. in Sec 23, T56N, R2E	Lot 56 Lighting Creek Unrecorded Plat in Sec 23, T56N, R2E	Prt'n of SW4 in Sec 26, T56N, R2E	SW4NE4SW4 Sec. 23, T56N, R2E
Parcel Number	RP024090000020	RP56N02E264953	RP56N02E266460	RP56N02E238850	RP56N02E238700	RP56N02E237351	RP56N02E231450	RP56N02E265630	RP56N02E235100
Land Size (ac)	5.590	5.000	19.948	5.870	5.320	4.918	5.000	4.988	10.000
Seller	Kory Holderman	Gary L. Spade	Marc & Jodi Inman	David Alan Allinger & Nancy Anne Bartee	Glen Lickert	Paul W. Householder Jr.	David C. & Dorothy Aitken, and Bruce Aitken	Scott Berger & Connie Berger Rev. Trust	Mark & Tia Hermiston
Buyer	William James Hartman Jr. & Camille Anne	Robert Watson III	Matthew D. Stott & Nicole C. Stott	Charles Goodman Family Trust	Nathan W. Tooley & Shirley J. Tooley	Iron River Investments LLC	LaDonna Bain	Kenneth L. & Kimberly B. Kelly	Jimmy G Sanders
Instrument Number	956968	988185	967645	952353	994678	995576	997977	1006339	1008141
Transaction Type	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional	Traditional
Terms	Cash	Owner Carry	Cash	Cash	Cash	Cash	Cash to Sellers	Cash	Cash
Sales Date	5/8/20	8/25/20	10/13/20	1/29/20	10/29/21	11/12/21	12/22/21	6/1/22	7/8/22
Sales Price	\$54,500	\$64,500	\$230,000	\$77,000	\$255,000	\$129,000	\$139,000	\$350,000	\$277,000
Improvement Value	\$0	\$0	\$30,000	\$15,000	\$50,000	\$0	\$0	\$0	\$0
Land Value	\$54,500	\$64,500	\$200,000	\$62,000	\$205,000	\$129,000	\$139,000	\$350,000	\$277,000
Price/acre	\$9,750	\$12,900	\$10,026	\$10,562	\$38,534	\$26,230	\$27,800	\$70,168	\$27,700
Type	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res
Water Rights	No	No	No	No	No	No	No	No	No
Waterfront (Y/N)	No	Yes	Yes-Lighting Creek	Yes	Yes	Yes	No	Yes-Spring Cr.	No
Zoning	R-10	R-10	R-10	R-5	R-5	R-5	R-5	R-10	R-5
Utility Availability	Power, Phone & Propane	Power, Phone & Propane	Power, Phone & Propane	Power, Phone & Propane	Power, Phone & Propane	Power, Phone & Propane	Power, Phone & Propane	Power, Phone & Propane	Power, Phone & Propane
Configuration	Irregular	Irregular	Slightly Irregular	Irregular	Irregular	Irregular	Rectangular	Irregular	Rectangular
Access	Primary-County Rd	Secondary-Private Lane	Secondary	Secondary-Private Lane	Secondary-Private Lane	Secondary-Private Lane	Secondary-Private Lane	Secondary-Private Lane	Tertiary-By Easement
Lot Feature	Gated Entry	Lightning Cr Frontage	River Influenced	Lightning Cr Frontage	Lightning Cr Frontage	Lightning Cr Frontage	Timbered & fronts on two private lanes	Lightning Cr Frontage	Flat Timbered Interior Lot
Use at Sale	Vacant	Vacant	Rec Cabin	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Proposed Use @ Sale	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res
H&B Use	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res	Rural Res



Sale 1				
Address	1595 E Spring Creek Road	Clark Fork	Instrument Number	956968
Legal Description	Lot 2 Holderman Ests. In Sec 27, T56N, R2E		Seller	Kory Holderman
Parcel Number	RP024090000020		Buyer	William James Hartman Jr. & Camille Anne Hartman
Land Size (SF / Acres)		5.590 Acres	Transaction Date	May 8, 2020
Sales Price		\$9,750 /Ac	Sale Price	\$54,500
Analysis Price		\$9,750 /Ac	Adjustments	\$0
Configuration	Rural Res		Analysis Price	\$54,500
Access	Primary-County Rd		Terms	Cash
Utilities	Power, Phone & Propane		Lot Features	Gated Entry
Riverfront	No		Use at Sale	Vacant
Zoning	R-10		H & B Use	Rural Res
Comments	This is a sale of a parcel that is located northwest and proximal to the subject property. It was vacant at the time of sale with a rough graded building pad. The property has good access and had a gated entry and power installed.			



Sale 2				
Address	NKA Spring Lane	Clark Fork	Instrument Number	988185
Legal Description	Prtn of SW4 Sec 26, T56N R2E		Seller	Gary L. Spade
Parcel Number	RP56N02E264953		Buyer	Robert Watson III
Land Size (SF / Acres)		5.000 Acres	Transaction Date	August 25, 2020
Sales Price		\$12,900 /Ac	Sale Price	\$64,500
Analysis Price		\$12,900 /Ac	Adjustments	\$0
Configuration	Rural Res		Analysis Price	\$64,500
Access	Secondary-Private Lane		Terms	Owner Carry
Utilities	Power, Phone & Propane		Lot Features	Lightning Cr Frontage
Riverfront	Yes		Use at Sale	Vacant
Zoning	R-10		H & B Use	Rural Res
Comments	This is the sale of a parcel that fronts on Lightning Creek with access from Spring Lane, a private road with neighbors sharing the cost of snowplowing. The owner carry terms were considered to be at market, though the selling agent indicated that seller financing always makes selling land easier.			





Sale 3					
Address	654 Spring Lane		Clark Fork	Instrument Number	967645
Legal Description	Tax 8 in Sec 26, T56N, R2E			Seller	Marc & Jodi Inman
Parcel Number	RP56N02E266460			Buyer	Matthew D. Stott & Nicole C. Stott
Land Size (SF / Acres)			19.948 Acres	Transaction Date	October 13, 2020
Sales Price			\$11,530 /Ac	Sale Price	\$230,000
Analysis Price			\$10,026 /Ac	Adjustments	\$30,000
Configuration	Rural Res			Analysis Price	\$200,000
Access	Secondary			Terms	Cash
Utilities	Power, Phone & Propane			Lot Features	River Influenced
Riverfront	Yes-Lightning Creek			Use at Sale	Rec Cabin
Zoning	R-10			H & B Use	Rural Res
Comments	This is the sale of an interior lot with frontage on Lightning Creek. The lot has power on-site, but not connected. The lot includes a 542 sf dry cabin with wood stove, propane heater and solar lights, a small deck and outhouse. Road access is suitable, with private snowplowing in winter. The property had an expired septic permit and a cleared and leveled area for a custom home.				





Sale 4				
Address	Lot 67 E. Mountain View	Clark Fork	Instrument Number	952353
Legal Description	Lot 67 Lightning Creek Unrecorded Plat in Sec 23, T56N, R2E		Seller	David Alan Allinger & Nancy Anne Bartee
Parcel Number	RP56N02E238850		Buyer	Charles Goodman Family Trust
Land Size (SF / Acres)		5.870 Acres	Transaction Date	January 29, 2020
Sales Price		\$13,118 /Ac	Sale Price	\$77,000
Analysis Price		\$10,562 /Ac	Adjustments	\$15,000
Configuration	Rural Res		Analysis Price	\$62,000
Access	Secondary-Private Lane		Terms	Cash
Utilities	Power, Phone & Propane		Lot Features	Lightning Cr Frontage
Riverfront	Yes		Use at Sale	Vacant
Zoning	R-5		H & B Use	Rural Res
Comments	This property sold with a new well in place and a septic system installed in 2018 designed for a 3 bed 2 bath home. The site improvements contribute an approximated 50% of their replacement costs.			



Sale 5						
Address	582 E. Mountain View Rd		Clark Fork		Instrument Number	994678
Legal Description	Lot 69 Lighting Creek Unrecorded Plat in Sec 23,				Seller	Glen Lickert
Parcel Number	RP56N02E238700				Buyer	Nathan W. Tooley & Shirley J. Tooley
Land Size (SF / Acres)			5.320	Acres	Transaction Date	October 29, 2021
Sales Price			\$47,932	/Ac	Sale Price	\$255,000
Analysis Price			\$38,534	/Ac	Adjustments	\$50,000
Configuration	Rural Res				Analysis Price	\$205,000
Access	Secondary-Private Lane				Terms	Cash
Utilities	Power, Phone & Propane				Lot Features	Lightning Cr Frontage
Riverfront	Yes				Use at Sale	Vacant
Zoning	R-5				H & B Use	Rural Res
Comments	This is the sale of a Lightning Cr influenced parcel that included a manufactured home that was not real property. The property included a 50 GPM well, a large Quonset shop, power and septic installed. The buyers were motivated to acquire this property to provide an access road to the properties located to the south. Their daughter and son in-law purchased the property immediately south that was landlocked on the west side of Lightening Creek.					





Sale 6				
Address	290 E. Mountain View Rd	Clark Fork	Instrument Number	995576
Legal Description	Lot 40 Lightning Creek Unrecorded Plat W of Lightning Cr. in Sec 23, T56N, R2E		Seller	Paul W. Householder Jr.
Parcel Number	RP56N02E237351		Buyer	Iron River Investments LLC
Land Size (SF / Acres)		4.918 Acres	Transaction Date	November 12, 2021
Sales Price		\$26,230 /Ac	Sale Price	\$129,000
Analysis Price		\$26,230 /Ac	Adjustments	\$0
Configuration	Rural Res		Analysis Price	\$129,000
Access	Secondary-Private Lane		Terms	Cash
Utilities	Power, Phone & Propane		Lot Features	Lightning Cr Frontage
Riverfront	Yes		Use at Sale	Vacant
Zoning	R-5		H & B Use	Rural Res
Comments	This is the sale of a vacant lot that extends into the Lightning Creek streambed. The buyer began marketing of this property in the fall of 2022 for an asking price of \$299,000. The buyer was motivated to hold this property for a minimum of 12 months to be taxed on the gain at capital gains tax rates. The listing agent indicated that they have had no serious activity on the listing.			



Sale 7				
Address	Lot 56 E. Mountain View Rd Clark Fork		Instrument Number	997977
Legal Description	Lot 56 Lighting Creek Unrecorded Plat in Sec 23, T56N, R2E		Seller	David C. & Dorothy Aitken, and Bruce Aitken
Parcel Number	RP56N02E231450		Buyer	LaDonna Bain
Land Size (SF / Acres)		5.000 Acres	Transaction Date	December 22, 2021
Sales Price		\$27,800 /Ac	Sale Price	\$139,000
Analysis Price		\$27,800 /Ac	Adjustments	\$0
Configuration	Rural Res		Analysis Price	\$139,000
Access	Secondary-Private Lane		Terms	Cash to Sellers
Utilities	Power, Phone & Propane		Lot Features	Timbered & fronts on two private lanes
Riverfront	No		Use at Sale	Vacant
Zoning	R-5		H & B Use	Rural Res
Comments	This is the sale of a clean lot that has access from both the east and the west, with frontage on Mountain View Road and East Mountain View Road. These are private roads and snow removal is an expense shared by the adjoining property owners.			





Sale 8				
Address	116 Spring Lane	Clark Fork	Instrument Number	1006339
Legal Description	Prtn of SW4 in Sec 26, T56N, R2E		Seller	Scott Berger & Connie Berger Rev. Trust
Parcel Number	RP56N02E265630		Buyer	Kenneth L. & Kimberly B. Kelly
Land Size (SF / Acres)		4.988 Acres	Transaction Date	June 1, 2022
Sales Price		\$70,168 /Ac	Sale Price	\$350,000
Analysis Price		\$70,168 /Ac	Adjustments	\$0
Configuration	Rural Res		Analysis Price	\$350,000
Access	Secondary-Private Lane		Terms	Cash
Utilities	Power, Phone & Propane		Lot Features	Lightning Cr Frontage
Riverfront	Yes-Spring Cr.		Use at Sale	Vacant
Zoning	R-10		H & B Use	Rural Res
Comments	<p>This is the sale of an interior parcel that backs to the subject property. It included a well with poower connections. The property had a snowroof for a recreational vehicle as well as hook ups. It has areas that were cleared and planted to lawn area. The understory was cleared. The property had an expired perc test that weas suitable for septic systems, but had to be re-tested. The parcel was neatly maintained at the time of sale. The buyers were from the southeastern US. The agent was from the Treasure Valley.</p>			



Sale 9				
Address	NKA Crummy Rd	Clark Fork	Instrument Number	1008141
Legal Description	SW4NE4SW4 Sec. 23, T56N, R2E		Seller	Mark & Tia Hermiston
Parcel Number	RP56N02E23S100		Buyer	Jimmy G Sanders
Land Size (SF / Acres)		10.000 Acres	Transaction Date	July 8, 2022
Sales Price		\$27,700 /Ac	Sale Price	\$277,000
Analysis Price		\$27,700 /Ac	Adjustments	\$0
Configuration	Rural Res		Analysis Price	\$277,000
Access	Tertiary-By Easement		Terms	Cash
Utilities	Power, Phone & Propane		Lot Features	Flat Timbered Interior Lot
Riverfront	No		Use at Sale	Vacant
Zoning	R-5		H & B Use	Rural Res
Comments	This is the sale of an interior parcel that is accessed by an easement from a private lane. There were no improvements on the land at the time of sale. The access easement also allows for the extension of power and phone below grade. This is a flat lot with an open stand of timber. The same easement that provides access to this parcel extends along the west and south boundary of this parcel to serve the lot to the east.			

The presented sales provide a reliable indication of the range of values that the subject should fall within. The subject property includes twenty acres of land area, of which approximately half of the land area is within the flood plain, with the remainder in the flood way. Flood way is land area that in any given year is typically inundated with water for all or some portion of time. The flood way includes streams and ponds, both of which are present on the subject property. The remaining land is within the flood plain, or that area that is expected to experience flooding within a 100-year flood event. The flood plain areas have established base elevations and are buildable if the foundation is raised two feet above the established base flood elevation. All of the deeded acres are allowed to be used for determining allowable density from a planning and zoning perspective.

### **Land Sales Adjustments**

The adjustment procedure follows a recognized pattern of treating the transactional adjustments first, and then making adjustment for property characteristics.

This adjustment procedure focuses on the overall sales price of each sale, and at the end is converted to the unit value of price per acre.

### **Improvements In-Place**

Sales 3, 4, 5 and 8 included improvements like a dry cabin, covered storage, wells, septic systems, gravel drives. The contributory value of the improvements have been considered based on their depreciated replacement costs in combination with input from the realtors who handled the transactions.

### **Property Rights Conveyed**

Each of these sales reflects property rights similar to the subject, and is referred to as fee simple, although there are typical encumbrances like minor utility easements, or road rights of way that did not adversely affect the property. None of the properties were under lease, conservation easement or similarly impactful encumbrance. No adjustments are warranted for property rights conveyed.

### **Financing Terms**

Sale 2 involved owner-carry financing, but according to the selling agent it did not affect the sales price. The selling agent indicated that it is always easier to sell vacant land with owner-carry financing as otherwise buyers are limited to cash transactions. Each of the remaining sales were reported as cash to seller with no atypical financing. No adjustments are warranted for financing terms.

### **Market Conditions**

There has been market appreciation of land and rural residential properties observed over time across the region, as well as the Bonner County market area as reported previously. These sales occurred from May of 2020 to July of 2022. The market activity has dropped off significantly since August of 2022. Interviews with area brokers indicate various perceptions of declines from flat to prices off by 20%. Given the drop off in sales volumes it is difficult to quantify the change, but perceptions are clear that values are not appreciating at the rate that they were from 2020 through the summer of 2022. Guided by the Bonner County data presented previously I have applied market conditions adjustments of 16.5% straight line from 2020 through July of 2022. I have then applied a 5% negative adjustment from August 2022 to the date of value, which equates to an annualized adjustment of -10.79%.

### **Property Adjustments**

The following adjustments relate to the difference in property characteristics between the subject and each sale. Rather than make quantitative adjustments each of the warranted adjustment is made on a qualitative basis. If the sale is superior to the subject it is noted with a plus sign (+), if a sale is similar for a characteristic it is noted with and equals sign (=), and if a sale is inferior for a characteristic it is noted with a minus sign (-).

### **Location (Neighborhood)**

Each of the sales is within the immediate subject neighborhood area with access from East Spring Creek Road.

### **Utility Availability**



Each of these sales relies upon a private well and septic system. Power and phone service are available throughout this area to each of the sales. Propane delivery is available throughout the area. Each sale is considered equal to the subject with respect to utility availability.

#### **Physical Characteristics & Access**

Each of the sales are considered relative to the subject for physical characteristics including configuration, creek frontage and privacy.

Those sales that are accessed from private roads with significant private snowplowing, or by an easement through other properties are considered inferior to the subject property with is accessed directly from the County maintained road.

#### **Zoning & Entitlements**

Each of the sales was considered equal with respect to zoning and entitlements. They each fall within the Rural zone R-5 or R-10 zone. As noted, some of the properties are located in the R-10 zone, but are buildable lots with 5 acres because they predated zoning. The subject with 20 acres in the R-10 zone would be eligible to be split and support two dwelling units. There appears to be more variability in price by size than by zoning. Each was eligible for a single dwelling unit.

#### **Parcel Size**

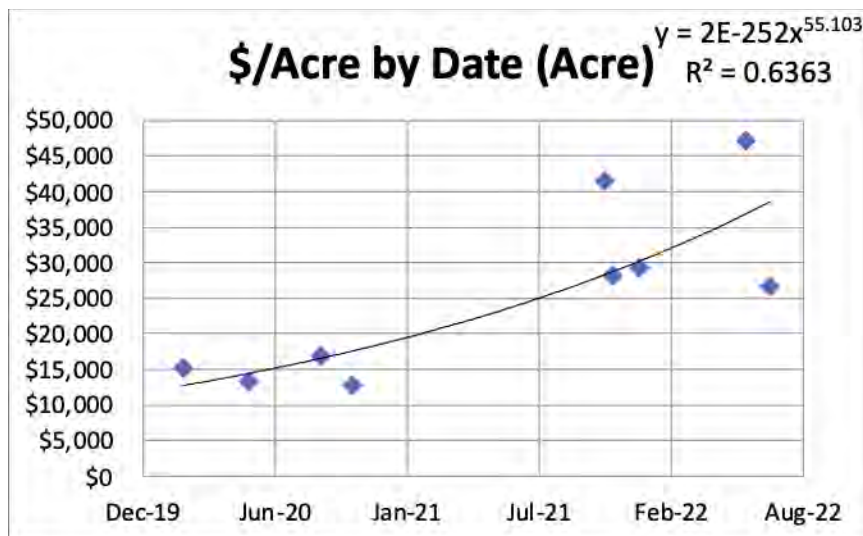
The subject property is 20 acres. There is a generally recognized trend in real estate that larger properties sell for a lower unit value than smaller properties. This is observed across a number of different property types. It is easy to understand as the whole dollar amount gets bigger fewer market participants have the financial ability to purchase than smaller properties. With more qualified buyers for smaller properties the increased competition typically drives higher prices. Following this trend each sale is considered. Rather than make an adjustment for parcel size, this factor will be considered in the final determination of value.

The table below presents each of the previously discussed adjustments, and concludes to an aggregate comparability for those quantitative adjustments.

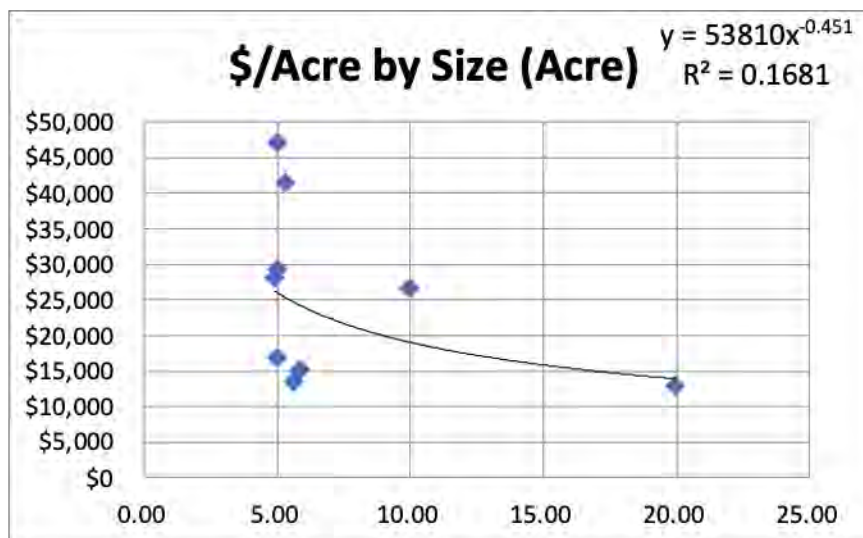
<b>LAND SALES ADJUSTMENTS</b>										
Effective Date										
<u>Transactional Adjustments</u>	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7	Sale 8	Sale 9
Analysis Price		\$54,500	\$64,500	\$230,000	\$77,000	\$255,000	\$129,000	\$139,000	\$350,000	\$277,000
Improvements in-place		\$0	\$0	\$30,000	\$15,000	\$50,000	\$0	\$0	\$50,000	\$0
Land Size (Ac)	20.00	5.59	5.00	19.95	5.87	5.32	4.92	5.00	4.99	10.00
Adjusted Land Sale Price		\$54,500	\$64,500	\$200,000	\$62,000	\$205,000	\$129,000	\$139,000	\$300,000	\$277,000
Property Rights Conveyed		0%	0%	0%	0%	0%	0%	0%	0%	0%
Adjusted Price		\$54,500	\$64,500	\$200,000	\$62,000	\$205,000	\$129,000	\$139,000	\$300,000	\$277,000
Financing Terms		0%	0%	0%	0%	0%	0%	0%	0%	0%
Adjusted Price		\$54,500	\$64,500	\$200,000	\$62,000	\$205,000	\$129,000	\$139,000	\$300,000	\$277,000
Conditions of Sale		0%	0%	0%	0%	0%	0%	0%	-20%	0%
Adjusted Price		\$54,500	\$64,500	\$200,000	\$62,000	\$205,000	\$129,000	\$139,000	\$240,000	\$277,000
Market Conditions / Time	16.50%	36.86%	31.93%	29.72%	41.39%	12.48%	11.85%	10.04%	2.76%	1.09%
Age of Sale (months)		26.81	23.22	21.61	30.10	9.08	8.62	7.30	2.01	0.79
Sale Date	8/1/22	May-20	Aug-20	Oct-20	Jan-20	Oct-21	Nov-21	Dec-21	Jun-22	Jul-22
Adjusted Price		\$78,596	\$88,572	\$268,662	\$93,520	\$232,060	\$145,112	\$153,577	\$246,668	\$280,003
Market Conditions / Time	-10.79%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
Age of Sale (months)		5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56
Adjusted Price	1/17/23	\$74,747	\$84,234	\$255,505	\$88,940	\$220,695	\$138,006	\$146,056	\$234,588	\$266,290
Property Adjustments										
Location:		=	=	=	=	=	=	=	=	=
Utility Availability	Well & Septic	=	=	=	=	=	=	=	=	=
Physical Characteristics		-	+	+	=	=	=	=	=	+
Access		=	-	-	=	=	-	=	=	-
Zoning & Entitlements		=	=	=	=	=	=	=	=	=
Entitlements		=	=	=	=	=	=	=	=	=
Other		=	=	=	=	=	=	=	=	=
Parcel Size (Ac)	20.00	5.59	5.00	19.95	5.87	5.32	4.92	5.00	4.99	10.00
Parcel Size Adjustment		0%	0%	0%	0%	0%	0%	0%	0%	0%
Aggregate Adjustments		-	=	=	=	=	-	=	=	=
(Loc, Util, Physical, Zoning, Other & Size)		0%	0%	0%	0%	0%	0%	0%	0%	0%
Adjusted Price		\$74,747	\$84,234	\$255,505	\$88,940	\$220,695	\$138,006	\$146,056	\$234,588	\$266,290
Adjusted \$/Ac		\$13,371	\$16,847	\$12,809	\$15,152	\$41,484	\$28,061	\$29,211	\$47,030	\$26,629
<b>Overall</b>		<b>\$/Acre</b>	<b>Value Range:</b>							
Mean:	\$167,673	\$25,622	<b>Overall</b>							
Median:	\$146,056	\$26,629	High: \$266,290							
Std Deviation:	\$77,357	\$12,403	Low: \$74,747							

The adjusted sales provide a range of value indications from \$12,809 per acre to \$47,030 per acre with an average of \$25,622 per acre and a median of \$26,629 per acre. Excluding the high and low indications tightens the range significantly to \$13,371 per acre to \$41,484 per acre. Sale 3 is the most similar in size with an indication of \$12,809 per acre, but it is just under the size required for two buildable lots. Sale 9 provides the most recent indication of what a 10-acre lot would be expected to sell for at \$26,629 per acre, however it doesn't have the positive influence of water frontage, or the negative influence of flood plain issues.

The following graph presents the adjusted unit values by date. With a correlation coefficient of 0.636 the trend line is considered reliable, though there are other factors than time creating variability in the data.



The graph below depicts the adjusted sales by size. This data follows the generally recognized trend of smaller sales selling for a higher unit value than larger sales that was discussed previously. The correlation coefficient reflects the lower reliability of the trend line due to the variability of the adjusted sales prices per acre across the seven 5-acre sales. This area allowed 5-acre lots, which is why there are 5-acre lot sales within the R-10 zoned land that are eligible for rural residential building permits.





### Subject Land Value Conclusion

Considering the presented and analyzed data the subject property is considered to be have a market value as of the date of value of \$20,000 per acre appears reflective of the market.

Subject As-Is	# Acres	Unit Value	Value Conclusion
Subject Land	20.0	\$20,000 =	\$400,000

### Improvement Valuation

Land is the primary component of the subject property's value, but there are nine identified improvements on the subject property. As discussed previously there was a hazardous material assessment completed on the subject property that identified both asbestos and lead paint present on some of the buildings. Some of the subject buildings are unique, and others are of in poor enough condition that they do not contribute to market value.

A review of recent rural residential sales was completed to extract the market rate of depreciation. These are presented in the table below. The characteristics were obtained from the Selkirk MLS. The land values were estimated from the market data analyzed. Some of the properties had additional site improvements and outbuildings that were accounted for in concluding to the improvement values. As noted, that average and median economic life of these sales were calculated between 51 and 55 years, which generally falls in line with most depreciation studies like those published in Marshall Valuation Service.

MLS	Address	Sale Date	Sale Price	Imp Size SF	Yr Blt	Land Size	Land Value	Imp. Value	Imp \$/SF	% Dep	Age in Years	Dep %/Yr	Economic Life
20191729	1053 W Spring Creek	1/15/20	\$650,000	3,977	1983	17.3	\$216,250	\$333,750	\$83.92	58.04%	37	1.57%	63.7
20182061	252 E Cabinet Wagon	2/3/20	\$325,000	1,600	1994	20	\$200,000	\$125,000	\$78.13	60.94%	26	2.34%	42.7
20201692	141 & 171 Toboggan Run	8/3/20	\$549,000	1,346	2018	10	\$200,000	\$249,000	\$184.99	7.50%	2	3.75%	26.7
20201742	872 Cascade Creek Rd	9/16/20	\$435,000	3,241	1975	10	\$100,000	\$260,000	\$80.22	59.89%	45	1.33%	75.1
20202505	631 Painter Rd	9/28/20	\$183,762	1,459	1980	10	\$100,000	\$83,762	\$57.41	71.29%	40	1.78%	56.1
20210402	475 Old Range Rd	4/26/21	\$437,000	1,984	1991	10	\$200,000	\$187,000	\$94.25	52.87%	30	1.76%	56.7
20210966	253 Cabinet Gorge	6/7/21	\$459,000	2,472	2005	20	\$250,000	\$209,000	\$84.55	43.64%	16	2.73%	36.7
20211094	180 Thunderbolt Dr	9/1/21	\$449,000	2,472	1996	10.31	\$154,650	\$269,350	\$108.96	45.52%	25	1.82%	54.9
20212487	301 Timber Ridge Trail	11/5/21	\$585,000	5,680	1990	15	\$225,000	\$360,000	\$63.38	68.31%	31	2.20%	45.4
20212811	651 Sled Run Trail	11/8/21	\$495,000	2,002	2012	10	\$225,000	\$270,000	\$134.87	15.71%	9	1.75%	57.3
20221807	674 Ford Rd	11/11/22	\$605,000	2,000	2016	20	\$250,000	\$355,000	\$177.50	11.25%	6	1.88%	53.3
												Avg	51.7
												Median	54.9

The improvements were described previously. As noted, some of the improvements are considered to provide no contributory value to the subject property. The following table provides the estimated contributory value of the improvements based on the depreciated replacement costs new. The depreciated replacement costs are based on Marshall Valuation Service with adjustments.

Clark Fork Hatchery Improvement Analysis									
Item	Impt. #1	Impt. #2	Impt. #2	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9
Type	Office (Residence)	Office Garage	West Garage	Middle House	East Garage	Netters House	Hatchery Building	Shop Freezer	Summer Quarters
Size	1,431	570	864	1,098	768	1,248	2,375	1,439	432
Unit	SF	SF	SF	SF	SF	SF	SF	SF	SF
Utility	Average	Average	Average	Good	Average	Average	Average	Below Avg.	Fair
Condition	Fair	Fair	Avg.-Poor	Poor	Average	Average	Fair	Poor	Poor
Estimated Year built	1950	1950	1950	1935	1935	1975	1935	1950	1950
Age	71	71	71	86	86	46	86	71	71
Economic Life	50	40	40	50	40	50	50	40	40
Remaining Life	5	5	5	5	5	10	10	0	0
RCN/Unit	\$131.73	\$44.80	\$44.80	\$181.28	\$44.80	\$115.87	\$56.14	\$100	\$75
RCN	\$188,506	\$25,536	\$38,707	\$199,045	\$34,406	\$144,606	\$133,333	\$143,900	\$32,400
% Physical Depreciation	90%	88%	88%	90%	88%	80%	80%	100%	100%
% Functional Obsolescence	0%	0%	0%	0%	0%	0%	15%	0%	0%
% External Obsolescence	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Impt. Contribution	\$18,851	\$3,192	\$4,838	\$19,905	\$4,301	\$28,921	\$22,667	\$0	\$0
Contribution \$/Unit	\$13.17	\$5.60	\$5.60	\$18.13	\$5.60	\$23.17	\$9.54	\$0.00	\$0.00

The “Shop Freezer” and “Summer Quarters” where each concluded to have no remaining contributory value due to their poor condition. The remaining buildings are considered based on their quality, age and condition. Each of these is treated with an age/life depreciation consistent with the extracted depreciation for the residences. Outbuildings and industrial buildings generally have a shorter economic life. The Hatchery building is also treated with an estimate for functional obsolescence to treat the concrete raceways that limit the usable floor area without removal.

The contributory value of each of the contributing improvements are totaled together with the previously concluded land value. The 2016 hazardous material report included estimates for asbestos abatement and lead paint stabilization. These estimates were trended forward to 2023 based on Marshall Valuation Service Direct Comparative Cost Multipliers for Western Wood Framed Construction (Section 98 Page 5) indications that building costs across the western region have increased on average by 150% from July of 2016. These remediation costs are then deducted from the total contributory value of the improvements. Together with the concluded land value the overall value indication is presented below.

Subject Value Calculations			
	Size (Acres)	Unit Value \$/Ac	Indication
Land Value	20	\$20,000	\$400,000
Improvement Value			\$102,674
<b><u>Hazardous Material Remediation</u></b>			
2016 Asbestos Abatement Costs			\$47,700
2016 Lead Paint Stabilization			\$20,800
2016 Remediation Costs			\$68,500
Adjusted to 2023		1.500	\$102,750
Net Improvement Value			-\$76
<b>Value Indication (Rounded)</b>			<b>\$400,000</b>

**Value of the Subject Property: ..... \$400,000**

## Reconciliation of Value

The subject's underlying land has been valued via the sale comparison approach as presented in this report. There have been a number of relatively recent sales in the immediate market area that provide a reliable indication of the market value for the subject property, though these were primarily smaller tracts that were each eligible for use as a single rural residential lot. The subject is of a size that it is eligible for division to two rural residential lots. The cost approach has been developed to determine the contributory value of the improvements on the site. In addition, a number of rural residential sales from the competing market were presented to extract depreciation. These sales are also reflect market sales of improved properties as a test of reasonableness. The concluded value falls within the range of these sales too. The income approach has not been developed and is not considered to reflect the motivations of market participants in this property class.

The sales comparison approach is the most preferred approach when sufficient market data is available. In this case I have reviewed approximately sixty transaction and presented the most similar transactions to the subject property given the concluded highest and best use, property rights and size. These sales are analyzed and adjusted. The subject parcel's concluded unit value is then used to calculate the market value conclusions of the parcel. This methodology provides a reliable market-based indication of the subject parcel's market value.

The sales comparison approach is given primary weight in the reconciliation to the final value conclusion of the subject parcel.

Based on the foregoing analysis the market value estimate of the fee simple estate of the subject parcel in terms of cash as of January 17, 2023 is:

**Market Value of the Subject Property: .....\$400,000**

## Addendum



## APPRAISAL REPORT AGREEMENT

IT IS MUTUALLY AGREED between the Idaho Department of Fish and Game (Department), hereafter referred to as the "Department" and Scott Calhoun of H.S. Calhoun Appraisal & Consulting hereinafter referred to as the "Appraiser", that:

1. The Appraiser agrees to furnish the Department with an appraisal of the fair market value that conforms to the current version of the *Uniform Standards of Professional Appraisal Practice*, (USPAP), adopted by the Appraisal Standards Board of the Appraisal Foundation. Any departure or deviation from USPAP or from the standards of this contract shall be by prior written approval from the Clients. The appraisal shall be of the following designated property with all appurtenances:

Property known as: Clark Fork Hatchery

### PROPERTY TO BE APPRAISED:

TBD East Spring Creek Road & Nerka Road, Clark Fork, Bonner County, Idaho. A portion of land located in a portion of T56N, R2E, Section 27, Bonner County, Idaho, containing 20 acres. Assessor PIN: RP56N02E277200A. (48°10'11.00"N, - 116°11'01.75"W) and as depicted in Exhibit A.

2. The service fee for said appraisal shall be the consideration of \$ 8,950 .
3. The Appraiser asserts that he/she will have completed and will deliver, two hard copies and one electronic copy, to the Department the completed appraisal 45 calendar days, following the receipt of notice that acceptance of this offer is made by the Department.
4. Should the Appraiser find that he/she will be unable to complete the appraisal on the specific day, he/she will immediately notify the Department and reassert when delivery will be made. Should an extension of time for delivery be adverse to the Department's interest, or should the delayed delivery date cause the appraisal to be of no service to the Department, the Department may cancel this agreement without penalty and shall be under no obligation to pay any part of the above-referenced fee.
5. It is understood by both parties herein that the appraisal will be subject to review by a review appraiser, and that final acceptance of the appraisal shall be conditioned to acceptance of the appraisal report by the review appraiser as to content and in conformity with the submitted specifications for the appraisal report.

6. In the event revision of the appraisal report is necessary for final acceptance, as hereinabove stated, or due to error, oversight, or omission of content, the Appraiser shall correct the appraisal report at his/her sole time and expense and will deliver the corrected appraisal to the Department within ten days following receipt of Departmental request for correction.
7. It is understood and agreed that this agreement as hereby tendered will not become binding upon either party hereto unless and until accepted and approved hereon in writing by the Department.

DATED this 20<sup>th</sup> day of December, 2022 .

By:   
Appraiser

The Department accepts this agreement for services as offered and will pay the sum designated thereon to the Appraiser upon delivery and acceptance of the report.

STATE OF IDAHO  
DEPARTMENT OF FISH AND GAME

By:   
Steve Elam, Mitigation Staff Biologist

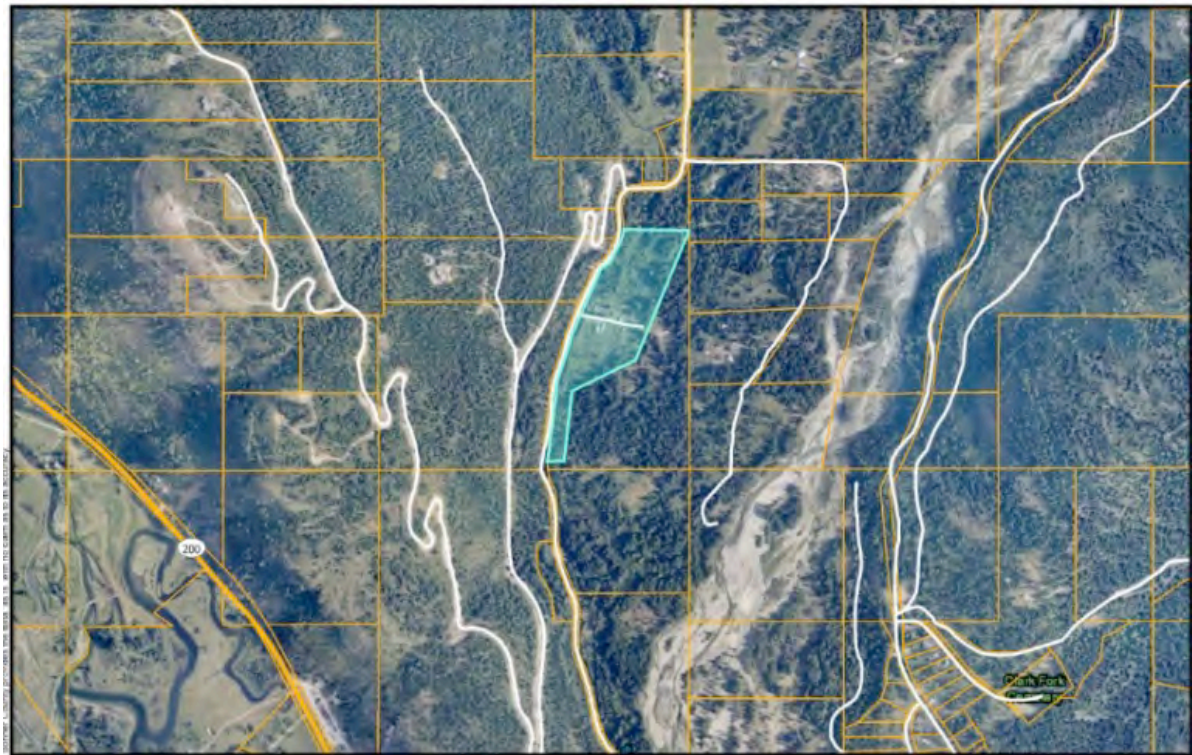
Date: December 20, 2022

**DPW PROJECT 17905**  
**CLARK FORK FISH HATCHERY COMPLEX - 9 Buildings**  
**IDAHO DEPARTMENT OF FISH AND GAME**  
**CLARK FORK, IDAHO**

**ASBESTOS-CONTAINING BUILDING MATERIAL AND LEAD PAINT**  
**SURVEY AND ASSESSMENT REPORT**



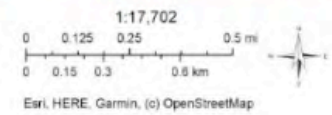




12/6/2022

**Road Centerlines**

- Primary
- Secondary
- Local; Ramp
- Parcels



**APPRAISER INSTRUCTIONS/SCOPE OF WORK (SOW)**  
**IDAHO DEPARTMENT OF LANDS**  
**REAL ESTATE SERVICES BUREAU**  
***Clark Fork Fish Hatchery Complex – 9 Buildings***  
***Idaho Department of Fish and Game Surplus Property – Appraisal Services***

**I. APPRAISAL STANDARDS**

The appraisal must conform to the current version of the *Uniform Standards of Professional Appraisal Practice*, (USPAP), adopted by the Appraisal Standards Board of the Appraisal Foundation. Any departure or deviation from USPAP or from the standards of this contract shall be by prior written approval from the Clients.

**II. APPRAISER QUALIFICATIONS**

The appraiser shall be a Certified General Appraiser in the State of Idaho in accordance with Title 54, Chapter 41, Idaho Code – Idaho Real Estate Appraisers Act.

**III. TYPE OF REPORT**

The appraisal report, as described in USPAP, shall be used to support the appraisal of the individual property. The narrative appraisal report shall include photos, addenda, plats, maps, and contain sufficient information to enable the intended users of the appraisal to understand the appraisal report properly.

**IV. CLIENT**

The Idaho Department of Fish and Game (IDF&G) **and** The Idaho Department of Lands (“IDL”), acting for and on behalf of the State Board of Land Commissioners.

**V. PURPOSE OF APPRAISAL REPORT(S)**

To determine the “as is” fee simple market value of IDF&G surplus property as described in Section XVIII of this Scope of Work.

**VI. INTENDED USE AND INTENDED USER**

The intended use of the appraisal is to determine the appraised value the subject property that may be used for surplus disposition purposes, or in connection with standard real estate asset management practices.

The intended users include i) the State Board of Land Commissioners (“Land Board”); ii) IDL; iii) and consultants, agents and contractors to the Land Board and/or IDL and IDF&G, agents and contractors.

**VII. PROPERTY INSPECTIONS**

The contract appraiser selected for the assignment shall make a detailed inspection of the subject property as identified in Section VIII of this Scope of Work and all of the market properties used in direct comparison and conduct as many investigations and studies as necessary to derive sound conclusions to prepare the appraisal report. **Please notify Casey Pozzanghera**, IDF&G Natural Resource Program Coordinator-Lands/Mitigation in advance of appraiser’s inspection of the property.

**VIII. MARKET VALUE**

The market value definition that will be stated and used in developing and reporting this appraisal is the definition as stated in the Idaho Administrative Code:

*“The most probable price at a specified date, in cash, or on terms reasonably equivalent to cash, for which the property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus”.*

## **IX. REPORTING**

The reports shall be in conformance with current edition of **USPAP** standards and shall include all supporting material in the addenda such that the report is easily understood by the parties and by a review appraiser.

The final report shall include, at a minimum:

- a. The Scope of Work, other assignment instructions, and engagement letter will be included within the Addenda to the appraisal report.
- b. Color photographs and maps of comparable properties shall be included in the appraisal report. IDF&G will accept aerial photographs for comparable properties.
- c. The appraisal report will be reviewed for compliance with the terms of this Scope of Work (including all cited standards) and USPAP. Any findings of inadequacy shall require clarification and/or correction.
- d. The report must be sufficiently descriptive to enable the reader to ascertain the adjustments made to the comparable sales and estimated market value of the respective interest in the property. The appraiser will analyze and report in reasonable detail any prior sales of the property being appraised.
- e. If the cost approach is deemed credible, please cite the Marshall and Swift or other cost estimators in your report.
- f. Include in the addenda a list of all sales considered in the comparable sales approach, Cite pertinent facts such as date, size, FEMA, buyer, seller, price, terms, and location.
- g. Appraise the fee simple 20-acre tract with the nine buildings "as-is" with know hazards. A site evaluation was conducted in 2016 and has identified lead paint and asbestos to be present along with any identified easements.
- h. The existing water rights will transfer with the surplus disposition.

## **X. APPRAISAL ISSUES**

Should the appraiser identify controversies, inconsistencies or issues during the course of this assignment, or to resolve problems and clarify any questions regarding this scope of work or other appraisal issues, he/she will immediately notify Kevin Graham, Appraiser, 300 N 6<sup>th</sup> Street, Suite 103, Boise, Idaho 83702 [kgraham@idl.idaho.gov](mailto:kgraham@idl.idaho.gov).

## **XI. PROVIDED INFORMATION**

Prior to the completion of the final appraisal report, a title commitment, asbestos containing building material and lead paint survey and assessment report (with preliminary cost to cure estimates) will be provided to the appraiser by IDF&G to be used for valuation purposes and included in the final appraisal report.

## **XII. XI. EXTRAORDINARY ASSUMPTIONS**

None at this time.

## **XIII. HYPOTHETICAL CONDITIONS**

None at this time.

## **XIV. DEFINITION OF TERMS**

Unless specifically defined herein or in either USPAP or Idaho Code, definitions of all terms are the same as those found in "The Dictionary of Real Estate Appraisal" (Appraisal Institute), current edition. USPAP shall take precedence in any differences among definitions.



**XV. JURISDICTIONAL EXCEPTIONS**  
None.

**XVI. DELIVERY DATE**

The target period of performance for the delivery of the draft appraisal report to the Contract Supervisor shall be **45 calendar days** from the date the contractor has received a signed copy of the contract. Appraiser must provide the appraisal services within the performance period specified, and/or otherwise state an alternative period of performance with justification for the change.

Work may commence once the contractor has received a signed copy of the contract and a Notice to Proceed from Casey Pozzanghera, IDF&G Natural Resource Program Coordination-Lands/Mitigation. The final appraisal report shall be delivered to Casey Pozzangher, IDF&G Natural Resource Program Coordination-Lands/Mitigation [casey.pozzanghera@idfg.idaho.gov](mailto:casey.pozzanghera@idfg.idaho.gov) and Kevin Graham, Appraiser [kgraham@idl.idaho.gov](mailto:kgraham@idl.idaho.gov)

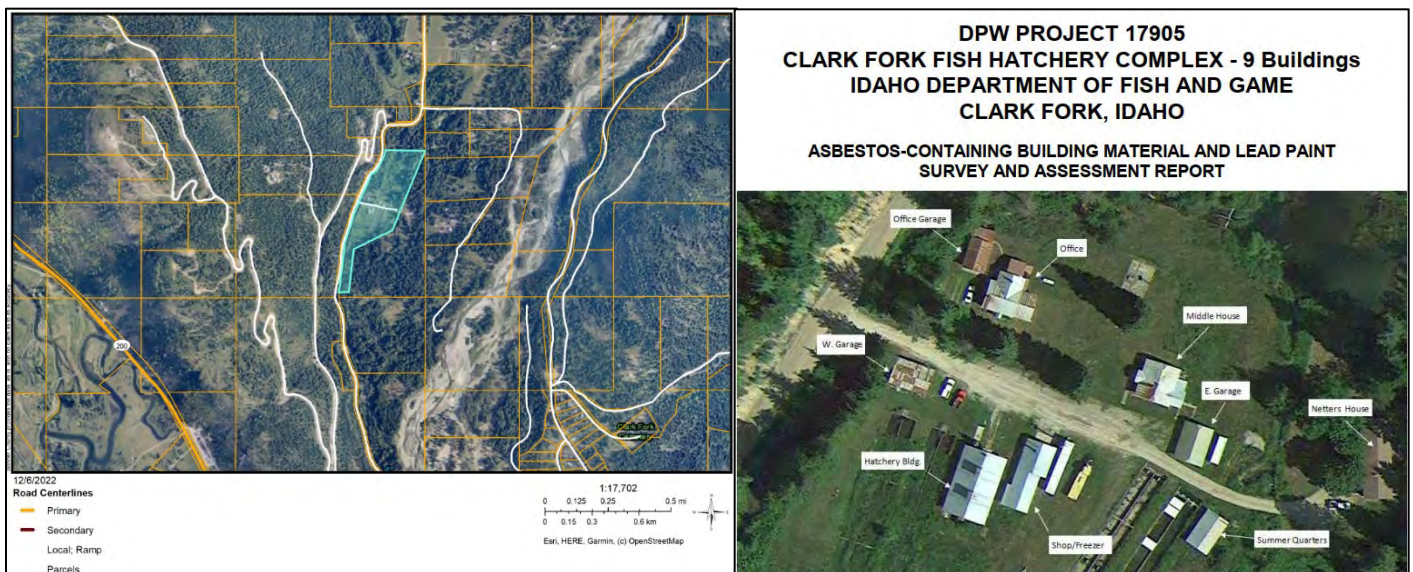
Upon completion of the investigations and studies, the appraiser shall prepare and furnish an ELECTRONIC copy (.pdf) of the DRAFT appraisal report to IDL and IDF&G. IDL will have the opportunity to address any outstanding issues, questions or inconsistencies and will perform an appraisal review for quality assurance/control. Upon completion and approval of IDL's review, the appraiser shall prepare and furnish one (1) electronic copy of the final appraisal report to IDL and IDF&G.

**XVII. APPRAISAL REVIEWS**

All appraisal reports will have an appraisal review for compliance with appraisal instructions and USPAP prior to acceptance by IDL. The review appraiser will have permission to contact the appraiser during the review.

**XVIII. PROPERTY TO BE APPRAISED:**

TBD East Spring Creek Road & Nerka Road, Clark Fork, Bonner County, Idaho. A portion of land located in a portion of T56N, R2E, Section 27, Bonner County, Idaho, containing 20 acres. Assessor PIN: RP56N02E277200A. (48°10'11.00"N, -116°11'01.75"W)



**XXII ATTACHMENTS:**

- A. Surplus Declaration letter dated November 4, 2022
- B. Part A Asbestos containing building material and lead paint survey and assessment report
- C. Clark Fork Title Commitment
- D. CFH Site Evaluation
- E. Part B Asbestos and Lead Paint Fish Hatchery Complex
- F. IDWR water right reports

# ***GUARANTEE***

Issued by

***Flying S Title and Escrow of Idaho, Inc.***  
***414 Church Street, Suite 200, Sandpoint, ID 83864***  
***Title Officer: Cheryl Hovaldt***  
***Phone: (208)263-6833***  
***FAX: (208)263-5890***



***First American Title™***

Form 5010500 (7-1-14)

Guarantee Number: 501055-1073161

## Guarantee Face Page

*Issued By*

***FIRST AMERICAN TITLE INSURANCE COMPANY***



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***First American Title Insurance Company***

Dennis J. Gilmore, President

Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document

File No. 1073161-S	Page 2 of 8	Guarantee Face Page - Exclusions, Conditions and Stipulations Form 5010500 (7-1-14)
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## SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
  - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
  - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
  - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
  - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
  - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
  - (c) The identity of any party shown or referred to in Schedule A.
  - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee

## GUARANTEE CONDITIONS AND STIPULATIONS

### 1. DEFINITION OF TERMS.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

### 2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED CLAIMANT.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice

### 3. NO DUTY TO DEFEND OR PROSECUTE.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

### 4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED CLAIMANT TO COOPERATE.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of

## GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

### 5. PROOF OF LOSS OR DAMAGE.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate

any liability of the Company under this Guarantee to the Assured for that claim.

### 6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay. Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

### 7. DETERMINATION AND EXTENT OF LIABILITY.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the

## GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

### 8. LIMITATION OF LIABILITY.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

### 9. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

### 10. PAYMENT OF LOSS.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

### 11. SUBROGATION UPON PAYMENT OR SETTLEMENT.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company,

the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

### 12. ARBITRATION.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

### 13. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

### 14. NOTICES, WHERE SENT.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642.**



*First American Title*

# Guarantee

## Subdivision Guarantee

ISSUED BY

**First American Title Insurance Company**

GUARANTEE NUMBER

**5010500-1073161-S**

Subdivision or Proposed Subdivision:

Order No.: 1073161-S

Reference No.:

Fee: \$200.00

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY, AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, FIRST AMERICAN TITLE INSURANCE COMPANY, A CORPORATION HEREIN CALLED THE COMPANY GUARANTEES:

State of Idaho, Department of Fish and Game

FOR THE PURPOSES OF AIDING ITS COMPLIANCE WITH BONNER COUNTY SUBDIVISION REGULATIONS,

in a sum not exceeding \$200.00.

THAT according to those public records which, under the recording laws of the State of Idaho, impart constructive notice of matters affecting the title to the lands described on the attached legal description:

**A portion of the East half of the Southeast quarter, Section 27, Township 56 North, Range 2 East, Boise Meridian, Bonner County, Idaho described as follows:**

**Commencing at a point which lies S 89°39'W 1067.8 feet and 72 feet North of the SE corner of Section 27, thence;**

**N 6°30' E, 600 feet, thence;**

**N 63°52' E, 600 feet; thence**

**N 22°35' E, 1192 feet; thence**

**N 89° W, 574 feet; thence**

**S 24°29' W, 300 feet; thence**

**S 49°27' W, 126.6 feet; thence**

**S 21°54' W, 572.2 feet; thence**

**S 14°58' W, 225 feet; thence**

**S 20°31', 191.2 feet; thence**

**S 6°30' W, 695.5 feet; thence**

**N 89°39' E, 150.9 feet to the Place of Beginning.**



(A) Parties having record title interest in said lands whose signatures are necessary under the requirements of Bonner County Subdivision Regulations on the certificates consenting to the recordation of Plats and offering for dedication any streets, roads, avenues, and other easements offered for dedication by said Plat are:

State of Idaho, Department of Fish and Game

(B) Parties holding liens or encumbrances on the title to said lands are:

1. 2022 taxes are an accruing lien, not yet due and payable until the fourth Monday in November of the current year. The first one-half is not delinquent until after December 20 of the current year, the second one-half is not delinquent until after June 20 of the following year.

Taxes which may be assessed and entered on the property roll for 2022 with respect to new improvements and first occupancy, which may be included on the regular property, which are an accruing lien, not yet due and payable.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	Original Amount	Amount Paid	Parcel Number
2021	\$32.22	\$32.22	RP56N02E277200

Homeowners Exemption is not in effect for 2021.

Circuit breaker is not in effect for 2021.

Agricultural Exemption is not in effect for 2021.

2. Any failure of the Bonner County Treasurer's office to provide information on all assessments owed.

(C) Easements, claims of easements and restriction agreements of record are:

3. Provisions in deed to Village of Clark Fork, recorded June 21, 1913, in [Book 26 of Deeds, page 223](#) .
4. Easement granted to State of Idaho, Department of Fish and Game, recorded December 9, 1957, as Instrument No. [63725](#).
5. Provisions in deed to State of Idaho, Department of Fish and Game, recorded September 17, 1942, in [Book 66 of Deeds, page 90](#) .
6. Resolution recorded July 14, 1975 as Instrument No. [167063](#)
7. Easement granted to Mountain States Power Company, recorded September 9, 1953, as Instrument No. [46973](#).

Date of Guarantee: November 04, 2022 at 7:30 A.M.

*Quinn H. Hightower*

By:

Authorized Countersignature

Compared  
Indexed

No. 26180.

WARRANTY DEED.

THIS INDENTURE, Made and entered into this 26th day of March, 1913 by and between Ida J. Daugharty and Gordon Daugharty, her husband of the Village of Clarks Fork, County of Bonner, State of Idaho, parties of the first part, and the Village of Clarks Fork, one of the municipal corporations of the State of Idaho, party of the second part,

WITNESSETH, That for and in consideration of the sum of Two Hundred seventy-five (\$275.00) Dollars, the receipt of which is hereby confessed and acknowledged, the parties of the first part have granted, bargained sold and by these presents do grant, bargain, sell, convey and confirm unto the party of the second part, it's successors and assigns, the following described piece or parcel of land, situate and being in Bonner County, Idaho and more particularly described as follows, to-wit:

Commencing at a point, from which the center of the East Section line of Section 27, Township 56 N. R. 2 E. B. M., bears due East One Hundred Ninety (190) feet, thence due west a distance of two hundred eight and 34/100 feet (208 34/100) thence due south a distance of Two hundred eight and a 34/100 feet (208 34/100) thence due East a distance of Two Hundred eight and 34/100 feet (208 34/100) thence due north a distance of two hundred eight and 34/100 feet, (208 34/100) to the place of beginning, containing one acre of land the same to be used by the party of the second part for the the construction of a dam, in connection with the water system of said party of the second part.

It is expressly understood and agreed by and between the parties hereto, that all of the standing and down timber of every name and nature, now on the above described property shall be and remain the sole and exclusive property of the parties of the first part, with the right on the part of the parties of the first part or their assigns, to enter upon said land and remove said timber at any time they may desire.

The parties of the first part hereby further grant a right of way, along, through, under across, that part of the East Half of the Southeast Quarter ( $\frac{E}{2}$  of  $\frac{SE}{4}$ ) of said Section Twenty-seven (27) Township fifty-six (56) North, Range Two (2) E. B. M. described as follows;

Commencing at the Southeast corner of the above described piece of land, running thence in a southeasterly direction, a distance of Nine Hundred seventy-five feet, to a point Nine Hundred seventy-five feet South of the center of the East Section line of said Section 27, at which point the right of way, hereby granted, intersects said East section line; said right of way being five feet on either side of the center of the pipe line of said second party, as now constructed; together with the right of ingress and egress, for the purpose of maintaining, inspecting, repairing and operating said pipe line for the water works system belonging to second party; Provided however, that first parties shall have the right to crop said "Right of Way" and that second party shall pay all damages that may be done to the crops of first party, by reason of any work done in maintaining, inspecting, repairing or operating

said pipe line.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns during the continuance of the use thereof as a portion of the water system of said village.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in

Mrs. Ida J. Daugharty (SEAL)

presence of,

Gordon Daugharty (SEAL)

Joe Preston

Orley C. Granger

State of Idaho, )  
                  ) ss.  
County of Bonner, )

On this 24th day of March, 1913, before me the undersigned a Notary Public in and for said County and State personally appeared Ida J. Daugharty and Gordon Daugharty, her husband known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

Orley C. Granger

Notarial Seal.

Notary Public, Bonner County, Idaho  
Residing at Hope. My commission expires March 26, 1916.

State of Idaho, )  
                  ) ss.  
County of Bonner, )

Filed for record at the request of John G. Nagel on the 21st day of June, 1913 at 9:51 o'clock A. M. and recorded in Book 26 of Deeds on page 223.

Robt. S. McGree, County Recorder, By H. F. Webster, Deputy-Fee \$1.50 Pd.



TOGETHER With all and singular the tenements, hereditaments and appurtenances herunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest, in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular, the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to his heirs and assigns forever. And the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of

Josephine B. Lindsay (Seal)

Milon S. Lindsay (Seal)

STATE OF IDAHO, }  
County of Bonner, } ss.

On this 3rd day of September, in the year 1942, before me a Notary Public in and for said County and State, personally appeared Josephine B. Lindsay and Milon S. Lindsay, her husband known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they 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.

(Notarial Seal)

F. A. Worch  
Notary Public in and for the  
State of Idaho, residing at  
Priest River, Id. My commission  
expires Nov. 3, 1944

STATE OF IDAHO, }  
County of Bonner, } ss.

I hereby certify that this instrument was filed for record at request of Clifford A. Damschon at 1 minute past 1 o'clock P.M. this 17th day of September A. D. 1942 in my office and duly recorded in Book 66 of Deeds, at page 89.

Robt. S. McGree Ex-Officio Recorder. By Charles W. Spealman, Jr Deputy Fees, \$1.50

COMPALED  
INDEXED

NO. 8 8 3 5

THIS INDEMTURE, Made this 1st day of May, in the year of our Lord one thousand nine hundred and thirty-six, between FERN SLAVENS, GORDON DAUGHARTY, Jr., LUKK DAUGHARTY, and ETHEL LOUISE DAUGHARTY FLEMING, being all of the heirs of JOSEPHINE DAUGHARTY, deceased, parties of the first part, and State of Idaho, Department of Fish and Game the party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of SEVEN HUNDRED AND NO/100 DOLLARS (\$700.00), lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to its successors and assigns forever, all the following described real estate situated in the County of Bonner, State of Idaho, to-wit:

A portion of the East Half of the Southeast Quarter (E½SE¼) of Section 27, Township 56 North Range 2 East B. M., described as follows:

Beginning at a point South 89° 39' West 1067.8 feet and 72 feet North of the Southeast Corner of Section 27, Township 56 North, Range 2 East B. M.; running thence North 6° 30' East 600 feet; thence North 63° 52' East 600 feet; thence North 22° 35' East 1192 feet; thence North 89° West 574 feet; thence South 24° 29' West 300 feet; thence South 49° 27' West 126.6 feet; thence South 21° 54' West 572.2 feet; thence South 14° 58' West 225 feet; thence South 20° 31' West 191.2 feet; thence South 6° 30' West 695.5 feet; thence North 89° 39' East 150.9 feet to the place of beginning containing twenty (20) acres more or less.

Excepting therefrom all public roads constructed, used or now existing on said premises.

Subject to an easement heretofore granted to the Village of Clark's Fork for the purpose of constructing, maintaining and operating a pipe line over and across said premises for the carrying of water in connection with the operation and maintenance of a water system by said Village.

Reserving the right to use the present road as now constructed from the highway on the Western boundary of said tract in an Easterly direction to the buildings located East of the tract hereby conveyed and being in the East Half of the Southeast Quarter (E½SE¼) of said Section 27, the said road to be used as a private crossing only, and not as a public highway, subject, however, to the right of the grantees herein to change the location of said road and the bridge across Spring Creek and provide the grantors with another suitable roadway for reaching said tract of land without expense to the grantors.

TOGETHER, with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title and interest, in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to its successors and assigns forever. And the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:  
W. E. Johnston  
W. E. Johnston  
Oscar F. Wolf

Gordon Daugharty Jr (SEAL)  
Fern Slavens. (SEAL)  
Kirk Daugharty. (SEAL)  
Ethel Louise Daugharty Fleming (SEAL)

STATE OF IDAHO, )  
County of Bonner, ) ss

On this 2 day of May, in the year 1936, before me, W E Johnston, a Notary Public in and for said County and State, personally appeared FERN SLAVENS, known 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.

(Notarial Seal)

W. E. Johnston  
Notary Public for Idaho  
Residing at Clark Fork Idaho  
My Commission Expires December 5th,  
1936.

## Water Right Report : 96-2166( License/Active)

### Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	STATE OF IDAHO	DEPT OF FISH & GAME C/O OFFICE OF THE ATTORNEY GENERAL MICHAEL ORR PO BOX 83720	BOISE	ID	83720-0010

### Water Right Status

Priority Date : 4/17/1946  
 Basis : License  
 Status : Active

### Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
SPRING CREEK		LIGHTNING CREEK	

### Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
SPRING CREEK	56N	02E	27	0		NE	SE	BONNER	

### Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
FISH PROPAGATION	/	/	3.00 CFS	
<b>TOTAL</b>			3.00 CFS	

### Places of Use

[Printable View](#)
[Paged View](#)

### Place of Use Legal Description : FISH PROPAGATION (BONNER county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
56N	02E	27			SE	SE	

### Conditions

#### Code Conditions

TRIBS. FOR THIS RT. ARE LIGHTNING CK. & CLARK FORK R.

### Dates

Licensed Date : 2/23/1948  
 Decreed Date :  
 Permit Proof Due Date :  
 Permit Proof Made Date :  
 Permit Approved Date :  
 Permit Moratorium Expiration Date :  
 Enlargement Use Priority Date :  
 Enlargement Statute Priority Date :  
 Application Received Date:  
 Protest Deadline Date:

### Other Information

State or Federal :  
 Water District Number : NWD  
 Generic Max Rate Per Acre : 0  
 Generic Max Volume Per Acre : 0  
 Civil Case Number :  
 Decree Plaintiff :  
 Decree Defendant :  
 Swan Falls Trust or Nontrust :  
 Swan Falls Dismissed :  
 DLE Act Number :  
 Cary Act Number :

Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

1/25/2023



# Water Right Report : 96-4564( Statutory Claim/Active)

## Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	STATE OF IDAHO	DEPT OF FISH & GAME C/O OFFICE OF THE ATTORNEY GENERAL MICHAEL ORR PO BOX 83720	BOISE	ID	83720-0010

## Water Right Status

Priority Date : 1/1/1934  
Basis : Statutory Claim  
Status : Active

## Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
SPRING CREEK		LIGHTNING CREEK	

## Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
SPRING CREEK	56N	02E	27	0		NE	SE	BONNER	

## Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
FISH PROPAGATION	1/01	12/31	15.00 CFS	
TOTAL			15.00 CFS	

## Places of Use

Printable View

Paged View

### Place of Use Legal Description : FISH PROPAGATION (BONNER county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
56N	02E	27			NE	SE	
56N	02E	27			SE	SE	

## Conditions

Code	Condtions
	Fish propagation use at Clark Fork Hatchery.

<div>Dates</div> <div>Licensed Date :</div> <div>Decreed Date :</div> <div>Permit Proof Due Date :</div> <div>Permit Proof Made Date :</div> <div>Permit Approved Date :</div> <div>Permit Moratorium Expiration Date :</div> <div>Enlargment Use Priority Date :</div> <div>Enlargement Statute Priority Date :</div> <div>Application Recevied Date:</div> <div>Protest Deadline Date:</div>	<div>Other Information</div> <div>State or Federal :</div> <div>Water District Number : NWD</div> <div>Generic Max Rate Per Acre : 0</div> <div>Generic Max Volume Per Acre : 0</div> <div>Civil Case Number :</div> <div>Decree Plaintiff :</div> <div>Decree Defendant :</div> <div>Swan Falls Trust or Nontrust :</div> <div>Swan Falls Dismissed :</div> <div>DLE Act Number :</div>
--	--

	<div>Cary Act Number :</div> <div>Mitigation Plan: False</div>
IDAHO DEPARTMENT OF WATER RESOURCES	

1/25/2023

# Water Right Report : 96-8454( License/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	STATE OF IDAHO	DEPT OF FISH & GAME C/O OFFICE OF THE ATTORNEY GENERAL MICHAEL ORR PO BOX 83720	BOISE	ID	83720-0010

Water Right Status

Priority Date : 4/9/1986  
Basis : License  
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	56N	02E	27	0		SE	SE	BONNER	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
FISH PROPAGATION	1/01	12/31	0.19 CFS	137.50 AFA
TOTAL			0.19 CFS	137.50 CFS

Places of Use

Printable View

Paged View

## Place of Use Legal Description : FISH PROPAGATION (BONNER county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
56N	02E	27			NE	SE	
56N	02E	27			SE	SE	

Conditions

Code	Condtions
	The facility volume is 865.6 cubic feet.
033	Use of water under this right is subject to policies set forth in the State of Idaho Water Plan, including Policy No. 32F.
R03	Measuring devices of a type approved by this Department shall be maintained at the point of diversion and point of effluent discharge.
027	Use of water under this right shall be non-consumptive.
09C	Return flow if discharged to a subsurface system must be authorized by a separate injection well permit, and return flow if discharged to a surface water system shall meet Idaho Water Quality Standards.

<div>Dates</div> <div>Licensed Date : 6/15/1994</div>	<div>Other Information</div> <div>State or Federal :</div>
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Decreed Date :	Water District Number : NWD
Permit Proof Due Date : 7/1/1987	Generic Max Rate Per Acre : 0
Permit Proof Made Date : 11/5/1986	Generic Max Volume Per Acre : 0
Permit Approved Date : 6/16/1986	Civil Case Number :
Permit Moratorium Expiration Date :	Decree Plaintiff :
Enlargment Use Priority Date :	Decree Defendant :
Enlargement Statute Priority Date :	Swan Falls Trust or Nontrust :
Application Recevied Date: 4/9/1986	Swan Falls Dismissed :
Protest Deadline Date:	DLE Act Number :
	Cary Act Number :
	Mitigation Plan: False

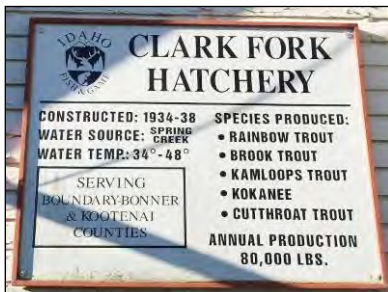
IDAHO DEPARTMENT OF WATER RESOURCES

1/25/2023



**DPW PROJECT 17905**  
**CLARK FORK FISH HATCHERY COMPLEX - 9 Buildings**  
**IDAHO DEPARTMENT OF FISH AND GAME**  
**CLARK FORK, IDAHO**

**ASBESTOS-CONTAINING BUILDING MATERIAL AND LEAD PAINT**  
**SURVEY AND ASSESSMENT REPORT**



September 2016

**ASBESTOS-CONTAINING BUILDING MATERIAL  
AND LEAD PAINT  
SURVEY AND ASSESSMENT REPORT**

**DPW PROJECT #17905  
CLARK FORK FISH HATCHERY COMPLEX - 9 Buildings  
IDAHO DEPARTMENT OF FISH AND GAME  
CLARK FORK, IDAHO**

**PREPARED FOR:  
STATE OF IDAHO  
DIVISION OF PUBLIC WORKS  
502 N. 4TH STREET  
BOISE, IDAHO 83720**

**PREPARED BY**



**756 East Winchester Street, Suite 400  
Salt Lake City, UT 84107  
2547.17905.01**

**September 2016**



September 29, 2016

Mr. Josh Lewis  
STATE OF IDAHO  
Division of Public Works  
502 N. 4th Street  
P.O. Box 83720  
Boise, Idaho 83720-0072

SUBJECT: DPW PROJECT #17905  
CLARK FORK FISH HATCHERY COMPLEX - 9 Buildings  
IDAHO DEPARTMENT OF FISH AND GAME  
CLARK FORK, IDAHO

Dear Josh:

Enclosed are six hard copies (3-DPW and 3-IDFG) and one PDF copy (sent electronically) of the Asbestos-Containing Building Material and Lead Paint Survey and Assessment Report for Clark Fork Fish Hatchery Complex - 9 Buildings, located off Spring Creek at 25 Nerka Road North West of Clark Fork, Idaho. The nine (9) buildings were found to be in good-to-fair repair. Friable and non-friable asbestos-containing materials were found within the Office Building, Hatchery Building, Main House and the Netters House. The asbestos-containing materials found on the exterior and interior of the three buildings are in good-to-fair condition and can be managed in place.

In addition to the asbestos-containing materials, lead-containing paint was found on the exteriors and/or interiors of the Office Building, Office Garage, West Garage, Hatchery Building, Shop/Freezer Building, Summer Quarters, East Garage and the Main House. The paint found within these buildings contains lead at concentrations above the EPA/HUD guideline of 0.5% by weight. The lead-containing paint found on the interiors of the Office Building, Office Garage, West Garage, Shop/Freezer Building, Summer Quarters and the Hatchery Building are in good condition (stable, <10% flaking or damage) and can be managed in place.

However, the lead-containing paint present on the exteriors of the West Garage, Hatchery Building, Shop/Freezer Building, and the Main House is in fair-to-poor condition (unstable, >10% to <25% flaking or damage). And the majority of the exterior paint found on the Summer Quarters and East Garage are in poor condition (extremely unstable >25% damage). A substantial amount of the paint is loose and flaking off of these buildings. The flaking paint needs to be stabilized and cleaned up as soon as possible, and the associated waste disposed of properly at an approved landfill.

If you should have any questions, please call me at 386-5854.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim A. Bird", is located below the "Sincerely," text.

Tim A. Bird  
Asbestos Project Manager

Enclosure as Stated

cc: File 2547.17905.01

# ASBESTOS SURVEY AND ASBESTOS REPORT

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## **1.0 INTRODUCTION**

### **1.1 Background and Scope**

The Idaho Department of Fish and Game (IDFG) Clark Fork Fish Hatchery Complex is located off Spring Creek at 25 Nerka Road North West of Clark Fork, Idaho. The following nine (9) buildings were inspected as part of this effort:

- Office Building – formerly a residential structure; wood frame and concrete construction with corrugated metal roofing, originally built in about 1938. Asbestos-containing materials (ACM) and lead-containing paint were found within this building.
- Office Garage – wood frame and concrete construction with corrugated metal roofing, originally built in about 1938. No ACM was found within this building. However, lead-containing paint was found on the exterior of the building.
- West Garage – wood frame and concrete construction with corrugated metal roofing, originally built in about 1938. No ACM was found within this building. However, lead-containing paint was found within this building.
- Hatchery Building – wood frame and concrete construction with corrugated metal roofing, originally built in about 1938. Asbestos-containing materials (ACM) and lead-containing paint were found within this building.
- Shop/Freezer Building – wood frame and concrete construction with corrugated metal roofing, originally built in about 1938. No ACM was found within this building. However, lead-containing paint was found within this building.
- Main House – wood frame and concrete construction with corrugated metal roofing, originally built in about 1938. Asbestos-containing materials and lead-containing paint were found within this building.
- East Garage – wood frame and concrete construction with corrugated metal roofing, originally built in about 1938. No ACM was found within this building. However, lead-containing paint was found within this building.
- Summer Quarters – wood frame and concrete construction with corrugated metal roofing, originally construction is unknown but is assume to have been built in late 1950. No ACM was found within this building. However, lead-containing paint was found within this building.
- Netters House – wood frame and concrete construction with corrugated metal roofing, originally construction is unknown but is assume to have been built in the 1970s. Asbestos-containing drywall texture was found within this building. However, no lead-containing paint was found within the structure.

On July 28<sup>th</sup> and 29<sup>th</sup>, 2016, Tim Bird of the URS Corporation conducted an inspection and survey of the nine buildings mentioned above for the presence of asbestos-containing materials

and lead-containing paint. This inspection and survey were conducted at the request of the Idaho Department of Public Works (DPW), represented by Josh Lewis, Asbestos Program Coordinator, and included inspection of the nine buildings to facilitate on-going maintenance and future renovation or demolition of the buildings.

URS was authorized to survey and collect samples of all accessible suspect building materials and components for the presence of asbestos, to verify condition, location, and quantity of ACM, and to make recommendations and provide estimates regarding removal cost of ACM throughout the buildings. In addition, Mr. Lewis requested that URS collect a limited number of composite lead-paint chip samples within the buildings located at the Clark Fork Fish Hatchery Complex and submit them for analysis as part of the asbestos survey. The lead paint sample analysis findings have been included as part of this report.

## **1.2 Summary of Findings**

The Clark Fork Fish Hatchery Complex was occupied at the time of the survey and the buildings were found to be in fair-to-good repair. As mention above, no asbestos-containing materials were identified within the three garages, Hatchery Building, Shop/Freezer Building and Summer Quarters.

However, Friable and non-friable asbestos-containing materials were found within the Office Building, Main House and the Netters House. Several of the buildings have undergone some form of renovation over the years as evidenced by the newer corrugated metal roofing and windows and interior treatments. In addition to the asbestos-containing materials, lead-containing paint was found on the exteriors and/or interiors of the Office Building, Office Garage, East and West Garages, Hatchery Building, Shop/Freezer Building, Main House and the Summer Quarters.

### **1.2.1 Regulated Asbestos-Containing Materials (ACM)**

The following regulated asbestos-containing materials were identified during the site investigation:

#### Office Building

- Spray-on ceiling texture (friable) – 10% Chrysotile, found on the ceilings within the front room, hallway and bedrooms.
- Plaster texture (friable) – 3% Chrysotile, found on the ceiling and walls within the kitchen and the bathroom.
- 9-inch vinyl floor tile (non-friable grey or green VAT) and black mastic – 5% Chrysotile, kitchen and back porch (rear entry storeroom).
- Sheet vinyl flooring (non-friable) – 60% Chrysotile, bathroom (beige sheet vinyl).

#### Hatchery Building

- Window glazing (non-friable) – 5% Chrysotile, exterior window of the building.

#### Main House

- Window glazing (non-friable) – 3% Chrysotile, exterior window of the building.

- Sheet vinyl flooring (non-friable) – 60% Chrysotile, bathroom, old yellow sheet vinyl concealed beneath the new beige sheet vinyl within the bathroom.
- White paper duct tape (friable) – 65% Chrysotile, heating ducts located in the basement.

#### Netters House

- Drywall texture (friable) – 3% Chrysotile, found on the ceiling and walls throughout the house.

The friable and non-friable asbestos-containing materials found within the Office and Hatchery Buildings, the Main House and the Netters House are in fair-to-good condition and can be managed in place. The ACM if not managed properly, may become damaged (airborne), which poses a potential health threat to the building occupants and state employees.

No other asbestos-containing materials (ACMs) were identified in the course of laboratory analysis of the samples collected during the site inspection.

In addition to the asbestos-containing materials, lead-containing paint was found on the exterior and interior of the Office Building, Office Garage, East Garage, Hatchery Building, Shop/Freezer Building, Main House, West Garage and the Summer Quarters. The composite paint-chip (multiple layers of paint) samples contain lead at concentrations which exceed the Environmental Protection Agency (EPA)/U.S. Department of Housing and Urban Development (HUD) guideline of 0.5% by weight.

The lead-containing paint found on the interiors of the Office Building, Office Garage, West Garage, Hatchery Building, Shop/Freezer Building and the Summer Quarters are in good condition (stable, <10% damage) and can be managed in place.

However, the lead-containing paint present on the exteriors of the West Garage, Hatchery Building, Shop/Freezer Building, and the Main House is in fair-to-poor condition (unstable, >10% to <25% flaking or damage). In addition the majority of the exterior paint found on the Summer Quarters and East Garage are in poor condition (extremely unstable >25% damage). A substantial amount of the paint is loose and peeling (flaking) off of these buildings. The flaking paint needs to be stabilized and cleaned up as soon as possible, and the associated waste disposed of properly at an approved landfill.

No lead-containing paint was identified within the Netters House or within the additional lead-containing coatings (paint) obtained in the course of laboratory analysis of the remaining lead-paint-chip samples collected during the site inspection.

The conclusions provided within this report are professional opinions based solely upon visual site observations and interpretations of analyses as previously described. The opinions presented herein apply to the site conditions existing at the time of our limited asbestos and lead paint survey, and interpretation of current regulations pertaining to asbestos and lead containing materials. Therefore, these opinions and recommendations may not apply to future conditions that may exist at the site. All applicable federal, state and local regulations should always be verified prior to any work that may disturb suspected ACM and lead paint.

### 1.2.2 Non-regulated or Non-Asbestos-Containing Materials

The following sampled materials were found not to contain regulated quantities of asbestos:

#### Fish Raceways (enclosures)

- Concrete foundation walls and floors.

#### Office Building

- Window glazing compound – on the exterior of the wood framed windows.
- CMU Block and mortar – exterior and interior walls.
- Blown-in insulation – attic and inside of exterior walls.
- Batt insulation – found within the attic and crawlspace.
- 12-inch by 12-inch ceiling tiles – located in the northwest bedroom.
- Ceramic tile grout – found within the kitchen and bathroom.
- Tar paper – concealed beneath the 9-inch floor tiles within the kitchen and rear porch.
- Brown sheet vinyl flooring – found within the kitchen.
- Concrete foundation – exterior walls.

#### Office Garage

- Window glazing compound – on the exterior of the wood framed windows.
- Interior drywall (no joint compound) – walls and ceiling, various locations.
- Concrete foundation – exterior walls.

#### East Garage

- Window glazing compound – on the exterior of the wood framed windows.
- Brick and mortar – chimney.
- Concrete foundation – exterior walls.

#### Hatchery Building

- Stucco finish – applied to exterior concrete foundation walls.
- Concrete foundation – exterior walls.
- Concrete walls – interior fish raceways (tanks).
- Grey coating – applied to the exterior and interior of the fish raceways.
- Brick and mortar – chimney.
- Blown-in insulation – attic space.
- Foil covered rigid foam insulation – stairwell walls to attic.

#### Shop/Freezer Building

- Window glazing compound – on the exterior windows.
- CMU Block and mortar – chimney, building's interior and exterior.
- Plaster finish – interior walls and ceilings within the shop and freezers.
- Blown-in insulation – attic and inside of exterior walls.
- Rigid fiberglass insulation and black tar coating – applied to the freezer ceilings.
- Concrete foundation – exterior walls.

#### Main House

- Brick and mortar – chimney, roof top, attic space and within the basement.



- Blown-in insulation – attic and inside of exterior walls.
- Batt insulation – located above the drywall ceiling and inside the walls of the back porch.
- Plaster finish – applied over wood lath, interior walls and ceilings within the house.
- Drywall and joint compound – interior walls and ceilings, various locations.
- Ceramic tile grout – located within the kitchen and bathroom.
- Off-white sheet vinyl flooring and white mastic – located in the kitchen, dining and laundry.
- Off-white sheet vinyl flooring and white mastic – located in the bathroom, applied over the asbestos-containing yellow sheet vinyl.
- Concrete foundation – exterior walls

#### West Garage

- Window glazing compound – on the exterior of the wood framed windows.
- Concrete foundation – exterior walls.

#### Summer Quarters

- Gray Batt insulation – attic space above the ceilings.
- 12"x20" ceiling tiles – interior ceilings.
- Sheet vinyl flooring, beige/blue – northwest end of the structure.
- Concrete foundation – building's exterior.

#### Netters House

- Drywall (sheetrock) and joint compound – finished interior walls and ceilings.
- Drywall no joint compound – garage interior walls and ceilings.
- Sheet vinyl flooring – found within the front entry, kitchen dining area and the bathrooms, various colors and patterns, exposed and concealed (multiple layers) beneath newer vinyl.
- Exterior siding – composite wood, lap-siding, walls and gable ends.
- Batt/blown-insulation – attic space.
- Batt insulation – foil covered inside walls and paper covered within the crawlspace.
- CMU block and mortar – chimney.
- Concrete foundation – building's exterior.

The asbestos-containing materials found within the Office and Hatchery Buildings, the Main House and the Netters House are in fair-to-good condition (less than 10% damage or non-friable) and can be managed in place. Place the asbestos-containing materials in an operation and maintenance program and maintain in-place until the materials can be removed and disposed of properly.

Control access to the material, ensuring that the materials are not subjected to sanding, grinding, cutting, drilling, and/or abrading, until a competent abatement contractor can abate the asbestos-containing materials.

Routinely alert state employees, applicable visitors, and outside contractor personnel of the presence of asbestos-containing material within the building and/or work areas.

If it is determined at any future point that the asbestos-containing materials are about to become damaged (through deterioration, removal, sanding, grinding, drilling, abrading, etc.), implement an abatement program per 29 CFR 1926.1101 OSHA construction standard.

Prior to renovation of those spaces, or demolition of the buildings where ACM is present, the “regulated” asbestos-containing materials need to be removed by a competent asbestos abatement contractor as required under NESHAP and per 29 CFR 1926.1101 OSHA Construction Standard. The ACM should be disposed of at a facility permitted under 40 CFR Subchapter I to accept asbestos waste.

### **1.2.3 Sample Analysis and Methodology**

All samples of suspect ACM presented in this report have been analyzed by Polarized Light Microscopy (PLM). If any of the samples taken of a homogeneous material were positive for asbestos at greater than 1 percent (>1%), the material, in its entirety, was considered to contain asbestos.

Each sample listed within the report is identified by a unique alpha/numeric sample designation, such as OF-A-01. The first two (2) or three (3) letters designate the “Building or the Clark Fork Fish Hatchery Complex,” the “A” denotes a suspect asbestos-containing materials (ACM), and the “L” denotes a suspect lead-containing paint or coating the final two digits represent a sequential number of samples taken within that building.

The following abbreviations (nomenclature) were used in the sample numbering system to identify each building. As mentioned above the A = Asbestos bulk samples and the L = Lead Paint-chip samples. The assigned “nomenclature” for building is listed below in the order that it was used within the asbestos bulk and lead-paint chip sample chain of custody (COC) and lab results to identify each building or sample location:

CFH = Clark Fork Hatchery, use to identify samples of concrete obtained from various sources. SQ = Summer Quarters, EG = East Garage, WG = West Garage, OG = Office Garage, OF = Office, HB = Hatchery Building, MH = Main House, SF = Shop/Freezer Building and NH = Netters House. See Section 2.0, Survey Results, for photographic documentation, description and location of all sampled materials.

### **1.2.4 Preliminary Cost Estimates**

The following preliminary cost information reflects cost estimates used throughout the industry, and is based on removal of all ACM within the building as a single abatement project, with the building unoccupied. The abatement costs are based on the State’s standard PCM clearance requirements.

This is not a recommendation for removal, but a monetary budget guide in case removal, renovation, or demolition should be undertaken. Reinstallation and replacement cost estimates would have to be considered at the time of future abatement due to possible renovation.

Preliminary abatement cost estimates are:

**Office Building - Material Description****Abatement cost**

• Spray-on ceiling texture – front room, hallway and bedrooms ceilings, approximately 900 SF	\$9,000.00
• Plaster texture – kitchen and bathroom walls/ceilings, approximately 600 SF	\$6,000.00
• 9-inch vinyl floor tile and black mastic – kitchen and back porch/storeroom, approximately 200 SF	\$2,000.00
• Sheet vinyl flooring – bathroom, approximately 40 SF	<u>\$400.00</u>
subtotal	\$17,400.00

**Hatchery Building - Material Description**

• Window glazing – exterior windows, approximately 900 LF	<u>\$2,700.00</u>
subtotal	\$2,700.00

**Main House - Material Description**

• Window glazing – exterior windows, approximately 400 LF	\$1,200.00
• Sheet vinyl flooring – bathroom (concealed), approximately 400 SF	\$4,000.00
• White paper tape – heat ducts, basement and crawlspace, approx. 800 SF	<u>\$2,400.00</u>
subtotal	\$7,600.00

**Netters House – Material Description**

• Drywall texture – walls and ceilings throughout, approximately 4,000 SF	<u>\$20,000.00</u>
<b>Total</b>	\$47,700.00

**1.3 Summary of Coatings Sampled for Lead-Containing Paint**

<b><u>Office Building - Material Description</u></b>	<b><u>Sample Number(s)</u></b>	<b><u>% Lead</u></b>
Beige (composite) – exterior wood siding.	OF-L-01	2.1 (above - Regulatory Limit, EPA/HUD Guidelines)
Brown trim (composite) – exterior windows, over white/green paint.	OF-L-02	4.0 (above - Regulatory Limit, EPA/HUD Guidelines)
Red trim (composite) – exterior windows, over white/green paint.	OF-L-03	4.5 (above - Regulatory Limit, EPA/HUD Guidelines)
Off-white (composite) – interior walls.	OF-L-04	<0.0069 (below - Regulatory Limit, EPA/HUD Guidelines)
Off-white (composite) – interior walls and trim.	OF-L-05	17 (above - Regulatory Limit, EPA/HUD Guidelines)

<b><u>Office Garage - Material Description</u></b>	<b><u>Sample Number(s)</u></b>	<b><u>% Lead</u></b>
Beige (composite) – exterior wood siding.	O-L-01	0.84 (above - Regulatory Limit, EPA/HUD Guidelines)
Brown (composite) – exterior windows.	OG-L-02	1.3 (above - Regulatory Limit, EPA/HUD Guidelines)
<b><u>East Garage - Material Description</u></b>	<b><u>Sample Number(s)</u></b>	<b><u>% Lead</u></b>
Pale Pink (composite) – exterior wood siding.	EG-L-01	7.4 (above - Regulatory Limit, EPA/HUD Guidelines)
Red (composite) over green – exterior windows.	EG-L-02	7.8 (above - Regulatory Limit, EPA/HUD Guidelines)
Pale Pink (composite) – interior window trim.	EG-L-03	9.6 (above - Regulatory Limit, EPA/HUD Guidelines)
<b><u>West Garage - Material Description</u></b>	<b><u>Sample Number(s)</u></b>	<b><u>% Lead</u></b>
Off-white (composite) – exterior wood siding.	WG-L-01	6.5 (above - Regulatory Limit, EPA/HUD Guidelines)
Beige (composite) – exterior concrete foundation.	WG-L-02	0.051 (below - Regulatory Limit, EPA/HUD Guidelines)
Off-white (composite) – interior walls and trim.	WG-L-03	3.9 (above - Regulatory Limit, EPA/HUD Guidelines)
<b><u>Netter House - Material Description</u></b>	<b><u>Sample Number(s)</u></b>	<b><u>% Lead</u></b>
Beige (composite) – exterior wood siding.	NH-L-01	0.099 (below - Regulatory Limit, EPA/HUD Guidelines)
Dark Brown (composite) – exterior wood trim.	NH-L-02	0.12 (below - Regulatory Limit, EPA/HUD Guidelines)
Off-white (composite) – interior walls/ceilings.	NH-L-03	0.0072 (below - Regulatory Limit, EPA/HUD Guidelines)
<b><u>Shop/Freezer Building - Material Description</u></b>	<b><u>Sample Number(s)</u></b>	<b><u>% Lead</u></b>
Off-white (composite) – exterior wood siding/trim.	SF-L-01	2.5 (above - Regulatory Limit, EPA/HUD Guidelines)
Red (composite) over green – exterior window trim.	SF-L-02	3.7 (above - Regulatory Limit, EPA/HUD Guidelines)
White (composite) – interior walls and ceilings.	SF-L-03	0.012 (below - Regulatory Limit, EPA/HUD Guidelines)
Grey trim (composite) – interior walls/doors/wainscot.	SF-L-04	0.096 (below - Regulatory Limit, EPA/HUD Guidelines)
Off-white (composite) beige over teal – interior walls/doors.	SF-L-05	0.0099 (below - Regulatory Limit, EPA/HUD Guidelines)

<b><u>Summer Quarters - Material Description</u></b>	<b><u>Sample Number(s)</u></b>	<b><u>% Lead</u></b>
Off-white (composite) – exterior wood siding.	SQ-L-01	4.8 (above - Regulatory Limit, EPA/HUD Guidelines)
Red (composite) – exterior wood window trim.	SQ-L-02	4.5 (above - Regulatory Limit, EPA/HUD Guidelines)
Off-white (composite) – interior wood trim and paneling.	SQ-L-03	2.5 (above - Regulatory Limit, EPA/HUD Guidelines)
<b><u>Hatchery Building - Material Description</u></b>	<b><u>Sample Number(s)</u></b>	<b><u>% Lead</u></b>
Off-white (composite) – exterior wood siding.	HB-L-01	13 (above - Regulatory Limit, EPA/HUD Guidelines)
Reddish Brown (composite) – exterior window/trim.	HB-L-02	1.3 (above - Regulatory Limit, EPA/HUD Guidelines)
Silver, grey (composite) – interior over wood.	HB-L-03	0.25 (below - Regulatory Limit, EPA/HUD Guidelines)
Green (composite) – interior trim, over wood.	HB-L-04	Void (not enough sample provided to analyze, <50 mg)
Grey (composite) – interior wood columns and concrete fish raceways.	HB-L-05	0.013 (below - Regulatory Limit, EPA/HUD Guidelines)
Off-white (composite) beige – interior walls and ceilings.	HB-L-06	0.60 (above - Regulatory Limit, EPA/HUD Guidelines)
Brown (composite) – exterior wood windows.	HB-L-07	7.5 (above - Regulatory Limit, EPA/HUD Guidelines)
Beige (composite) – exterior concrete foundation.	HB-L-08	5.9 (above - Regulatory Limit, EPA/HUD Guidelines)
<b><u>Main House - Material Description</u></b>	<b><u>Sample Number(s)</u></b>	<b><u>% Lead</u></b>
Beige (composite) – exterior wood siding.	MH-L-01	0.040 (below - Regulatory Limit, EPA/HUD Guidelines)
Reddish Brown (composite) – exterior window/trim.	MH-L-02	7.1 (above - Regulatory Limit, EPA/HUD Guidelines)
Off-white (composite) trim – interior doors and cabinets.	MH-L-03	14 (above - Regulatory Limit, EPA/HUD Guidelines)
Beige (composite) – interior back porch.	MH-L-04	3.8 (above - Regulatory Limit, EPA/HUD Guidelines)
Grey (composite) – interior floor and walls.	MH-L-05	2.8 (above - Regulatory Limit, EPA/HUD Guidelines)
Off-white (composite) trim – interior walls/ceilings.	MH-L-06	<0.0079 (below - Regulatory Limit, EPA/HUD Guidelines)

As previously mentioned, no lead-containing paint was identified within the Netters House, although lead-containing paint was found on the exterior and interior of Office Building, Office Garage, West Garage, Shop/Freezer Building, Summer Quarters and the Hatchery Building. The



composite paint-chip (multiple layers of paint) samples contain lead at concentrations which exceed the Environmental Protection Agency (EPA)/U.S. Department of Housing and Urban Development (HUD) guideline of 0.5% by weight.

The lead-containing paint found on the interiors of the Office Building, Office Garage, West Garage, Shop/Freezer Building, Summer Quarters and the Hatchery Building are in good condition (stable, <10% damage) and can be managed in place. Place the interior paint in an operation and maintenance program and maintain in-place until the material can be removed and disposed of properly.

However, the lead-containing paint present on the exteriors of the West Garage, Hatchery Building, Shop/Freezer Building, and the Main House is in fair-to-poor condition (unstable, >10% to <25% flaking or damage). In addition the majority of the exterior paint found on the Summer Quarters and East Garage are in poor condition (extremely unstable >25% damage). A substantial amount of the paint is loose and peeling (flaking) off of these buildings. The flaking paint needs to be stabilized and cleaned up as soon as possible, and the associated waste disposed of properly at an approved landfill. Once the damaged and flaking



exterior paint has been stabilized place the remaining lead-containing paint in an operation and maintenance program and maintain in-place until the material can be removed and disposed of properly.

Control access to the materials, ensuring that the materials are not subjected to sanding, grinding, cutting, drilling, and/or abrading, until a competent abatement contractor can abate the lead-containing paint.

Routinely alert state employees, applicable visitors, and outside contractor personnel of the presence of lead-containing paint

within the building and/or work areas.

If it is determined at any future point that the lead-containing paint is about to become damaged (through deterioration, removal, sanding, grinding, drilling, abrading, etc.), implement an abatement program per 29 CFR 1926.62 OSHA construction standard.

The other composite paint chip samples collected from buildings were found to contain lead at concentrations below EPA/HUD guideline of 0.5% by weight. However, these materials should be handled appropriately.

All samples of suspect lead paint presented in this report have been analyzed by flame AAS (ASTM D3335-85A) “Standard Method to Test for Low Concentrations of Lead in Paint by Atomic Absorption Spectrophotometry.” If any of the samples taken of a coating material were positive for lead at greater than the regulatory limit of 0.5 percent (0.5% by weight EPA/HUD guidelines), the material in its entirety was considered to be lead-containing paint.

Each sample listed within the report is identified by a unique alpha/numeric sample designation, such as OF-L-01. The first two (2) letters/numbers designate the “Clark Fork Fish Hatchery Complex and Building,” the “L” denotes a suspect lead coating, and the final two digits represent a sequential number of samples taken within the building. See Section 2.0, Survey Results, for photographic documentation, description and location of all sampled materials.

### **1.3.1 Preliminary Exterior Lead-paint Stabilization Cost Estimates**

The following preliminary cost information reflects cost estimates used throughout the industry, and is based on stabilization activities for removal of the loose and flaking lead-paint found on the exteriors of the following eight (8) buildings as a single removal project. The paint stabilization costs are based on the State’s standard visual clearance requirements.

This is not a recommendation for total paint removal, but a monetary budget guide for stabilization of existing damaged and flaking paint if it should be undertaken. Replacement cost estimates would have to be considered post paint stabilization or at the time of future renovation.

Preliminary exterior paint stabilization cost estimates are:

<b><u>Office Building</u></b>	<b><u>Stabilization cost</u></b>
• Exterior wood siding and window trim, approximately 1,600 SF	\$3,200.00
<b><u>Office Garage</u></b>	
• Exterior wood siding and window trim, approximately 900 SF	\$1,800.00
<b><u>East Garage</u></b>	
• Exterior wood siding and window trim, approximately 1,000 SF	\$2,000.00
<b><u>West Garage</u></b>	
• Exterior wood siding, approximately 1,200 SF	\$2,400.00
<b><u>Shop/Freezer Building</u></b>	
• Exterior wood siding and window trim, approximately 1,700 SF	\$3,400.00

### Summer Quarters

- Exterior wood siding and window trim, approximately 600 SF \$1,200.00

### Hatchery Building

- Exterior wood siding and window trim, approximately 1,800 SF \$3,600.00

### Main House

- Exterior wood siding and window trim, approximately 1,600 SF \$3,200.00

**Total** \$20,800.00

## **2.0 SURVEY RESULTS**

### **2.1 Photo Log of the Buildings, Materials & Conditions Observed During the Site Inspection**



1. View of the Office Building (right) and the Office Garage (left) shows the lead-containing exterior beige and brown trim paint.

2. View of the northeast elevation (rear) of the Office Building and Office Garage showing the corrugated metal roofing and exterior wood siding.

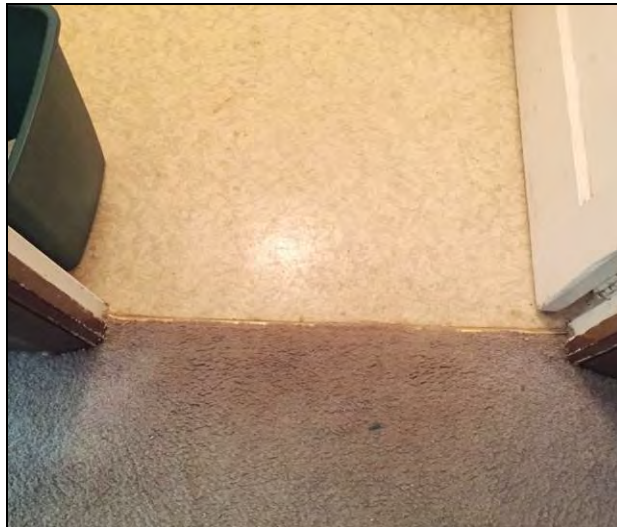






- 3. View of the grey asbestos-containing 9-inch vinyl floor tile located within the rear porch. Also shows the non-asbestos brown (reddish-brown brick pattern) sheet vinyl flooring found in the kitchen of the Office Building.**

- 4. View of the asbestos-containing sheet vinyl found within the Office Building's bathroom.**



- 5. View of the non-asbestos 12-inch ceiling tile found within the Office building's northwest bedroom.**

6. View of the non-asbestos ceramic tile grout found within the kitchen. Also shows the lead-containing off-white paint found on the exterior of the kitchen cabinets within the Office Building.



7. View of the non-asbestos-window glazing found on the exterior of the Office. Also shows the exterior beige and brown trim that were found to contain lead levels above the EPA/HUD guideline regulatory limit. These materials are similar to those found on the Office Building.

8. View of the interior of the Office Garage showing the non-asbestos drywall found on the walls and on the ceilings in various locations.







**9. View of the Hatchery Building showing the off-white paint that contains lead levels above the EPA/HUD guideline regulatory limit. Also shows the non-asbestos stucco finish applied to the concrete foundation walls.**

**10. View of the asbestos-containing window glazing found on the exterior windows of the Hatchery Building. Also show the reddish-brown trim paint that contains lead levels above the EPA/HUD guideline regulatory limit.**



**11. Interior view of the Hatchery Building showing the grey and green paint that was found to contain lead levels below the EPA/HUD guideline. The grey coating applied to the inside and outside of the fish raceways was found to be non-asbestos containing.**

**12. View of the non-asbestos brick and mortar found on the chimney located within the Hatchery Building.**



**13. View of the non-asbestos blown-in insulation found in the attic of the Hatchery Building.**

**14. View of concrete fish raceways at the Clark Fork Fish Hatchery. The concrete was found to be non-asbestos.**







**15. View of the Main House showing the corrugated metal roofing. Also shows the beige paint applied to the exterior wood siding that was found to contain lead levels below the EPA/HUD guideline.**

**However the reddish-brown trim paint found on the exterior of the windows was found to contain lead levels above the EPA/HUD guideline.**

**16. View of the newer non-asbestos sheet vinyl found in the bathroom. This material has been installed over old yellow asbestos-containing sheet vinyl flooring.**



**17. View of the asbestos paper duct tape applied to the exterior of the metal heat ducts found within the basement and crawlspace areas located within the Main House.**

**18. View of the non-asbestos blown-in insulation found within the exterior walls of the Main House. This material is similar in appearance and texture to that found within the attic space.**



**19. View of non-asbestos plaster finish applied to wood lath. The plaster finish is found on the interior walls and ceilings throughout the upper level of the Main House.**

**20. Interior of the Main House kitchen, dining and laundry areas located on the main level, showing the newer non-asbestos sheet vinyl flooring and non-ACM ceramic tile grout.**

**Also shows the lead-containing off-white paint found on the kitchen cabinets.**







**21. View of the asbestos window glazing found on the exterior of the East Garage. The reddish-brown trim paint contains lead levels above the EPA/HUD guideline.**

**22. View of the asbestos window glazing found on the exterior of the East Garage. The reddish-brown trim paint contains lead levels above the EPA/HUD guideline.**

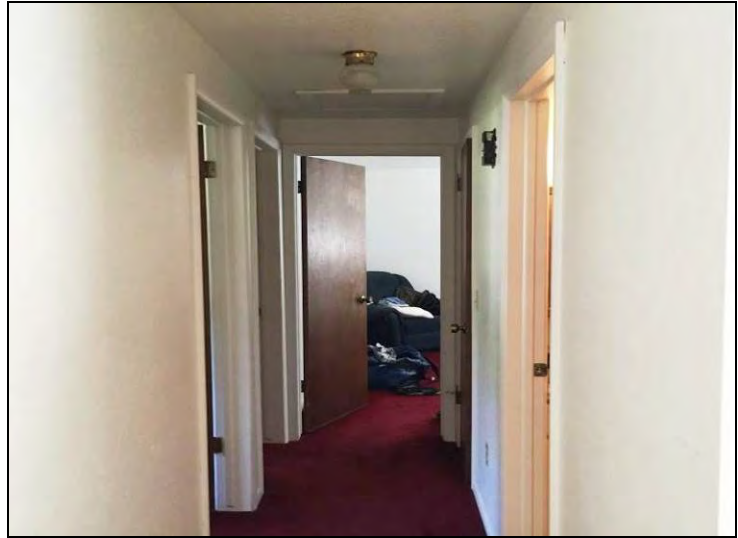


**23. View of the Netters House showing the exterior beige and brown trim paint that contains lead levels below the EPA/HUD guideline regulatory limit.**



**24. Interior view of the Netters House showing the non-asbestos drywall texture applied to the walls and ceilings throughout the building.**

**The off-white interior paint contains lead levels below the EPA/HUD guideline regulatory limit.**



**25. View of non-asbestos sheet vinyl found within the bathroom of the Netters House.**

**26. View of the blown-in insulation found within the Netters House attic space.**





**27. View of the West Garage showing the off-white exterior that was found to contain lead levels above the EPA/HUD guideline regulatory limit.**

**28. View of the West Garage showing the non-asbestos window glazing compound used on the exterior windows.**

**The reddish-brown paint is presumed to contain lead levels above the EPA/HUD guideline regulatory limit as does the exterior off-white paint.**



**29. View of the Shop/Freezer Building showing the off-white paint that was found on the exterior siding and trim found to contain lead levels above the EPA/HUD guideline regulatory limit.**



**30. View of the non-asbestos rigid fiberglass insulation found on the interior ceilings of the freezers.**



**31. View of the Summer Quarters showing the off-white and reddish-brown trim that was found to contain lead levels above the EPA/HUD guideline regulatory limit.**

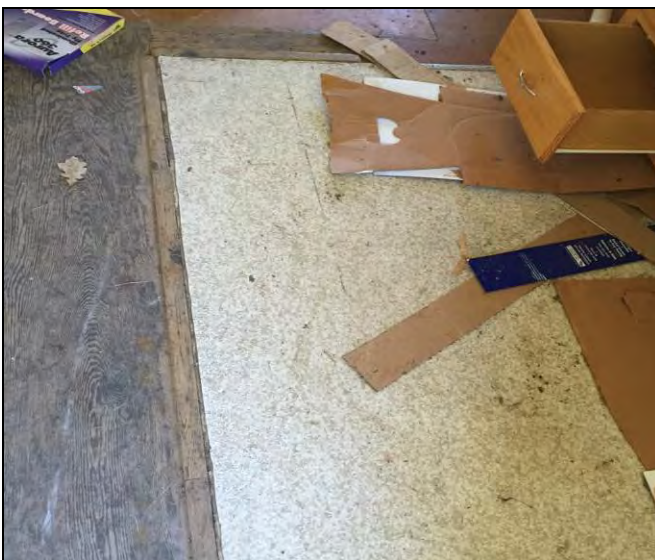
**32. View of the peeling and flaking exterior lead-containing paint found the rear of the Summer Quarters.**





**33. View of the non-asbestos grey batt insulation found within the Summer Quarters attic space.**

**34. View of the 12-inch by 20-inch ceiling tiles found within the Summer Quarters.**



**35. View of the non-asbestos sheet vinyl flooring found within the Summer Quarters.**



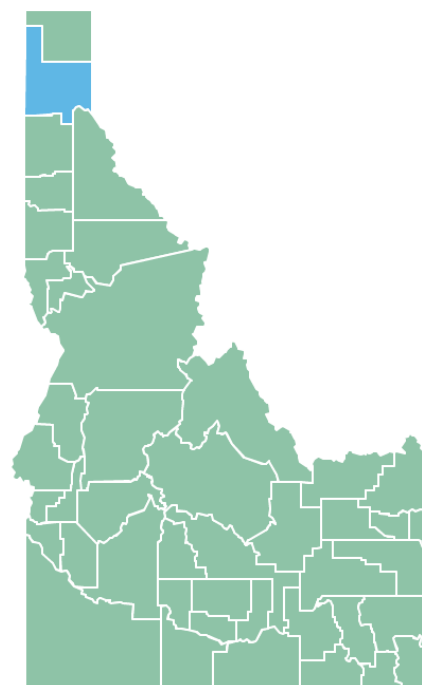


# Bonner County Labor Force And Economic Profile

Last Updated: January 2023

## Bonner County Economic Overview

Civilian Labor Force (Dec 2022)	22,602
Unemployment Rate (Dec 2022)	3.5%
Population (2021)	49,491
Median Household Income (2021)	\$55,206
Per Capita Personal Income (2020)	\$44,751
Poverty Rate (2021)	11.7%



Idaho Department of Labor

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## 1. Bonner County Demographic Characteristics, 2021 5-Year ACS

	Bonner County	Bonner County (%)	State of Idaho (%)	United States (%)
<b>Total Population</b>	46,481	100.0%	1,811,617	329,725,481
<b>Race and Ethnicity</b>				
White alone, not hispanic	45,161	97.2%	86.5%	68.2%
Black or African American alone, not hispanic	259	0.6%	0.7%	12.6%
Native American alone, not hispanic	1,228	2.6%	1.3%	0.8%
Asian alone, not hispanic	720	1.5%	1.4%	5.7%
Hispanic, or Latino (of any race)	1,656	3.6%	12.9%	18.4%
<b>Gender</b>				
Male	23,300	50.1%	50.4%	49.5%
Female	23,181	49.9%	49.6%	50.5%
<b>Age</b>				
Median age	48.2	-	36.8	38.4
Under 18 years	9,206	19.8%	25.3%	22.5%
Over 18 years	37,275	80.2%	74.7%	77.5%
21 years and over	34,710	74.7%	65.4%	68.3%
Over 65 years	11,591	24.9%	15.8%	16.0%
<b>Educational Attainment (Population 25 years and Over)</b>				
Less than 9th grade	737	1.6%	2.2%	3.3%
High school graduate (with equivalencies)	10,541	22.7%	18.7%	18.2%
Some college, no degree	8,685	18.7%	16.4%	13.4%
Associate's degree	3,444	7.4%	7.0%	6.1%
Bachelor's degree	6,210	13.4%	14.0%	14.7%
Graduate or professional degree	3,018	6.5%	7.3%	9.5%
<b>Median Household Income</b>	\$55,206	-	\$63,377	\$69,021

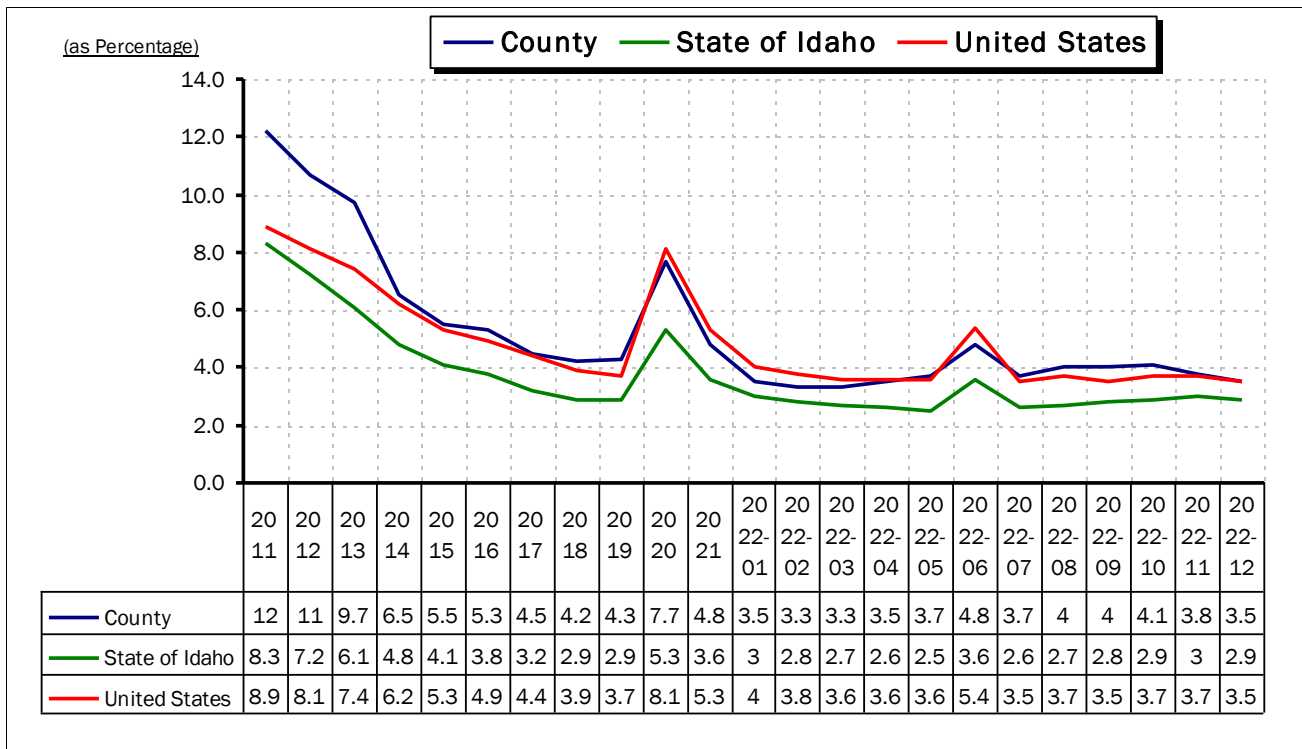
Source: US Census Bureau, American Community Survey 5-Year Estimates

## 2. Labor Force Growth, December 2021 to December 2022

	Labor Force	Employment	Unemployed	Unemployment Rate
<b>December 2022</b>	22,602	21,815	787	3.5%
<b>December 2021</b>	21,499	20,761	738	3.4%
<b>YoY % Change</b>	5.1%	5.1%	6.6%	0.1%

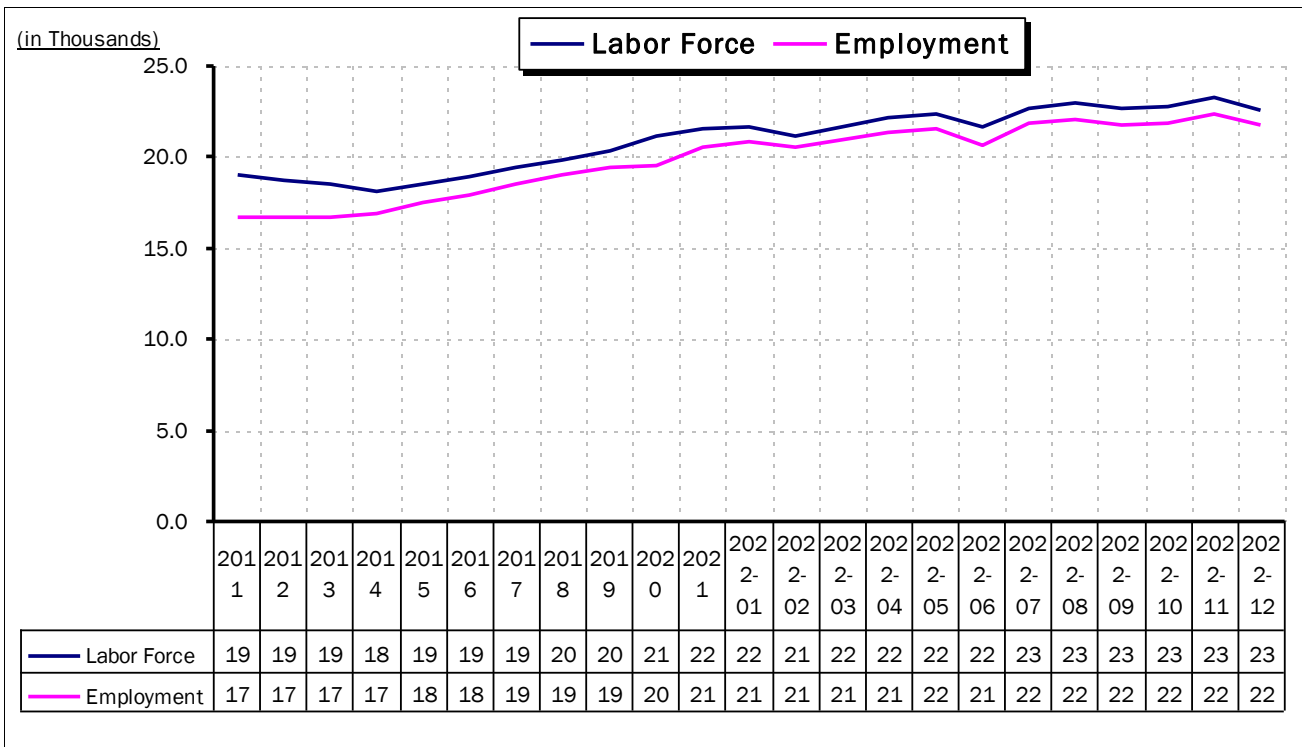
Source: Idaho Department of Labor- Local Area Unemployment Statistics (LAUS)

### 3. Seasonally-Adjusted Unemployment Rate, 2011 to December 2022



Source: Idaho Department of Labor- Local Area Unemployment Statistics (LAUS)

### 4. Seasonally-Adjusted Labor Force and Employment, 2011 to December 2022



Source: Idaho Department of Labor- Local Area Unemployment Statistics (LAUS)

## 5. Industry Employment and Wages, 2011, 2020, and 2021

Supersector	2011		2020		2021	
	Average Employment	Average Wages	Average Employment	Average Wages	Average Employment	Average Wages
Total Covered Wages	12,551	\$31,337	14,374	\$40,454	15,303	\$43,372
Natural Resources and Mining	359	\$44,317	346	\$53,701	388	\$54,545
Construction	655	\$28,323	1,039	\$39,832	1,205	\$43,893
Manufacturing	1,859	\$35,779	2,017	\$52,538	2,081	\$55,016
Trade, Transportation, and Utilities	2,875	\$33,635	3,028	\$37,300	3,189	\$39,629
Information	225	\$37,511	281	\$60,909	298	\$71,089
Financial Activities	505	\$37,558	590	\$50,342	642	\$53,701
Professional and Business Services	792	\$42,594	863	\$56,094	1,013	\$63,332
Education and Health Services	2,291	\$31,095	2,773	\$38,507	2,791	\$40,901
Leisure and Hospitality	1,671	\$13,843	1,965	\$20,037	2,179	\$22,418
Other Services	479	\$20,133	548	\$28,183	602	\$30,478
Public Administration	833	\$36,592	917	\$49,934	907	\$52,525

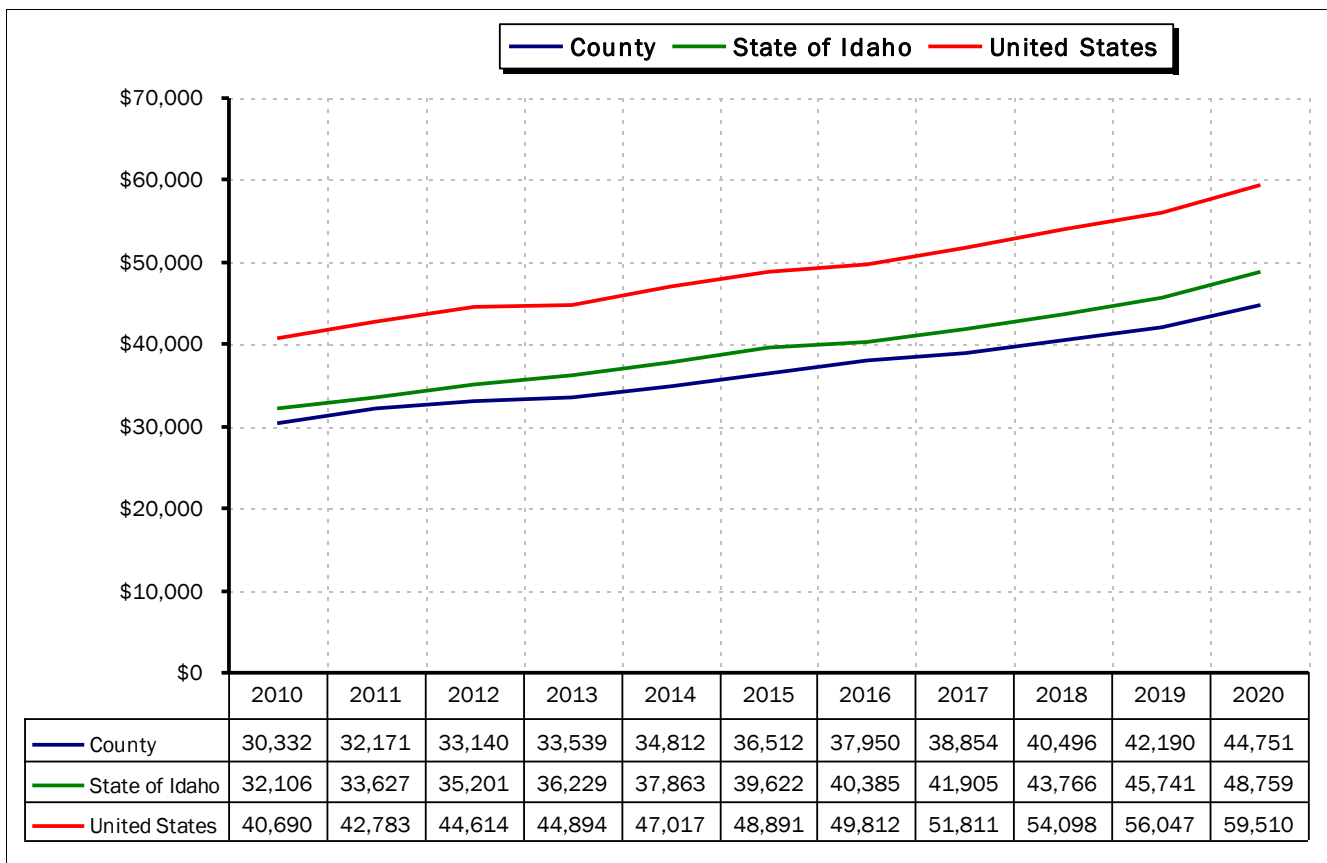
Source: Idaho Department of Labor- Quarterly Census of Employment Wages (QCEW)

## 6. Top Employers, 2021

Employer	Ownership	Employment Range
Lake Pend Orielle School District	Local Government	500 - 999
Litehouse	Private	250 - 499
Bonner General Hospital	Local Government	250 - 499
Bonner County	Local Government	250 - 499
Schweitzer Mountain Resort	Private	250 - 499
Wal-mart	Private	250 - 499
West Bonner County School District	Local Government	100 - 249
Kodiak	Private	100 - 249
Idaho Forest Group	Private	100 - 249
Encoder Products Co	Private	100 - 249

NOTE: Only employers that have given the Department permission to release employment range data are listed.  
Source: Idaho Department of Labor- Quarterly Census of Employment Wages (QCEW)

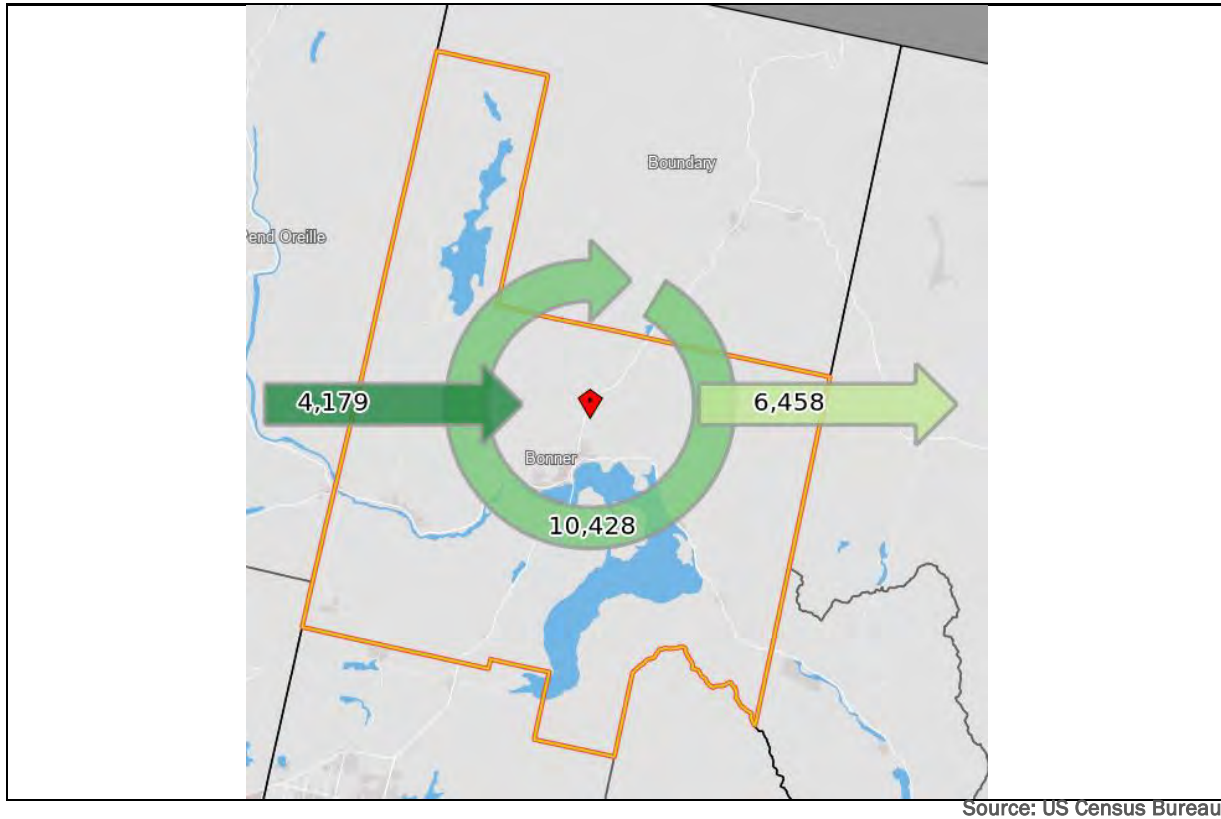
## 7. Real Per Capita Income, 2010 to 2020



Source: U.S. Bureau of Economic Analysis

## 8. Labor Force Commuting Patterns, 2019

It is estimated that 10,428 workers lived and worked in Bonner County in 2019. Another 4,179 workers were employed in Bonner County but lived outside, while 6,458 workers commuted to other counties for work.



Source: US Census Bureau

## 9. Top 10 Cities Where People Who Work in Bonner County Live, 2019

City of Residence	Count of All Jobs	Percentage of Total Jobs
Sandpoint	2,807	19.2%
Coeur d'Alene	462	3.2%
Ponderay	338	2.3%
Priest River	309	2.1%
Post Falls	272	1.9%
Kootenai	232	1.6%
Dover	153	1.0%
Bonnars Ferry	152	1.0%
Hayden	124	0.8%
Newport , WA	104	0.7%

Note: "All Jobs" includes private and public sector jobs. It also includes a count of workers with multiple jobs. Source: US Census Bureau- Longitudinal Employer-Household Dynamics (LEHD)



## 10. Top 10 Cities Where People Who Live in Bonner County Work, 2019

City of Employment	Count of All Jobs	Percentage of Total Jobs
Sandpoint	5,374	31.8%
Ponderay	1,263	7.5%
Coeur d'Alene	1,109	6.6%
Spokane , WA	529	3.1%
Priest River	461	2.7%
Post Falls	340	2.0%
Boise City	323	1.9%
Hayden	275	1.6%
Newport , WA	265	1.6%
Spokane Valley , WA	257	1.5%

Note: "All Jobs" includes private and public sector jobs. It also includes a count of workers with multiple jobs. Source: US Census Bureau- Longitudinal Employer-Household Dynamics (LEHD)

**For more Information, Contact:**

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## Qualifications: H. Scott Calhoun, MAI

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Idaho CGA-657 • Washington CGA #1102408

[scott@hscalhoun.com](mailto:scott@hscalhoun.com)

### Education:

**University of Idaho** (B.S., 1989, Wildland Recreation Management)

**University of Utah** (1994-95, Biochemistry & Genetics)

### Appraisal Institute Courses:

120 Appraisal Procedures; 1999 Sacramento, CA  
310 Basic Income Capitalization; 2000 Salt Lake City, UT  
320 General Applications; 2001 Seattle, WA  
410 Standards of Professional Practice, Part A (USPAP); 2001, 2007, 2008, 2010  
420 Standards of Professional Practice, Part B; 2001 Eugene, OR, 2008 Reno, NV  
510 Advanced Income Capitalization; 2001 Portland, OR  
520 Highest & Best Use; 2003 Portland, OR  
530 Advanced Cost and Sales Comparison; 2003 Salt Lake City, UT  
540 Appraisal Report Writing; 2003 San Jose, CA  
550 Advanced Applications; 2002 Denver, CO  
MAI Comprehensive Examination; 2003 Seattle, WA  
Scope of Work; 2006 Boise, ID  
430BDM-Appraisal Curriculum Overview (2 Day General); 2010 Boise, ID  
UASFLA: Practical Applications; 2011 Boise  
General Demonstration Report Writing Seminar; 2016  
Practical Highest and Best Use; Boise, ID 2021  
2022-2023 7-Hour National USPAP Update Course; Boise, ID 2021

### American Society of Farm Managers and Rural Appraisers

A12C Part III National USPAP Course; 2005 Idaho Falls, ID  
Water Rights, Supply & Irrigation Seminar; 2005 Idaho Falls, ID  
1031 Exchange Transaction Seminar; 2008 Salt Lake City, UT  
A360 Introduction to Appraisal Review; 2009 Jackpot, NV  
Wind Power Valuation; 2010  
Conservation Easement Valuation Seminar; 2010  
National USPAP Update Course; 2012, 2014, 2016, 2018, 2020  
Appraisal Procedures & Economic Update; 2012 Logan, UT  
Highest & Best Use Seminar; 2012 Jackpot, NV  
Appraising Ag Lands in Transition Seminar; 2012 Jackpot, NV  
Valuation of Intangible and Non-Financial Assets; 2013 Fort Hall, ID  
Valuation of Conservation Easements and other Partial Interests; 2013 Ketchum, ID  
Real Estate Law for Appraisers Seminar; 2014 Boise, ID  
A250 Eminent Domain; 2014 Ketchum, ID  
Introduction to Soils for Appraisers; 2015 Twin Falls, ID  
Ag Outlook & Beef Topics Seminar; 2016 Logan, UT  
Introduction and Using Excel in Specific Appraisal Applications; 2017 ID Falls, ID  
Uniform Appraisal Standards for Federal Land Acquisition; 2017 La Vista, NE  
Agricultural Appraisal Outlook Seminar; Logan, UT 2020  
Appraising Agricultural Land in Transition; Twin Falls, ID 2021  
Valuation of Lifestyle and Trophy Properties; Boise, ID 2022

## Court Qualifications & Testimony:

Qualified with Ada County, Idaho District Court for Expert Witness Testimony

- ACHD v Gregerson January 23, 2004
- ACHD v. Vakili April 8, 2013
- ACHD v. Brooke View MHP November 16 & 19, 2014

Qualified with Shoshone County, Idaho District Court for Expert Witness Testimony

- Shoshone County v. Lewis December 12 & 13, 2011

Qualified with U.S. Federal (Idaho) District Court for Expert Witness Testimony

- Roy L. Hall v. Glenns Ferry Grazing Association. August 11, 2006

## Membership & Service:

Idaho Real Estate Appraisal Board- Service 2015 to 2020

-Board Chair 2019 to 2020

Appraisal Institute; MAI designation February 16, 2016

-past Southern Idaho Chapter Board Member

American Society of Farm Managers and Rural Appraisers, Associate Member

-2013 President of the Idaho Utah Chapter of the ASFMRA

Leadership Idaho Agriculture

-2010 to present (Co-Chair Class 31 2010-2011)

## Clients:

Ada County Highway District

HDR Engineering, Inc.

Idaho Dept. of Fish & Game

Idaho Transportation Dept.

Idaho Power, Co.

Givens-Pursley, LLP

Kalispel Tribe of Indians (BPA)

The Nature Conservancy

Wood River Land Trust

USDA-Forest Service (Pacific NW Region)

Oregon Dept. of Transportation

USDA-Farm Service Agency

Seattle City Light

Washington Dept. of Transportation

## Properties Appraised:

Light Industrial (Flex, Distribution Warehouse, Heavy Industrial, Food Processing)

Mobile Home Parks (Continued Operation & Redevelopment)

Multi-Family Residential

Office (Dental, Medical, Veterinary, Multi-Tenant)

Retail (Single & Multi-Tenant, Restaurants, Auto Dealership)

Right of Way requirements on various property types

Subdivisions (Commercial & Residential)

Vacant & Agricultural Land



## Licenses Held:



## Publications:

- Idaho Statesman, March 8, 2016 Guest Opinion:  
“Public Lands: It would be wrong and Risky to Ignor Idaho Enabling Act”
- Idaho Statesman, July 19, 2020. Guest Opinion:  
“Acquire Dworshak Lands, Don’t Trade Payette Lake Lands”

Same pieces submitted and published in additional newspapers in Idaho including the Idaho Press Tribune, Lewiston Morning Tribune, Idaho State Journal, Post Register, McCall Star News.