
Idaho Dept of Lands

KNA State Highway 3 “Wilson Mountain”



As of July 31, 2025

Prepared for:

Idaho Department of Lands
300 N 6th Street
Boise, Idaho 83720

Prepared by:

Kevin Graham
IDL Staff Appraiser
State of Idaho Certified General Appraiser CGA-2836

IDL Real Estate Bureau
P.O. Box 83720
Boise, Idaho 83720

Project: Wilson Mountain Disposition

Date of Value: July 8, 2025



Letter of Transmittal

July 31, 2025

Mr. Roger Hall
Real Estate Bureau Chief
Idaho Department of Lands
300 N 6th Street
Boise, ID 83720

RE: Appraisal Report of ±6.51-Acres of Rural Dev/Rec known by Idaho Department of Lands project "Wilson Mountain", located at KNA State Highway 3, about 2-miles northwest of Fernwood and about 2-miles southwest of Santa, Benewah County, Idaho, 83830, with GPS coordinates of 47.137559, -116.418958.

Mr. Hall:

Regarding your request for the "as-is" market value of the fee simple interest for the subject property, the following narrative appraisal report is provided. The intended use of this appraisal is to establish the appraised value of the subject property that may be used in conjunction with a public auction.

The subject is valued as if the property is held by a private party which could facilitate an open market transaction (sale/acquisition/disposal) of the site. A public auction process must occur for any sale of endowment lands. The intended users of this report include only i) the State Board of Land Commissioners ("Land Board"); ii) IDL; iii) and consultants, agents and contractors to the Land Board.

This appraisal conforms with the following professional standards, guidelines, procedures, and requirements set forth by state and federal regulatory agencies and professional organizations: Appraisal Institute (AI), The Appraisal Foundation's current Uniform Standards of Professional Appraisal Practice (USPAP).

The definition of value used in this appraisal is based on Idaho Administrative Code definition: *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.*

Appraisal conditions of value that apply are listed as follows: Current Market Value "As-Is" subject to Extraordinary Assumption and Hypothetical Conditions as set forth herein. As a result of the appraiser's investigation and analysis of the market data collected, the conclusion of the current market value "as-Is" fee simple market value as of July 8, 2025, is:

CONCLUSION OF MARKET VALUE: \$ 65,000

The market value provided here, along with the analysis in the attached appraisal report, is based on the Limiting Conditions and/or Assumptions outlined in the report. This submission includes both this cover letter and the complete appraisal report. Any use of this material outside the context of the full report violates the agreement between the Client and the Appraiser.

It is an **extraordinary assumption** that the subject property is a separate, individual parcel and that its size is approximately 6.51-acres. This land was split off from a larger piece owned by the State of Idaho due to the construction of State Highway 3. However, the property has not been officially surveyed. If the actual size or other details turn out to be different, the value estimate is subject to revision.

As discussed, the subject is valued based upon the following **hypothetical condition**; It is a **hypothetical condition** that the subject property has been transitioned from timber classification to residential classification.

The use of extraordinary assumptions and hypothetical conditions within the report should be viewed within context that its use might have affected the assignment results.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Graham", with a stylized, flowing script.

Kevin Graham, CGA-2836
Idaho Certified General Appraiser
Number CGA-2836 Expires 05-11-2026

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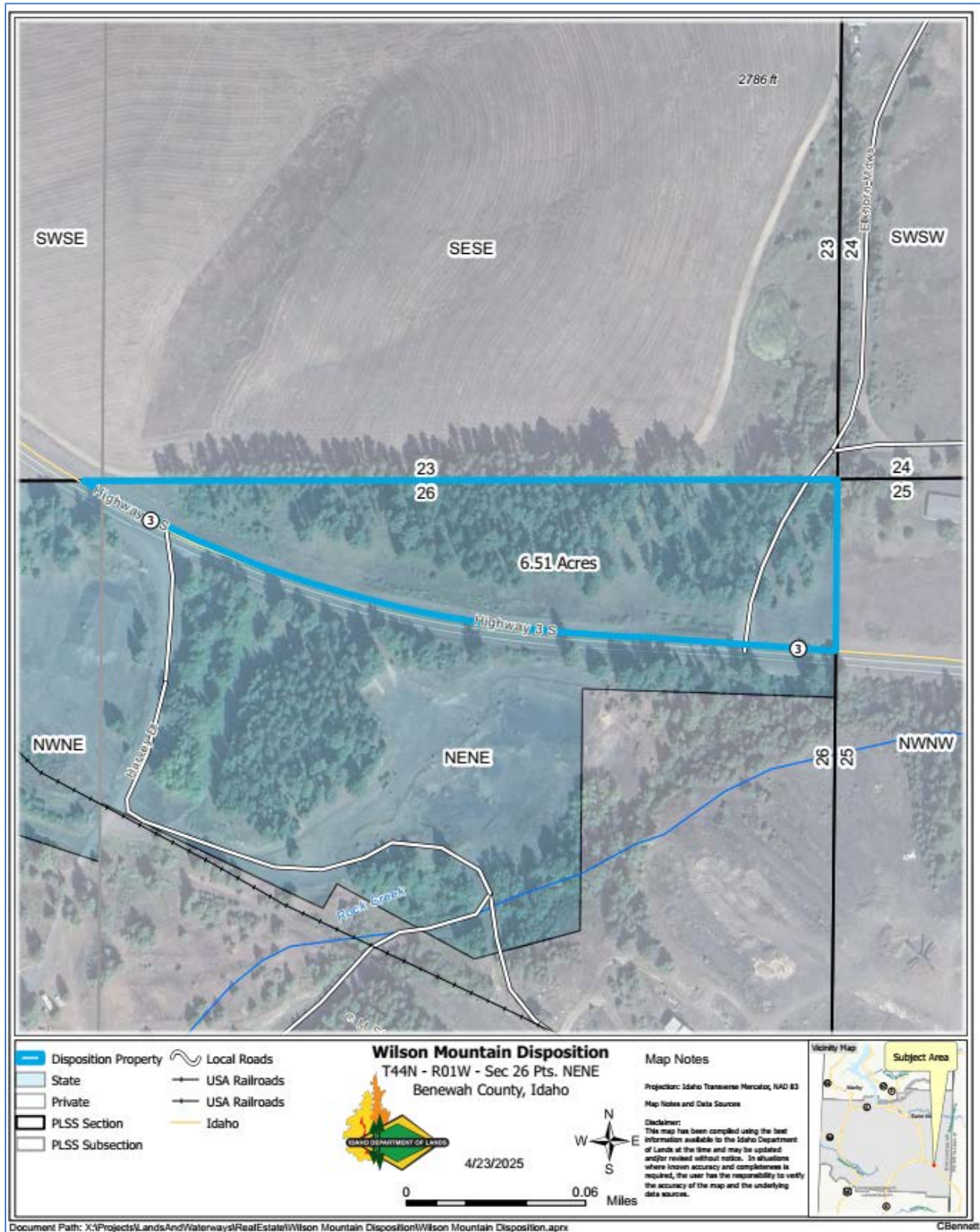
Transmittal Letter

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Appraisal Summary

Project Name:	Wilson Mountain Property
Property Location:	KNA State Highway 3, about 2-miles northwest of Fernwood and about 2-miles southwest of Santa, Benewah County, Idaho, 83830. (47.137559, -116.418958).
Purpose of Appraisal:	The purpose of this appraisal is to develop an "as-is" opinion of market value of the fee simple interest as of the effective date of value.
Owner of Record:	State of Idaho Capital Permanent (Public Building) Beneficiary. Taxes are exempt.
Current Use:	Vacant timberland.
Size:	±6.51-acres (based upon information provided by IDL).
Frontage/Access:	The subject's primary frontage is along State Highway 3 and has good rural access to public Elkhorn Meadows Road.
Zoning:	No Land Use Zone.
Shape:	Irregular (knife shaped)
Topography:	Rolling terrain that is slightly above street grade and slopes gently upward to the north.
Highest & Best Use:	Future Rural/Recreational Development (see body of report for details).
Extraordinary Assumptions:	It is an extraordinary assumption that the subject is a standalone parcel and the identified acreage of ±6.51-acres is accurate. The subject is a portion of land split off from the State of Idaho parent tract as a result of State Highway 3. The subject site has not been surveyed. If the size or representations prove to be inaccurate, the value estimate is subject to revision.
Hypothetical Conditions:	It is a hypothetical condition that the subject property has been transitioned from timber classification to residential classification. The use of extraordinary assumptions and hypothetical conditions within the report should be viewed within context that their use might have affected the assignment results.
Date of Value:	July 8, 2025
"As-is" Market Value:	\$65,000

Idaho Department of Lands Parcel Map



Assumptions & Limiting Conditions

Important Notice: Please Read Before Using This Report

The reader is advised that acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions by the client; these can only be modified by written documents executed by both parties.

This appraisal is provided solely for the purpose stated within this document. While the client may choose to share the complete appraisal report, no individual sections should be distributed separately. This report is intended to be used as a whole and not in parts.

No portion of this appraisal, including its value conclusions or the identities of the appraiser, may be disclosed to the public through advertising, public relations, media, or any other channels. Possession of this report or any copies does not grant permission to publish its contents or use it for any purpose other than its intended one. The physical report remains the property of the appraiser and is provided for the exclusive use of the client.

All files, work papers, and documents created for this assignment are the property of IDL. Information, estimates, and opinions have been verified where possible, and sources deemed reliable have been used, but their accuracy cannot be guaranteed. The plans provided are intended solely to help the client visualize the property; no other use of these plans is authorized or allowed. IDL assumes no responsibility for the accuracy of information supplied by third parties, including work performed by others, the client, or the client's representatives. Illustrations, plats, site sizes, general data, and specifications were provided by IDL representatives and/or contractors. Additional site information was obtained from the Benewah County Assessor's Office and the Benewah County Planning and Zoning Administration. If any of these representations are modified or found to be incorrect, the value estimates may need to be updated. The sketches, maps, and other illustrations included in this report are intended to assist the reader in visualizing the property and may not be drawn to scale. Any photographs included serve the same purpose and reflect the condition of the property as of their date. Site plans are not surveys unless explicitly provided by a licensed surveyor.

The appraiser did not find, nor were they informed of, any hidden or unclear conditions related to the property, its subsoil, or structure that would affect its value. The appraiser does not take responsibility for such conditions or for any specialized engineering needed to uncover them. Unless specifically stated, this appraisal assumes that no hazardous materials or conditions exist on or near the property. Providing absolute verification, especially regarding engineering details and market information, would require an impractical amount of time and resources. Therefore, it is recommended that the client seek independent verification before proceeding with any sale, lease, or significant financial commitment involving the property. Additionally, the appraiser has not received any mineral surveys or assays to evaluate the potential for mineral extraction. According to representatives from the Idaho Department of Lands (IDL), there are no known commercially valuable mineral deposits associated with the property.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. Necessary licenses, permits, consents, legislative or administrative authority from any local, state, or federal government or private entity are assumed to be in place or reasonably obtainable. It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser is not required to give testimony in court in connection with this appraisal. If the appraiser is subpoenaed pursuant to a court order, the client agrees to pay the appraiser my regular per diem rate plus expenses.

This appraisal is based on the information available at the time the assignment is completed, assuming that the MLS and all other data provided are accurate. The appraiser reserves the right to revise any statements, analyses, conclusions, or value opinions in the appraisal if new, relevant information becomes available that was not known at the time the report was prepared.

Please note that Idaho is a non-disclosure state, and over time, details of transactions may become less clear or harder to verify. Therefore, it may not always be possible to obtain exact information for every transaction.

Anyone who reads, uses, or relies on this report must agree to the assumptions and conditions stated here. If you do not agree, you should not use the report. These conditions are an important part of the appraisal. They come before any statements, facts, or analysis in the report and explain the role of the appraiser. The appraiser's job is to give an estimate of the current market value of the property based on their observations and knowledge of the real estate market. This report is an economic analysis to estimate value. It is *not* a study in engineering, construction, law, or architecture, and the appraiser does *not* claim to be an expert in those areas.

The analysis and conclusions presented in this appraisal reflect the appraiser's professional opinion. They are not intended to be the sole determination of the property's value or the only possible analysis. Different qualified appraisers may form different opinions. No warranty or guarantee, either expressed or implied, is provided to suggest that this opinion is the only possible estimate of value as of the appraisal date.

The appraiser has conducted only a visual inspection of the property's surface, unless the client provided other specific instructions. The appraiser is not responsible for any damages or losses the client may incur due to hidden or non-visible defects that exist on, beneath, or above the property and that cannot be easily identified through a surface-level inspection.

The appraiser relied on information and data provided by third parties, which are considered to be reliable. However, the appraiser does not assume any further responsibility for the accuracy of that information.

Having a copy of this report does not give you the right to publish it or use it for anything other than its intended purpose. The physical report remains the property of the appraiser and is provided for the client's use only.

The "estimate of market value" in this appraisal report is not influenced, either wholly or partially, by the race, color, or national origin of the current owners or occupants of properties near the appraised property.

Any legal descriptions provided here are assumed to be accurate but have not been verified by a professional survey. The appraiser does not take responsibility for the results of any survey, including possible encroachments or overlaps that a survey might reveal. The sketches included in this report are intended only to help the reader visualize the property and are not based on official surveys. Measurements or dimensions that are not explicitly shown should not be estimated or scaled from these sketches.

Certification of Appraiser

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

- The statements contained in this appraisal report are believed to be true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and 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 report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with the assignment.
- I have performed services, in capacity as many roles including role as IDL Staff Appraiser. I have developed the appraisal scope of work, appraisal assignments, contracting, and invoicing for the submission of appraisal reports 23.1134v.c.Wilson Mountain, 8.5acre site and 25.1065v.cs.AO-3 Update, Wilson Mountain performed by Langston and Associates, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of 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 observation of the subject property of this report. Photos were taken by Zane Lathim, IDL Real Estate Section Manager while I personally observed the site.
- No one provided significant real property appraisal assistance to the person signing this certification.



Kevin Graham
Idaho Certified General Appraiser
CGA-2836 Expires 05-11-2026

Introduction & Scope of Work

Purpose of the Appraisal

The purpose of this appraisal is to develop an "as-is" opinion of market value of the fee simple interest as of the effective date of value.

Interest Appraised

The land is valued as the fee simple estate, in its "as-is" condition.; the absolute ownership unencumbered by any other interest or estate, subject only to the four limitations of government; taxation, police power, escheat, and eminent domain.

Intended Use

The intended use of this appraisal is to establish the appraised value of the subject property that may be used in conjunction with a public auction.

Client

The client for this appraisal assignment is only the Idaho Department of Lands (IDL).

Intended User(s)

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. This report is intended for no other users, and the appraiser is not responsible for unauthorized use of this report.

Market Value Definition

Market value, as used in this report, is defined as follows:

"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 acting prudently and knowledgeable, and assuming the price is not affected by undue stimulus".¹

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under condition whereby:

1. Buyer and seller and typically motivated;
2. Both parties are well informed or well advised and each action in what he/she considers his/her own best interests.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by associated with the sale.

Valuation Date

The appraisal is intended to estimate the value of the subject property as of an effective valuation date of July 8, 2025.

Report Date

The date of this report is that date shown on the letter of transmittal.

¹ Idaho Administrative Code Department of Lands

Prior Appraisal Services

The Appraiser has contracted and developed the scope of work for the submission of appraisal reports 13.1134v and 25.1065v.csAO-3 Updated, performed by Langston and Associates.

Sales History

The subject has been under current ownership for more than three years. There have been no transactions involving the subject during that period.

Current Listing

The subject is not currently listed for sale; however, it is anticipated advertising for a public auction will begin in the near short-term pending Land Board approval.

Legal Description of the property

That portion of the northeast quarter of the northeast quarter of Section 26, Township 44 North, Range 1 West, Boise meridian, Benewah County, Idaho, lying north and east of State Highway No. 3.

Reasonable Exposure Time and Marketing Time

It is a requirement of the Uniform Standards of Professional Appraisal Practice (USPAP) to incorporate discussion and analysis of Exposure Time within a market value analysis of the subject property. As previously defined by the Appraisal Standards Board of the Appraisal Foundation, the term states:

"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market."

1. *The time a property remains on the market.*
2. *The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming the competitive and open market.*

It is often assumed that this is consistent with the concept of **Marketing Period (Time)**. This has been defined within the "**The Dictionary of Real Estate Appraisal, Fifth Edition**", published by The Appraisal Institute as follows:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal (Advisory Opinion 7 or the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and market time.)

The simple issue between these two definitions is one of historical evidence (exposure time is always presumed to precede the effective date of the appraisal) and prospective or future occurrence (marketing time). These may be the same in a stable market or opposite trends in a changing market. The situation could be a relatively weak or soft market noted by historical evidence, yet current trends reflect a strong demand and investor expectations for continued strong demand. That could present opposite exposure time and marketing time discussions/conclusions.

The estimated exposure period is typically based on information obtained from sales of similar properties and brokers within the immediate market area. The exposure time for the subject is estimated in the range of

9 to 12 months, due to the subject’s location and site characteristics. Based on expectations for similar market conditions moving forward, if the subject was listed for sale based on a competitive and open market, the marketing period is estimated at a similar 9 to 12 months.

Appraisal Problem

The subject property is owned and managed by IDL. As part of the state endowment trust, IDL has a Constitutional mandate to maximize long-term financial returns to a number of state institutions, mainly public schools.

Public auction process: The State of Idaho, through IDL, holds real property that may be available for sale. Parties interested in purchasing available property may generally initiate the sale process by an application or nomination process through IDL. Upon application or nomination, the Land Board would approve or reject a sale. If approved for sale, IDL will appraise the property and set a date for a public auction. The auction will be advertised for at least four weeks prior to the date of the auction. The property will go to the highest bid equal to or exceeding the appraised value. Property cannot be sold for less than appraised value. Inherent are the risks involved with not becoming a successful bidder at the public auction due to potential auction up-bids.

As stated before, the subject was appraised by Langston & Associates on July 14, 2023, and April 16, 2025. In the course of both of those appraisals, the subject size was incorrectly represented as 8.50-acres by IDL. In both appraisals (with different effective dates), and the “as-is” fee simple value was estimated at \$75,000. In late June 2025, however, newly provided information indicated the subject size is ±6.51-acres calculated by IDL GIS. This is a difference of approximately 2-acres and warranted this new appraisal with the more precise acreage.

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser’s responsibility to determine the appropriate scope of work. USPAP defines the scope of work as: The amount and type of information researched, and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property.

Degree of property observation

The subject property was personally observed on May 24, 2022, accompanied by Zane Lathim with IDL. Particular attention was given to the availability of utilities, legal and physical access, presence of onsite and offsite improvements, specific location, size, land classification, topography, and the present or potential land use restrictions by configuration.

Degree of property identification

Preliminary Commitment for Title Insurance
IDL Landfolio Digital Records
Benewah County Assessor GIS mapping
Current easements and other itemized data were provided by IDL

Extent of research into physical or economic factors

The Appraiser applied and analyzed the same comparables used in the Langston & Associates appraisal(s) for the subject, however, did re-confirm the final sale price of Sale 1, as it was a pending transaction in the previous appraisal(s). Other real estate professionals confirmed and verified the sales information and the market data in this report and is deemed reliable.

Gathered information regarding land use and zoning regulations.

Gathered information regarding regional and local market influences.

Gathered and analyzed land sales data to develop the Sales Comparison Approach to Value.

The neighborhood area was personally observed.

Trends which could affect the subject property have been considered.

Market investigations included the following: discussions with real estate professionals familiar with Benewah and Shoshone County real estate market; discussions with or review of publications by the Benewah County Assessor's office. I did not research the names of the parties or the deeds in the county clerk's office for the consummation of sale.

Market participants report that sale prices have remained stable over the last 18 to 24 months, but market activity in general has slowed, due to higher interest rates, and overall less buyer demand. A summary of the general Fernwood/Santa area for vacant properties ranging from 2 to 20 acres are as follows:

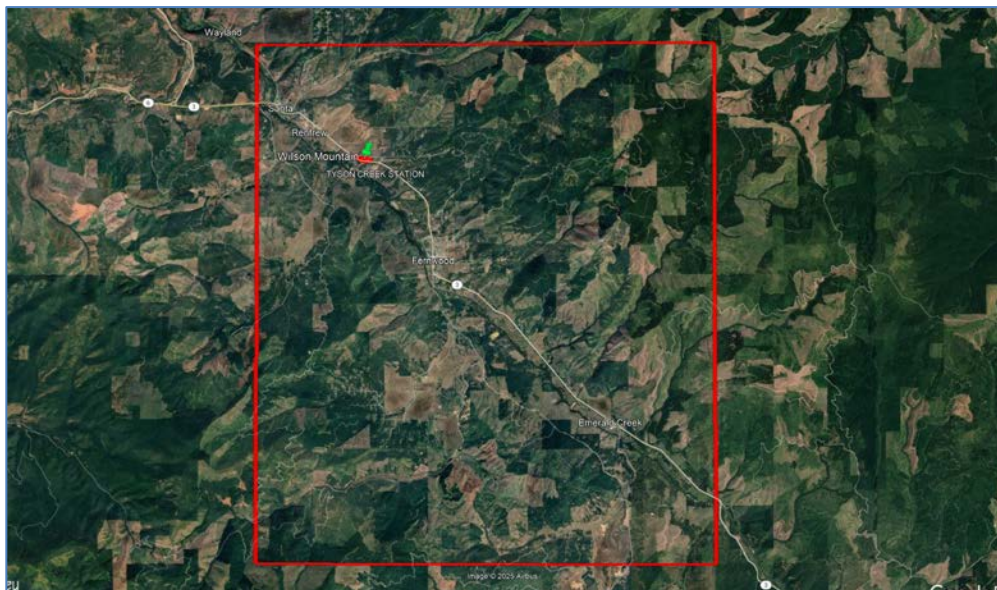
- 15 active listings (ranging from \$50,000 to \$159,700.
- 2 pending sales (ranging from \$40,000 to \$75,000.
- 9 closed sales (ranging from \$40,000 to \$80,000.

Regional, county, and neighborhood information was based on data collected from real estate professionals, MLS, IDL records, and other internet sources as well as my history and experience of the neighborhood area. Not all comparables were personally observed. Digital renderings, aerial photos, and appraiser's property descriptions were used to assist in identifying physical characteristics of the comparables. Photos from realtors, appraisers, Benewah County GIS, web-based mapping platforms, and MLS were used within the analysis of this report.

As the case with many appraisal assignments, the amount of good data available for a property depends on the size of the market. In this case, the property is vacant rural or recreational land. The sales shown are believed to reflect the current market trends for vacant rural residential and recreational land in Benewah and Shoshone County. The subject property's location near Fernwood and Santa, along with its easy access to recreational activities, has also been considered. While there aren't a lot of sales to compare, there are still enough in the area to do a proper analysis.

The appraisal is made in accordance with the 2024-2025 edition of the Uniform Standards of Professional Appraisal Practice (USPAP). It became effective on January 1, 2024, and has no stated end date, according to The Appraisal Foundation.

Below: Aerial view of the subject and surrounding neighborhood.



Economic Profile



Last Updated: May 2025

Benewah County Economic Overview

Civilian Labor Force (Apr 2025)	4,219
Unemployment Rate (Apr 2025)	5.1%
Population (2024)	10,529
Median Household Income (2023)	\$56,553
Per Capita Personal Income (2023)	\$45,633
Poverty Rate (2023)	15.0%



Idaho Department of Labor

labor.idaho.gov

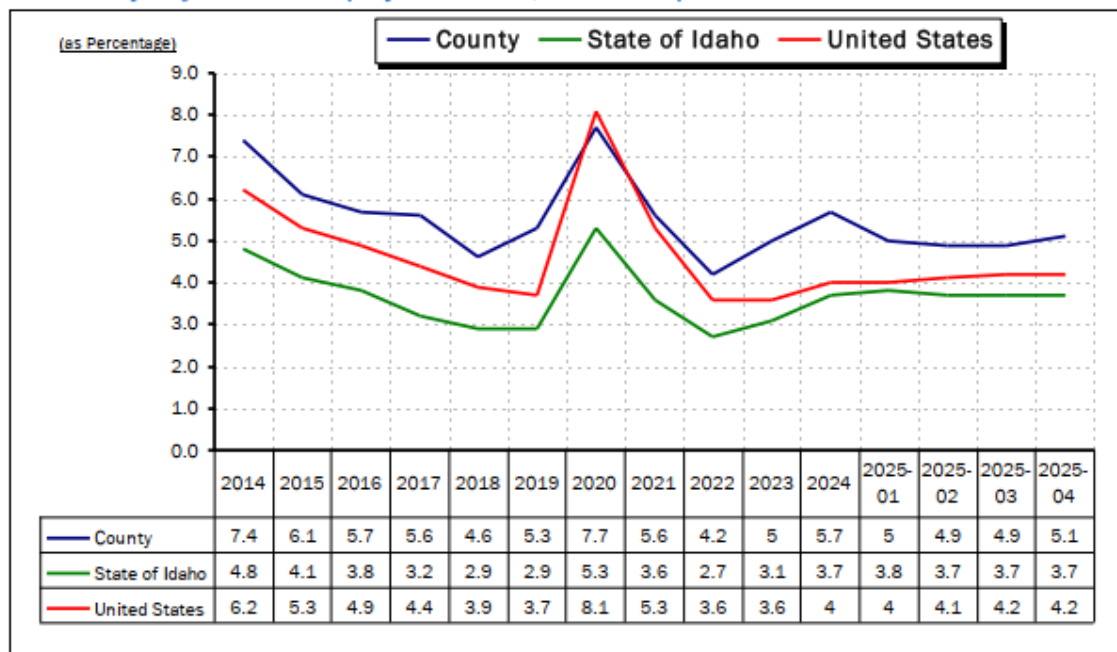


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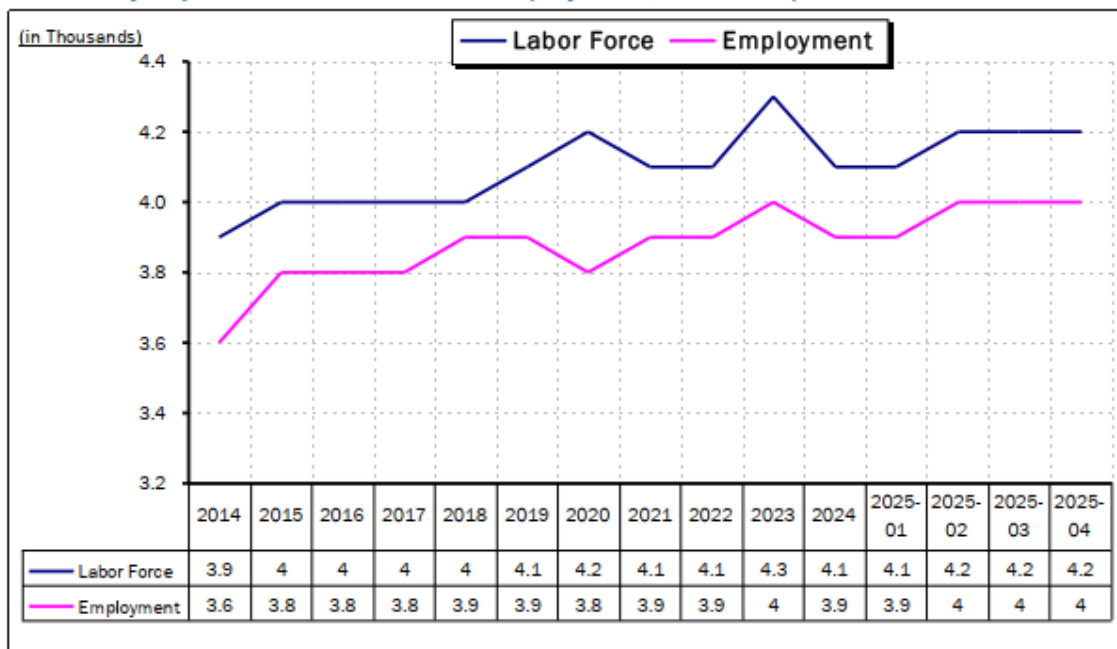
Benewah County Labor Force And Economic Profile, May 2025

3. Seasonally-Adjusted Unemployment Rate, 2014 to April 2025



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

4. Seasonally-Adjusted Labor Force and Employment, 2014 to April 2025



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

Benewah County Labor Force And Economic Profile, May 2025

5. Industry Employment and Wages, 2013, 2022, and 2023

Supersector	2013		2022		2023	
	Average Employment	Average Wages	Average Employment	Average Wages	Average Employment	Average Wages
Total Covered Wages	3,240	\$35,723	3,429	\$50,231	3,380	\$53,781
Natural Resources and Mining	176	\$42,702	185	\$65,589	177	\$68,126
Construction	85	\$30,389	105	\$41,522	116	\$43,030
Manufacturing	503	\$50,125	557	\$64,865	515	\$69,587
Trade,Transportation, and Utilities	662	\$30,830	704	\$51,058	686	\$56,155
Information	40	\$43,577	40	\$43,729	33	\$35,440
Financial Activities	83	\$30,482	76	\$52,301	79	\$68,045
Professional and Business Services	92	\$35,550	104	\$71,136	105	\$75,486
Education and Health Services	774	\$34,694	765	\$47,827	765	\$50,896
Leisure and Hospitality	150	\$10,845	207	\$15,270	224	\$14,990
Other Services	61	\$28,764	86	\$31,442	86	\$34,093
Public Administration	614	\$36,226	600	\$46,832	594	\$51,641

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

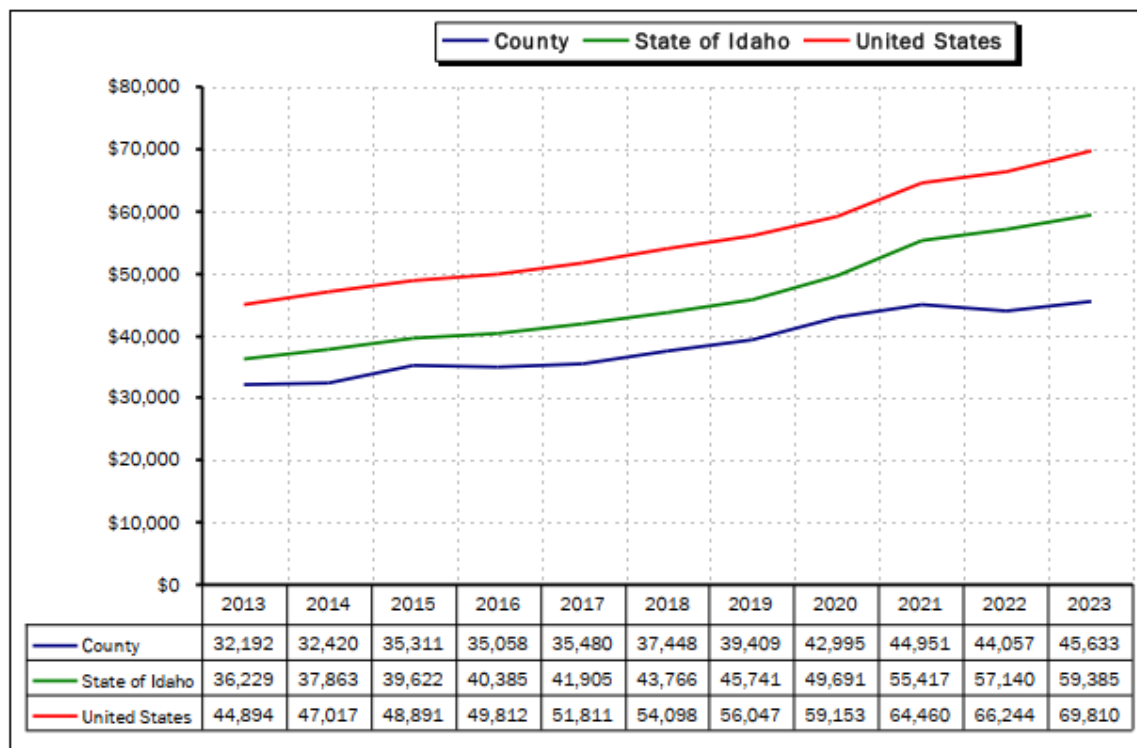
Benewah County Labor Force And Economic Profile, May 2025

6. Top Employers, 2023

Employer	Ownership	Employment Range
Coeur D 'alene Tribe	Local Government	500 - 999
St. Maries School District	Local Government	100 - 249
Jack Buell Trucking	Private	100 - 249
Benewah Community Hospital	Local Government	100 - 249
Plummer-worley School District	Local Government	050 - 099
Benewah County	Local Government	050 - 099
Valley Vista Care	Private	050 - 099
Archie's Iga	Private	050 - 099
Idaho Department Of Lands	State Government	010-049
Harvest Foods	Private	010-049

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, 2013 to 2023

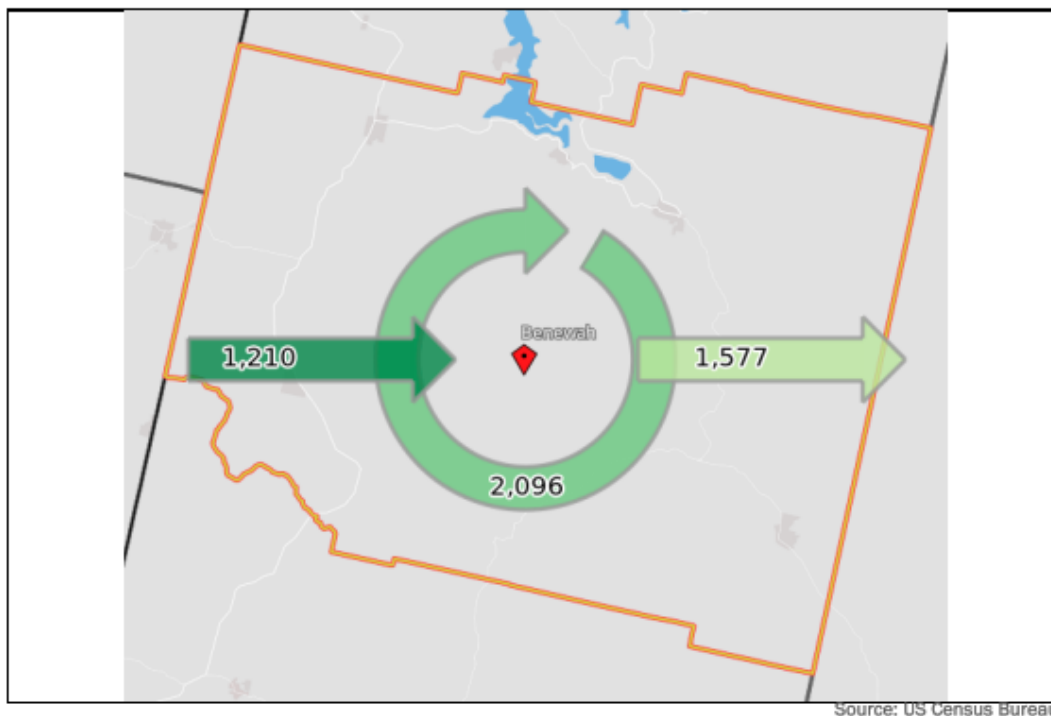


Source: U.S. Bureau of Economic Analysis

Benewah County Labor Force And Economic Profile, May 2025

8. Labor Force Commuting Patterns, 2022

It is estimated that 2,096 workers lived and worked in Benewah County in 2022. Another 1,210 workers were employed in Benewah County but lived outside, while 1,577 workers commuted to other counties for work.



Source: US Census Bureau

9. Top 10 Cities Where People Who Work in Benewah County Live, 2022

City of Residence	Count of All Jobs	Percentage of Total Jobs
St. Maries	551	16.7%
Plummer	187	5.7%
Coeur d'Alene	132	4.0%
Fernwood CDP	80	2.4%
Post Falls	76	2.3%
Spokane Valley, WA	53	1.6%
Spokane, WA	43	1.3%
Hayden	36	1.1%
Moscow	34	1.0%
Lewiston	24	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)

Benewah County Labor Force And Economic Profile, May 2025

10. Top 10 Cities Where People Who Live in Benewah County Work, 2022

City of Employment	Count of All Jobs	Percentage of Total Jobs
St. Maries	1,228	33.4%
Plummer	449	12.2%
Coeur d'Alene	219	6.0%
Boise	99	2.7%
Spokane	68	1.9%
Moscow	62	1.7%
Spokane Valley, WA	56	1.5%
Post Falls	52	1.4%
Hayden	48	1.3%
Pullman, WA	32	0.9%

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:

Samuel Wolkenhauer, Labor Economist, Idaho Department of Labor • 600 N. Thornton Street, Post Falls, ID 83854 • (208) 696 - 2353 • samuel.wolkenhauer@labor.idaho.gov • Labor Market Information website: lmi.idaho.gov

Benewah County Economy & Employment

Benewah County’s economy still relies heavily on the forest products industry, with more than one in six jobs tied to it. Even though the county has beautiful scenery and outdoor activities, tourism only supports about 150 jobs. This heavy reliance on forestry makes the local economy unstable, especially after events like the housing market crash, which caused lumber prices to drop and led to job losses starting in 2006. Since 2009, lumber prices have been rising again, helping the job market somewhat. Over the past decade, the Coeur d’Alene Tribe has helped boost the local economy. Around 600 people work at its headquarters, clinic, school, farm, and retail stores. The Tribe also runs a casino, hotel, and golf course in Worley, just across the county line, employing about 800 more people.

Much of the county’s income comes from forests and farms, so jobs tend to peak in late summer and decline in the winter. Spring often brings the lowest employment because muddy roads limit logging activity. In 2019, the county’s unemployment rate hit 10.1% in March but dropped to 3.1% by December.

Land Ownership in Benewah County

Most of the land in Benewah County (79%) is privately owned. This includes large timber companies and the Coeur d’Alene Tribe. The rest is 11% federal land and 10% state land. One of the main timber companies, PotlatchDeltic Corporation, owns about 16% of the private land.

Here’s a breakdown of land ownership in the county:

- Private: 396,390 acres (79%)
- Federal: 55,194 acres (11%)
- State: 50,176 acres (10%)
- Total: 501,760 acres

About half of the county lies within the Coeur d’Alene Indian Reservation. The Tribe’s headquarters are in Plummer, and the Tribe has legal authority over some areas, even for non-tribal members—especially along the St. Joe River between St. Maries and Heyburn State Park. In these areas, you might need to follow Tribal rules or pay fees.

Both tribal and non-tribal members own land within the reservation. If you want to hunt on tribal lands, you’ll need a tribal hunting license, even if you already have an Idaho license. For public or private lands outside the reservation, the Idaho license is enough.

Forests cover about 80% of the county, with the rest mostly used for farmland. There are 288 farms (as of 2017), and wheat is the main crop, followed by forage crops and lentils. Most federal and state lands are forested and include areas like the St. Joe National Forest. These forests not only support timber production but also offer outdoor recreation, hunting, and fishing, all of which benefit the local economy and quality of life.

Fernwood Neighborhood Market Data

Fernwood began as a logging town in the early 1900s. The land around it was rich with tall, sturdy trees, mostly cedar and pine that drew in logging companies and rugged hard-working families looking to make a life. Railroads soon came through, helping to move timber to bigger towns and cities, and Fernwood quietly grew into a cohesive community.

Back then, people built their homes by hand, hunted and fished for food, and shared stories on porches under starry skies. Even today, Fernwood keeps that peaceful, old-time feel. There are no big box stores or heavy traffic, mostly quiet roads, friendly people, and a lot of open space.

As logging slowed down over the decades, many families moved away, but some stayed, holding onto the land and the lifestyle. Now, Fernwood is part of what’s called the St. Maries River Valley, surrounded by forest and rivers, making it ideal for anyone who loves outdoor activities.

Another town close by is Santa, Idaho, a tiny community that got its name from Santa Creek, a nearby stream. Nobody’s sure exactly how the creek got that name and some believe it may be short for “Santa Anna” or just a nice sounding name.

Vacant Land

A lot of the land around Fernwood is still open, undeveloped, and for sale with a mixture of forest, meadows, and along creeks or hills.

The motivation to buy land in the Fernwood area is different for many reasons. Some want a quiet cabin in the woods. Others are looking to camp, build later, or just hold onto something generational. Land here tends to be affordable compared to bigger towns in Idaho, though some lots may be off-grid, meaning no power or water, at the time of sale.

Real Estate Market

Inventory & Days on Market

- May 2025: 9 homes sold, a 10% decline from the prior year
- Homes are selling much faster, median days on market dropped from ~88 days (2024) to 16 days.
- However, January showed longer wait times (~70 days), reflecting volatility in bite-sized markets.

Neighborhood Variations (by area)

- **(St. Maries area):** median list price ~\$427K (+47% YoY), ~\$330/sq ft (Mar 2025).
- **(Plummer area):** list price ~\$348K, down ~25% YoY.
- **(Worley & St. Maries):** list price ~\$397K, up ~7.3% YoY; price growth across all bedroom types

Buyer vs. Seller Conditions

- Buyers benefit from a mix of high inventory, frequent price drops, and some below-asking deals.
- Sellers in hot submarkets (St. Maries) still see rapid sales and YoY gains, though overall activity is thin.
- Variation across different areas suggests localized pockets of growth and decline.

According to LandSearch:

Category	# of Listings	Avg. Price	Avg. \$/acre	Avg. Lot Size	Median Price
All vacant land	41	\$186,500	\$23,100	8.1 acres	\$81,850
Rural-focused parcels	30	\$252,400	\$26,555	9.5 acres	\$77,000
Residential land lots	22	\$262,900	\$18,640	14.1 acres	\$249,000

To Summarize, the rural residential neighborhood market has evidence of volatility. There are low sales volumes (~3–9 homes/month) and average local trends can swing dramatically. With the elevated sale-to-list ratio (±95-98%) where nearly half of home prices are cut and brings leverage for negotiations.

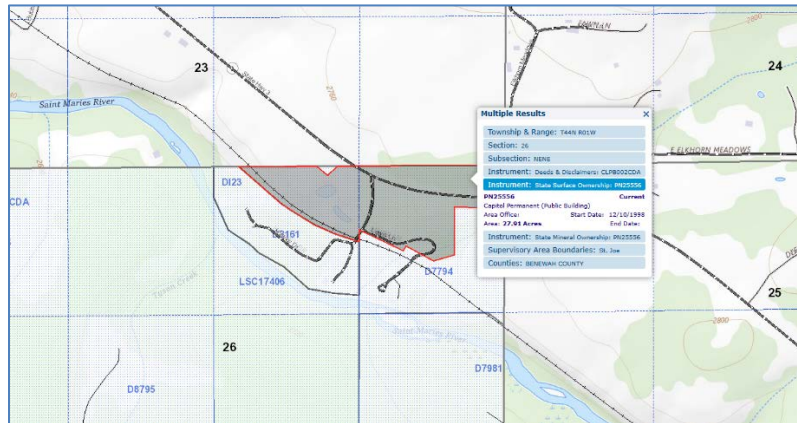
The neighborhood offers opportunities for buyers, particularly outside of the premium areas. Sellers in active market areas may still monetize solid prices quickly, but overall market momentum is fragile. Given the small sample volumes, localized trends by neighborhood, are noteworthy. Any active market participant should monitor monthly price/listing changes and watch buyer behavior closely.

Subject Site Description



Project Name/History:

The ±6.51-acre subject is "split-off" from the 27.91-acre parent tract PN25556 as illustrated below. The subject is the area lying north of Highway 3.



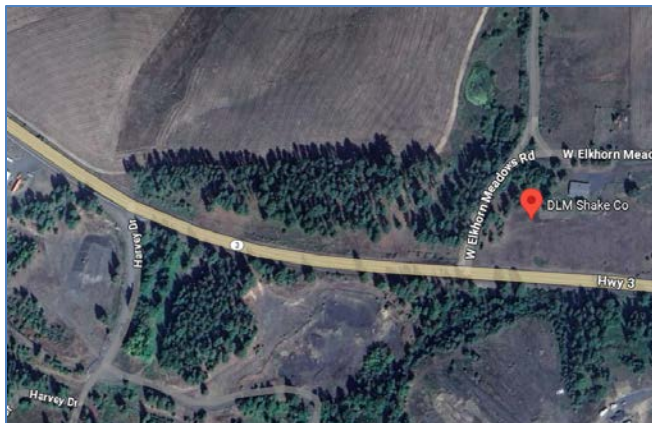
Location:

KNA State Highway 3, about 2-miles northwest of Fernwood and about 2-miles southwest of Santa, Idaho, 83830. (47.137559, -116.418958).

Surrounding Area:

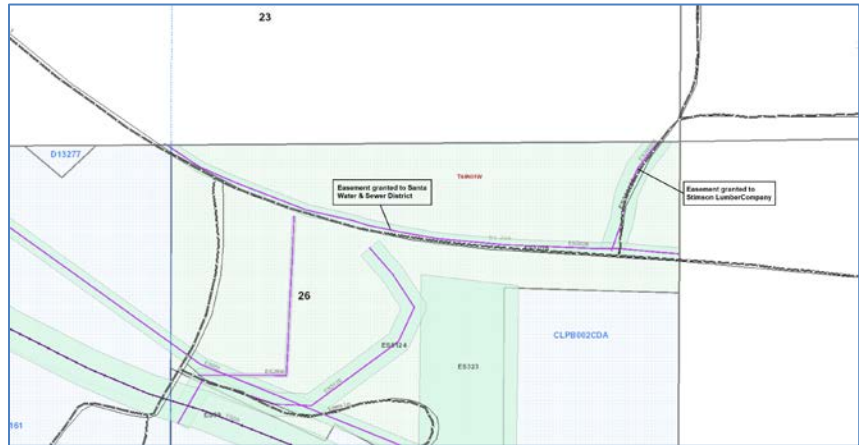
North: Agriculture, rural private residences
South: Tyson Creek Station, Railroad, state land, St. Maries River
East: Mill, Fernwood
West: Santa

Legal Description:	That portion of the northeast quarter of the northeast quarter of Section 26, Township 44 North, Range 1 West, Boise meridian, Benewah County, Idaho, lying north and east of State Highway No. 3.
Site Size:	The identified subject area consists of approximately 6.51-acres (provided by IDL).
Frontage/Access:	State Highway 3 is the major linkage from Santa to Fernwood, which connects to Highway 6 and Highway 9. The subject's primary frontage is along State Highway 3 and has good rural access to public Elkhorn Meadows Road. The neighborhood area is considered above average by market participants to access recreational activities in the area including fishing, floating, boating, hiking, and other various outdoor activities.
Zoning/Use:	No Land Use Zone. land use ordinance and county building codes apply.
Shape:	Irregular, "knife shaped".
Elevation and Terrain:	Varies from ±2,730 ft. to ±2,770 ft. in elevation. The topography is considered rolling terrain that is slightly above street grade and slopes gently upward to the north.
Utilities Available:	Telephone. Electricity.
Encumbrances:	A commitment for title insurance dated July 2023 was provided in conjunction with this report and attached in the addenda. There is a county road extending north from the eastern portion of the subject known as Elkhorn Meadows Road.



There is an existing easement (ES5028) granted to Santa Water and Sewer District executed March 1982 that traverses along State Highway 3 for the purpose constructing, using, and maintaining a 30' sewer transmission main, subject to State of Idaho easement (540) dated August 1939 to Clearwater Valley Light and Power Association for an overhead powerline. Additionally, there is an existing easement (ES200055) granted to Stimson Lumber Company executed February 2020. No easements are known to exist with regard to the subject site, which would adversely affect the parcel. It is an extraordinary assumption of this appraisal that there are no easements, deeds, or restrictions that currently exist on the subject that

would adversely impact the site. Lastly, there are a number of easements over and across State Land south of Highway 3 and the subject but do not appear to affect the subject. Copies of the easements have been included in the Addenda of this report. Currently, there is a land use permit (LU410179) and according to Chris Tretter, IDL Ponderosa Area Office Supervisor, this is a blanket permit issued to an Outfitting and Guide operation. The area in question can be removed from the permit without any objections from the permittee. It will reduce the total permitted acres, thus reducing the amount paid for the permit to IDL. Below are the easement locations.



Vegetation:

Vegetative cover is predominately tree cover with sporadic native grass.



Flood Hazard:

(FIRM Panel 16009C0445D) eff. 9/25/2009. It appears to be located in Zone X, areas determined to be outside the 500-year flood plain for Benewah County unincorporated areas.

Environmental Hazard:

If any detrimental issues are found to exist, this valuation is subject to change. No environmental assessment was provided for review. However, environmental issues are beyond my scope of expertise. The appraiser is not an expert in environmental issues. It is assumed that the property is not adversely affected by environmental hazards.

Ground Stability:

A soils report was not provided for review. Based on inspection of the subject and observation of development on nearby sites, there are no apparent ground stability problems. However, I am not an expert in soils

analysis. I assume that the subject’s soil bearing capacity is sufficient to support a variety of uses, including those permitted by zoning.

Water Rights:

Water rights were researched, and it appears no water rights are associated with the subject.

Water Rights Verification:

Idaho Department of Lands Digital Landfolio.

Subject Photos:



Photograph taken by Zane Lathim. The Appraiser observed August 2023 along Elkhorn Meadows



Photograph taken by Zane Lathim. The Appraiser observed August 2023 looking north

Subject Images below are from Google Street Views:



Above: Street View looking north from Hwy 3



Above: Street View looking northeast

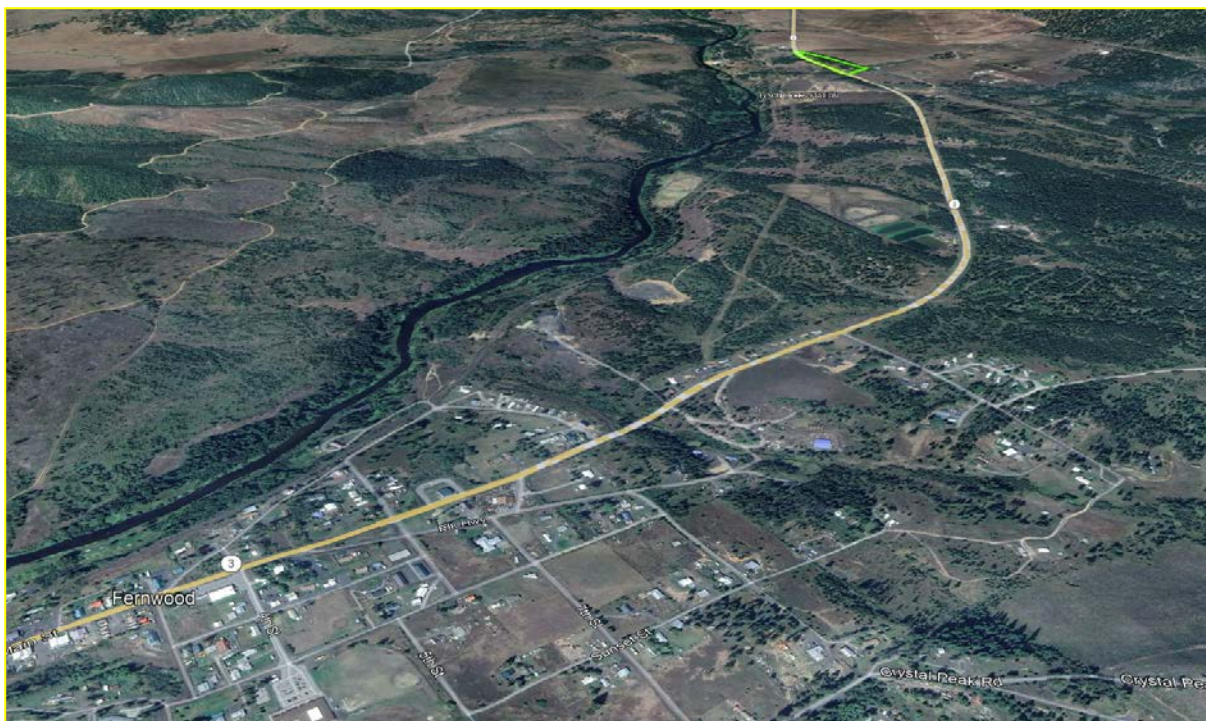


Above: Approach to Elkhorn Meadows

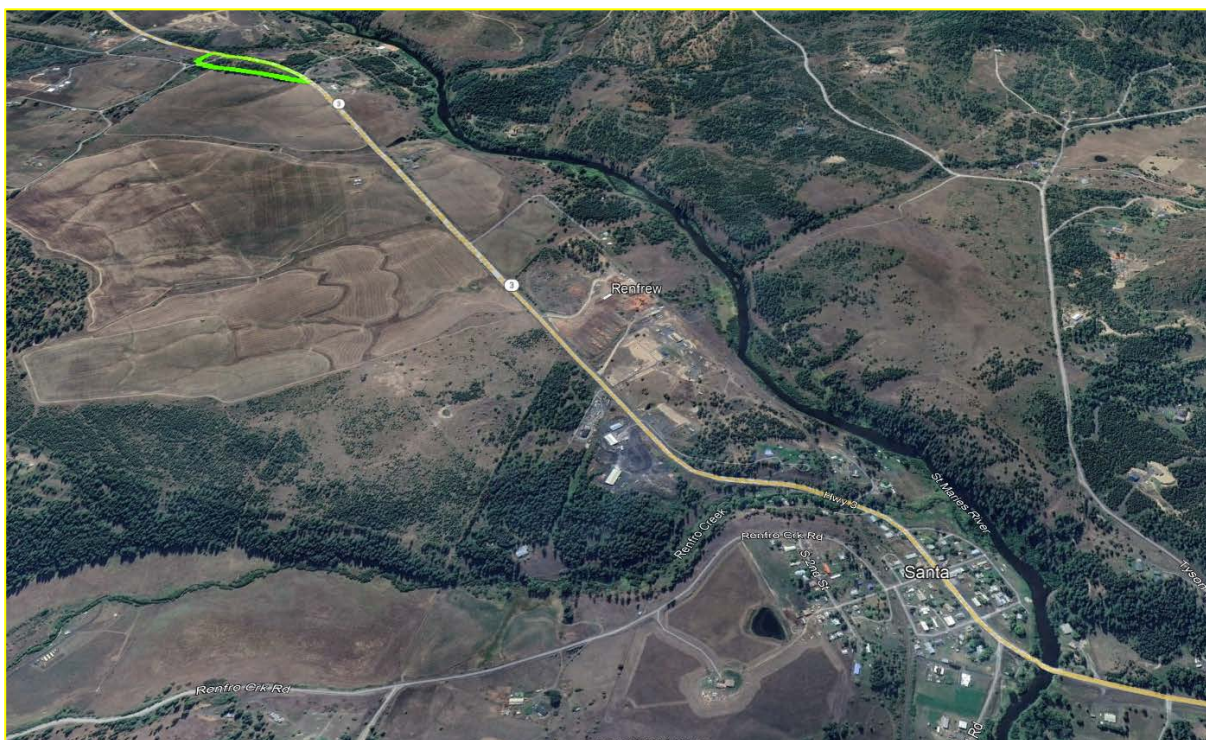


Above: Eastern Property Boundary looking northwest

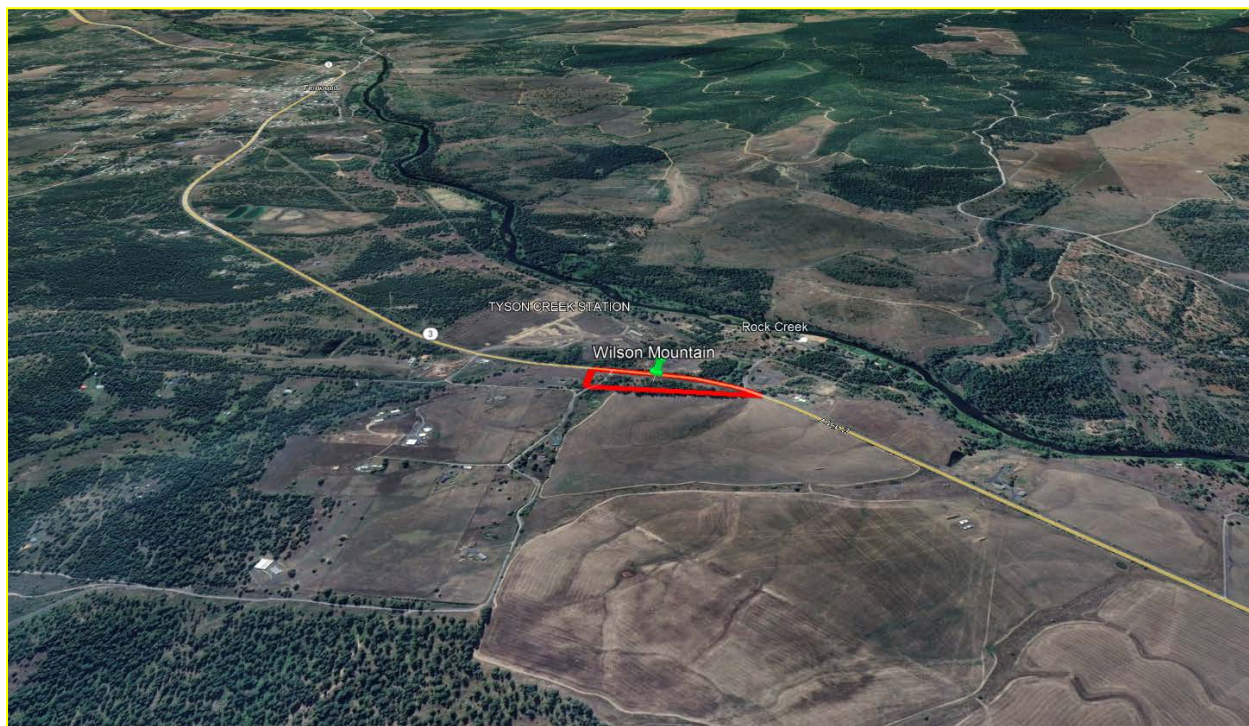
Subject Aerial Exhibits



Above: Subject (green) showing relationship to Fernwood



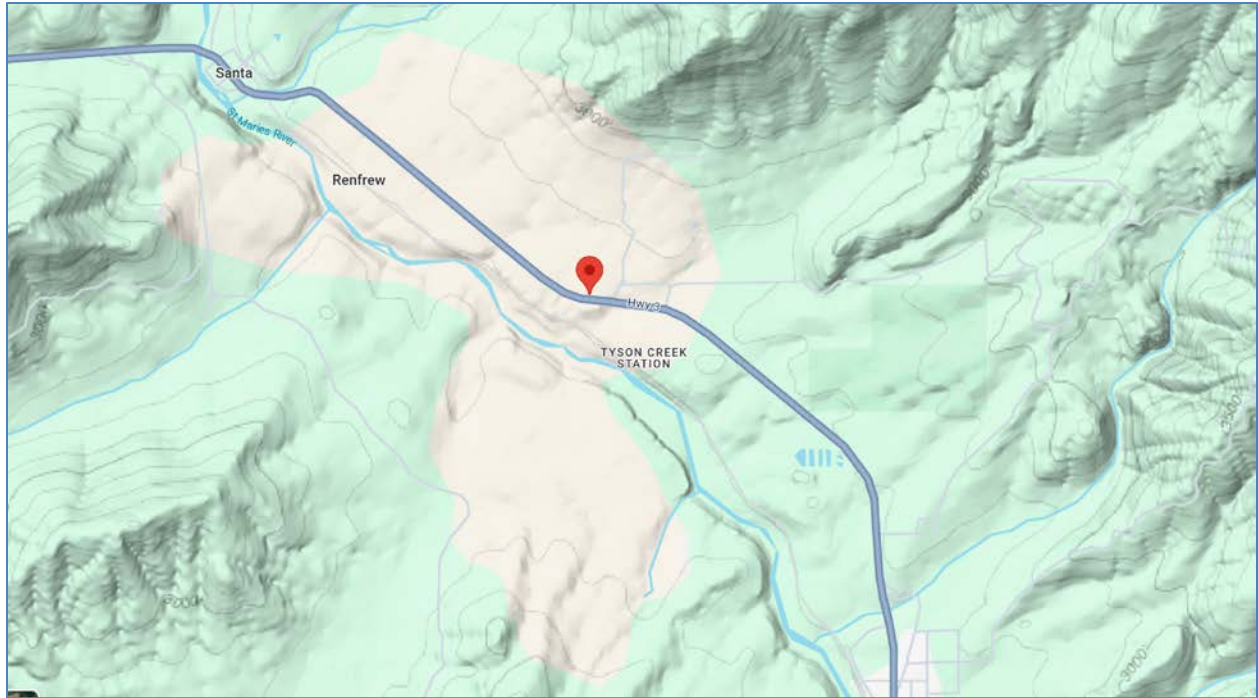
Above: Subject (green) showing relationship to Santa



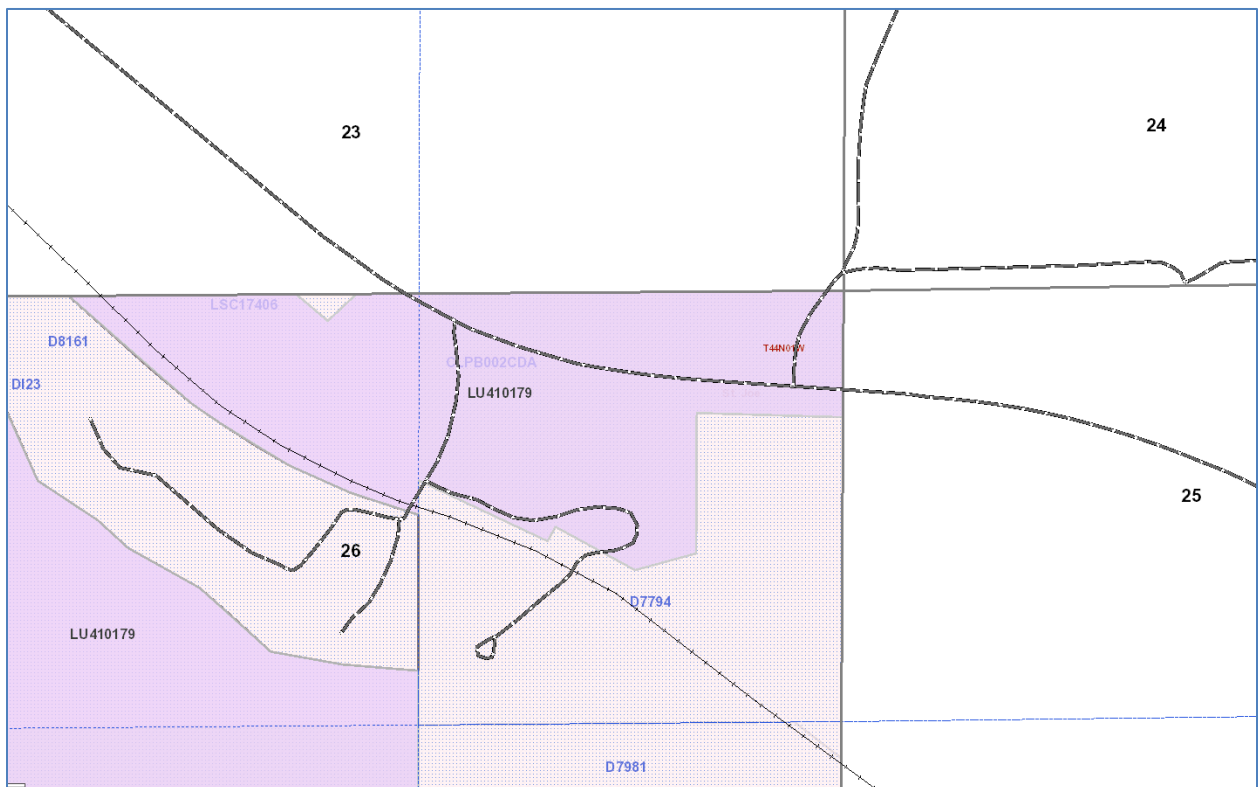
Above: Subject birds eye view looking south



Above: Benewah County parcel map of subject and outline of neighboring parcels



Above: Topographic map of the area



Above: Landfolio exhibit of a portion of Section 26

HIGHEST AND BEST USE ANALYSIS

Four criteria are examined in order to determine the highest and best use of the subject property. The criteria and their applicability to the subject are as follows:

- **Legally Permissible:** a legally permissible use is determined primarily by current zoning regulations and future land use plans. However, other considerations such as long-term leases, deed restrictions, and environmental regulations may preclude some possible uses.
- **Physically Possible:** physical characteristics, such as size, shape and topography, affect the uses to which land may be developed. For instance, irregular shape may result in poor utilization potential while difficult topography or subsoil conditions may make development entirely impractical.
- **Financially Feasible:** potential uses of the property are analyzed to make a determination as to whether a property is capable of producing a return which is greater than the combined income needed to satisfy operation expenses, debt service, and capital amortization. Any use that is expected to produce a positive return is classified as financially feasible.
- **Maximally Productive:** the use that provides the highest rate of return among financially feasible uses is the highest and best use. The use of the land must yield a profitable net return, and the quantity of land devoted to any specific use must be limited to that quantity which will yield a maximum return to each owner.

HIGHEST AND BEST USE "AS VACANT"

Legally Permissible Uses: Benewah County does not implement formal land use zoning; however, Land Use Ordinances are in effect, and all structures must comply with applicable county building codes. The subject property is located in a rural area, with no known long-term leases in place. It benefits from good public access via Highway 3 and Elkhorn Meadows Road. The existing utility easements, including those for water and sewer services, Clearwater Valley Light and Power, and Stimson Lumber, are typical for the area and are not considered to have a material impact on the property's value. It is assumed that the property is a standalone parcel and has not been formally surveyed. Based on prevailing land use regulations, adjacent property uses, and current market trends, the subject site is likely suitable for rural residential or recreational development.

Physically Possible Uses: The subject property features gentle to rolling topography, making it generally suitable for development with minimal site preparation, particularly for residential construction. The area offers residential appeal and is located adjacent to state land across S Highway 3, enhancing its desirability. The parcel is irregularly shaped, resembling a triangular or "knife-like" configuration, with an approximate size of ±5.61 acres. It measures about 280 feet in width and extends roughly 1,180 feet in length. Despite its shape, the lot size and dimensions are sufficient to accommodate a typical building footprint in compliance with county ordinances.

Electricity is available nearby, though no other utilities are currently on or connected to the site. In summary, the property does not appear to have any physical limitations that would restrict development under its highest and best use.

Financially Feasible: Based on the analysis, both the commercial and residential sectors within Benewah County are exhibiting slow but stable demand for vacant land intended for residential and recreational purposes. The residential market is expected to maintain this trend in the near term. Considering these market dynamics, it is reasonable to conclude that the subject property would likely be permitted for future rural residential and/or recreational use.

Maximally Productive and conclusion: Based on the application of the four tests of highest and best use, the most maximally productive use of the property is likely to be future rural residential or recreational development, contingent upon market demand.

Most probable buyer:

Based on the characteristics of the subject along with the nearby recreational opportunities, the most likely buyer would be an owner occupant who would develop the site for future rural residential/recreation use.

METHODS OF THE APPRAISAL PROCESS

Current appraisal standards recognize three basic approaches to real estate value. These are identified as the Cost, Income, and Sales Comparison Approaches. All three rely on data derived from the marketplace. The three approaches are regarded as a series of checks on the appraiser's judgment by reflecting a separate value conclusion from each. In each approach, the value of the subject is estimated considering the highest and best use of the property. The final step in the appraisal process is the reconciliation or correlation of the three indications of value into a final estimate.

Cost Approach

The cost approach to value is a summation of the contributory value of the land and contributory value of the site and structural improvements. The validity of the resulting value estimate is impacted to varying degrees by the accuracy of the cost estimates and the depreciation estimate. As the site is vacant, the Cost Approach is not warranted.

Income Approach

Income Approach measures value by capitalization of the net income from the real estate. The potential gross income is first estimated based on data derived directly from the market. Deductions are then made for vacancy and collection loss and normal operating expenses. The resulting net income figure is then converted to a value estimate by any one of several capitalization methods. As the subject is not an income producing property, the Income Approach is not warranted.

Sales Comparison Approach

The Sales Comparison Approach derives an estimate of value for the subject property through the analysis of recent sales of comparable properties that have transacted within a reasonable time frame prior to the appraisal date. These comparables should be sufficiently similar in characteristics to provide a reliable basis for valuation. Units of comparison (e.g., price per square foot or per acre) are identified and adjusted for relevant differences such as location, physical attributes, and other market factors. These adjusted indicators are then applied to the subject property to arrive at a credible value estimate. The reliability of this approach is contingent upon the availability of an adequate number of relevant market comparables. For the purposes of this report, the Sales Comparison Approach is the sole methodology employed in estimating the "as-is" value of the vacant land.

Data Research

A market data search and investigation were therefore made concerning recent vacant land sales having residential/recreational potential similar to the subject. I researched sales by contacting real estate appraisers or have information regarding sales and listings in the areas that I believe would provide sales information relevant to this project. Criteria considered in the search were size, date of sale, geographical location, physical characteristics, and access.

From the available data I selected 5 vacant sales of residential and/or recreational development. These sales range in size from 4.87 to 14.42 acres and bracket the subject by size. These comparable sales are all located in general neighborhood of the subject and indicate an unadjusted range in value from \$54,500 to \$140,000 or \$0.16/SF to \$0.45/SF. The highest and best use of the 5 sales are residential/recreational or in transition to residential. A narrative summary of the sales used in the direct comparisons is provided below.

Land Sale Descriptions

Sale 1 This 4.87-acre parcel, located on the north side of State Highway 3 near Emerald Creek in Fernwood, Idaho, sold in May 2024 for \$60,000, equating to approximately \$12,320 per acre.

The property features an irregular shape with a generally level terrain near the highway, transitioning to an upward slope toward the center. Situated approximately six air miles southeast of the subject property along Highway 3, the site offers a mix of topographical features. The southern portion is nearly level and slightly elevated above street grade. According to the Benewah County Parcel Mapping System and USGS National Map data, roughly 20–25% of this southern section lies within a designated wetland or marsh area, which limits development potential in that zone and shifts more practical use to the northern portion of the parcel. The central area of the property has a gently sloping crown and is characterized by native pasture vegetation interspersed with mature trees, providing partial cover for what is currently a vacant residential site. A seasonal pond appears to be present in the southern section. At the time of sale, the property was partially fenced, with no existing water or sewer infrastructure. Overhead power lines run along the length of the site, though a dedicated access road from the highway may be required for future development. The property was originally listed in March 2023 at \$79,000. After several months on the market and extended negotiations, it ultimately sold for \$60,000. Below is an image of the comparable land sale.



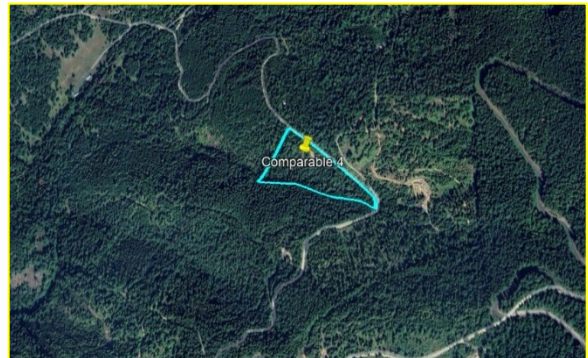
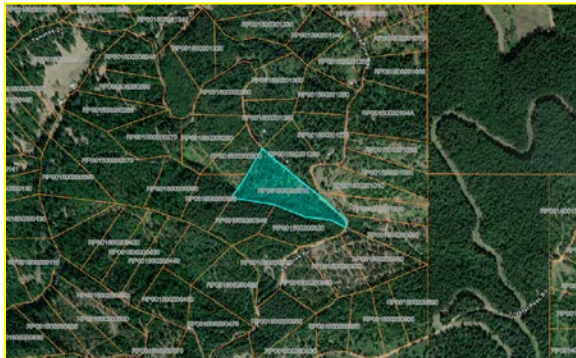
Sale 2 In June 2023, a private sale was completed for a 5.04-acre vacant parcel located at 4500 Carpenter Creek Road (Parcel No. RP43N01W248000), approximately 2.9 air miles west of Emerald Creek. The property sold for \$99,000, equating to approximately \$19,643 per acre. It is zoned for residential use. The parcel is rectangular in shape and characterized by dense timber and a mix of level and gently up-sloping terrain toward the center, which then levels out again. The site offers a secluded setting with access via a private two-track dirt driveway easement located near the northwest corner of the property. This easement connects to Carpenter Creek Road from Old County Road, which provides access to Fernwood and Emerald Creek. Carpenter Creek is located nearby to the north, and electrical power is available at the site. The property was on the market for approximately three months prior to the sale. Below is an image of the comparable land sale.



Sale 3 The property comprises approximately 5.16 acres of vacant residential/recreational land located at 167 Cypress Lane, approximately 2.3 air miles west of the subject parcel (RP001500200510). The sale occurred in July 2022 for \$54,500, equating to approximately \$10,562 per acre. Situated about 2 air miles northeast of Fernwood, the parcel is accessible via a winding dirt road extending from Cypress Lane. It is located within the Crystal Creek Subdivision, among numerous similarly sized and shaped lots. The terrain is undulating with areas of steeper slope and is densely forested. The parcel is irregular in shape, roughly triangular, and at the time of sale, it lacked both a well and septic system, although electrical power was available. The property is currently unzoned. Below is an image of the comparable land sale.



Sale 4 is located at 631 E Tamarack Dr and sold in November 2022 for \$55,000 or \$7,143 per acre RP001500200310, within the Crystal Creek Subdivision. The 7.70-acre, irregularly shaped property is residential land located in the Crystal Creek drainage. Access is a winding dirt road from Tamarack Dr within many smaller lots in similar sizes and shapes. The land is sloped with a draw near the southern portion and heavily timbered. There is no land zoning and the property has electricity available and was marketed for about a month and sold for full list price. Below is an image of the comparable land sale.



Sale 5 is a September 2022 sale of 14.42-acres and the sale price was \$140,000, which is \$9,709 per acre. This 7.70-acre property is located on the north side of Highway 3 between Fernwood and Emerald Creek (61743 Highway 3) about 4.25 air miles southeast of the subject (RP43N01E080G & RP43N01E09300C). The property was listed for \$160,000 then eventually dropped to the sale price of \$140,000 or \$9,709/acre. The property is street grade and currently agricultural land that could be transitioned into rural residential. There is a road easement along the northern/western property boundary used to access an adjoining parcel from the highway. Power is available and the land is level and has highway frontage like the subject and is mostly rectangular in shape. Below is an image of the comparable land sale.



Data Analysis

There are several ways to analyze and adjust data. The preferred method is a direct comparison of one sale to another sale, or a "matched pair analysis". The sale is compared with another sale that differs significantly in only one factor. The contribution of that factor can then be estimated from the two sales and applied to the other sales to make them similar to the subject property. In the matched pair analyses, whenever possible I avoid applying other adjustments to keep the comparisons as pure as possible.

When adequate data for matched pair analysis is unavailable, I utilize qualitative analysis. This approach is particularly effective when limited data prevents precise numerical or percentage-based adjustments, such as in this case of the unique rural properties. For the subject property, I have applied a relative comparison analysis, considering the variations in relevant key factors among the comparable sales.

Qualitative Adjustments involve the following:

- Comparing relevant characteristics to the subject, assigning a rating (inferior, similar, superior).
- Analyze the ratings by counting the number of relevant "inferior" and "superior" ratings for each comparable sale. A preponderance of "superior" ratings suggests the comparable sale indication is worth more than the subject, and vice versa.
- The comparables that are most similar to the subject property, based on the qualitative analysis, will help bracket or rank the likely value range for the subject property.
- Use market knowledge, data analysis, and the appraiser's expert judgment to compare similar property sales and determine a final estimated value.

Summaries of the adjustment analyses to follow.

Property Rights Conveyed: The value estimate sought pertains to the fee simple estate. All of the sales involve conveyance of the fee simple estate requiring no adjustments and are considered similar.

Financing Terms: The definition of market value assumes cash or cash equivalency. Financing terms which are favorable to either the buyer or the seller would require adjustment to the extent that such terms impacted the nominal sale price. Terms associated with all of the comparable sales were reported as being cash or cash equivalent. As such, no adjustment for atypical financing terms is indicated for the comparables and are considered similar.

Condition of Sale: This element of comparison takes into account the possibility of atypical motivation on the part of the buyer or seller in a sales transaction and the impact that such might have on the sales price. All sales are considered typical motivation and prices are reflected as such. All of the sales are considered similar for conditions of sale.

Expenditures Immediately Following Sale: Adjustments to the reported sale price may be required for expenditures relating to the sale property incurred by the buyer or seller immediately following the transaction. No additional adjustments to the sales are required and are considered similar.

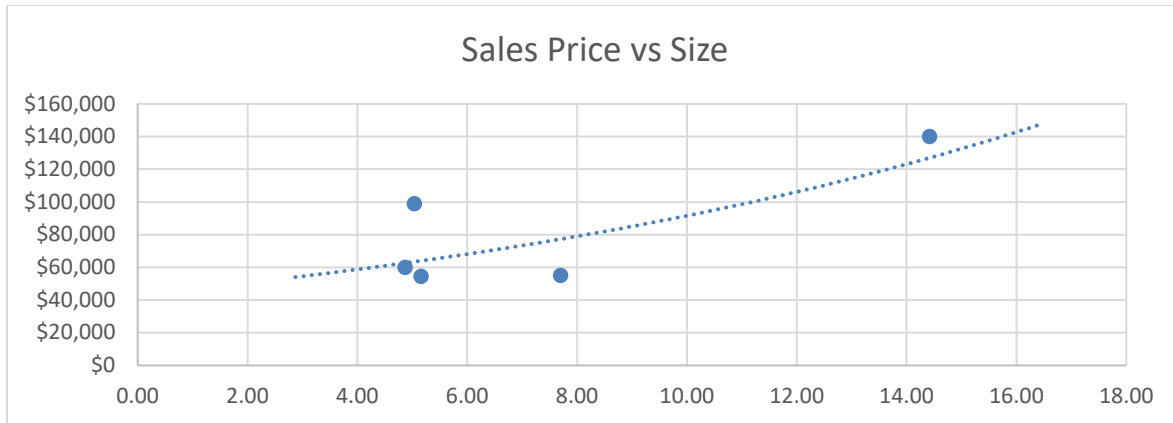
Market Conditions (Date of Sale): Real estate values change over time in response to various market forces interacting. Such can result in property values increasing, decreasing, or remaining static over any given time period. Market participants note the market increased considerably from the unsustainable high momentum in 2020 to 2021 with a slowly plateauing and possibly down turning affect as of the effective date of this report correlated with historically low interest rates which have abated from 2020 to 2022.

This is primarily due to the federal reserve’s monetary tightening to reverse the inflation. The current inflation rate has dropped to around 2.4% (without gas or food prices). Interest rate drops are anticipated if the country holds and maintains the neutral inflation rate of 2.5-3.5%. The current 30-year fixed national mortgage interest rate is 6.82% down from 8.16% about a year ago, and real estate is often a lagging indicator of the overall economy.

In Fernwood, listings average 99–119 days on market—suggesting these parcels aren’t turning over quickly. Market participants report that sale prices have remained stable over the last 18 to 24 months, but market activity in general has slowed, due to higher interest rates, and overall, less buyer demand. Therefore, the sales are considered current, and no market conditions are warranted.

Physical Characteristics: Physical characteristics include factors such as location, site size, frontage/access, zoning, shape, topography, and availability of utilities. Adjustments for these relevant characteristics are summarized in the land sales adjustment table to follow.

Site Size: Size adjustments are dictated by actual market buyer preferences. The compiled sales have been displayed to show how size correlates to the overall sales prices:



The data suggests a moderate correlation between parcel size and overall land value, holding other factors constant. The accompanying chart illustrates the general market influence of parcel size prior to adjustments for location and physical characteristics specific to the subject property and reflects an R^2 value of 0.65. It is important to note that this indicates correlation, not causation. Comparable Sales 1, 2, and 3 have smaller parcel sizes than the subject property and are therefore considered inferior. In contrast, Comparable Sales 4 and 5 are larger than the subject's parcel size of 6.51-acres and are considered superior. Specific size-related adjustments are presented in the subsequent land sales adjustment table.

Location: Location is evaluated based on factors such as proximity and travel time to the nearest municipalities, as well as the quality, pricing, and overall appeal of surrounding residential development. In this analysis, each comparable sale is assessed in relation to its time-distance linkage to S Highway 3 and neighboring towns including Fernwood, Emerald Creek, Santa, and Clarkia. The subject property's neighborhood has relatively equal access to these towns for essential services such as fuel, supplies, and entertainment. All comparable land sales exhibit similar rural locational characteristics; therefore, no location-based adjustments are deemed necessary.

Access: As summarized before, the subject has good public frontage/access from Highway 3 and Elkhorn Meadows, which according to IDL Landfolio are public roads. Comparable Land Sales 1 & 5 are considered similar in frontage/access as they are on the north side of S Highway 3 near the subject. Comparable Sales 3 & 4 are inferior because the narrow physical access is circuitous and relatively steep from Highway 3, thus is inferior in access when compared to the subject. Comparable sale 2 is accessed via a private gravel driveway extending from the southeast side of Big Carpenter Creek Road, therefore, it is similar in surrounding uses when compared to the subject, however, Comparable 2 is considered slightly superior in access as it does not front a busy highway, but yet it is still close to Highway 3 and the amenities provided by the community of Fernwood.

Shape: As stated earlier, the subject is irregular in shape (“knife shape”) and is longer than wide with possible subdivision limitations. Comparable Sales 1, 3, & 5 are similar in shape and configuration as the subject; therefore, no adjustments are needed for these comparables. The remaining comparable Sales 2 & 4 are superior in shape and configuration and are considered superior this attribute when compared to the subject.

Topography: As stated earlier, the subject varies from ±2,730 ft. to ±2,770 ft. in elevation and the topography is considered rolling terrain that is slightly above street grade and slopes gently upward to the north. Comparable Sales 1, 2, & 5 are considered similar for this attribute and no adjustments are needed. Comparable Sales 3 & 4 have large areas where the terrain is steeply sloping and are considered inferior for the topography difference.

Zoning/Use: All of the comparable land sales have similar zoning characteristics, and no zoning adjustments are deemed necessary. However, approximately 20–25% of the southern portion of Comparable Sale 1 is wetland or marsh conditions, which constrain development potential in that area and concentrate functional utility toward the northern section of the parcel. As a result, Comparable Sale 1 is considered inferior with respect to Zoning/Use.

Utilities: Electricity and telephone are available from the property border for the subject property. All comparable sales are considered similar for the availability of utilities and no further adjustments are warranted and considered similar.

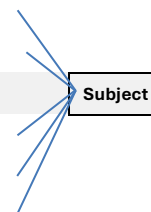
On the next page is the Land Sales Adjustment Table illustrating the adjustments applied to the comparable sales:

Land Sales Adjustment Table						
Name/Location	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
	KNA ±2-Miles Northwest of Fernwood, ID	Emerald Creek - Hwy 3	Big Carpenter Creek	Cypress Lane 167 Cypress Lane	Tamarack Dr./Crystal Creek 631 E Tamarack Dr	Highway 3 Adjacent to 61743 Highway 3, Fernwood
PIN	Portion of RP44N01W26075A	RP43N01E154925A	RP43N01W248000	RP001500200510	RP001500200310	RP43N01E080G & RP43N01E09300C
Size (Acres)	6.51	4.87	5.04	5.16	7.70	14.42
Area (SF)	283,576	212,576	219,996	225,234	336,105	629,433
Sale Price	-	\$60,000	\$99,000	\$54,500	\$55,000	\$140,000
DOV/Sale Date	6/18/2025	May 2024	June 2023	July 2022	Nov 2022	Sept 2022
Site Improvements	Difference (years)	Similar	Similar	Similar	Similar	Similar
Sales Price/acre		\$12,320	\$19,643	\$10,562	\$7,143	\$9,709
Sales Price/SF		\$0.28	\$0.45	\$0.24	\$0.16	\$0.22
Property Rights		Similar	Similar	Similar	Similar	Similar
Financing Terms		Similar	Similar	Similar	Similar	Similar
Conditions of Sale		Similar	Similar	Similar	Similar	Similar
Expenditures Made After Purchase		Similar	Similar	Similar	Similar	Similar
Market Conditions		Similar	Similar	Similar	Similar	Similar
Location		Similar	Similar	Similar	Similar	Similar
Physical Characteristics						
Site Size		Inferior	Inferior	Inferior	Superior	Superior
Frontage/Access		Similar	Slightly Superior	Inferior	Inferior	Similar
Zoning/Use		Inferior	Similar	Similar	Similar	Similar
Shape		Similar	Superior	Similar	Similar	Superior
Topography		Similar	Similar	Inferior	Inferior	Similar
Utility Available		Similar	Similar	Similar	Similar	Similar
Net Adjustments		\$60,000	\$99,000	\$54,500	\$55,000	\$140,000
		Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Overall Comparisons		Inferior	Superior	Inferior	Inferior	Superior
Low	\$54,500					
Mean	\$81,700					
Median	\$60,000					
High	\$140,000					

Land Value Conclusion

The indications of the subject's overall site value ranges from \$54,500 to \$140,000 with a mean of \$81,700 and median of \$60,000 per lot, respectively. Conversely, on a per-acre basis, the comparable sales range from \$7,143/acre to \$19,643/acre with a mean of \$11,875/acre and median of \$10,562/acre, respectively. The following table illustrates the ranking of the comparable land sales to the subject property.

Qualitative Adjustment Summary			
Comparable Land Sales	Site Size (Acres)	Adjusted Overall Price	Ranking
Comparable 5	14.42	\$140,000	Superior
Comparable 2	5.04	\$99,000	Superior
Subject	6.51		
Comparable 1	4.87	\$60,000	Inferior
Comparable 4	7.7	\$55,000	Inferior
Comparable 3	5.16	\$54,000	Inferior



Conclusion of Value:

Based on the qualitative comparative analysis, the ±6.51- acre subject property is bracketed by the comparable sales in terms of similar characteristics such as size, access, zoning, shape, topography and availability of utilities. Comparable 2 and Comparable 5, both rated superior in comparison to the subject and reflect adjusted prices of \$99,000 and \$140,000, respectively.

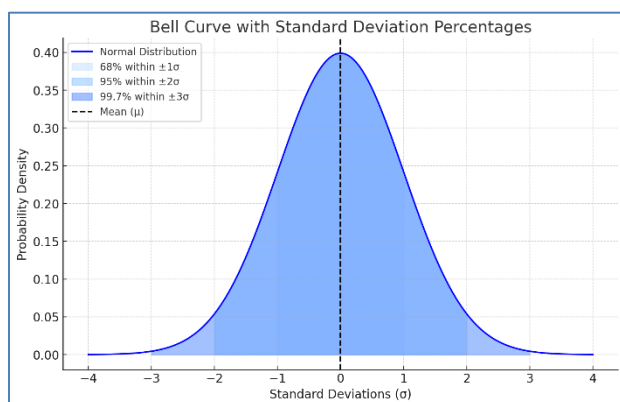
In contrast, Comparable land Sales 1, 3, and 4, are rated inferior to the subject and indicate lower adjusted prices ranging from \$54,000 to \$60,000.

Given the subject's intermediate position within the qualitative rankings, its market value is logically supported within the range of comparable land sales, particularly between the inferior and superior groupings (less than Comparable Land Sale 1 at \$99,000 and more than Comparable Land Sale 1 at \$60,000). Placing weight on the bracketing effect and the relative positioning of the subject, an indicated value toward the lower end of this range is reasonable.

Therefore, the concluded "as-is" value of the subject property is estimated to be **\$65,000**, reflecting its overall standing as superior to the lower-tier comparable land sales and slightly inferior to the highest-ranked sales, also while emphasizing central tendency of all the sales.

As a last test of reasonableness, I have re-checked the indicated value of \$65,000 by the following statistical measures:

Central tendency as shown with a normal distribution curve (bell curve): A bell curve is a graph that shows how land prices are spread out, and it looks similar to a hill or a bell. Typically, similar comparables are averaged and fall in the middle, and the fewer comparables fall at the end.

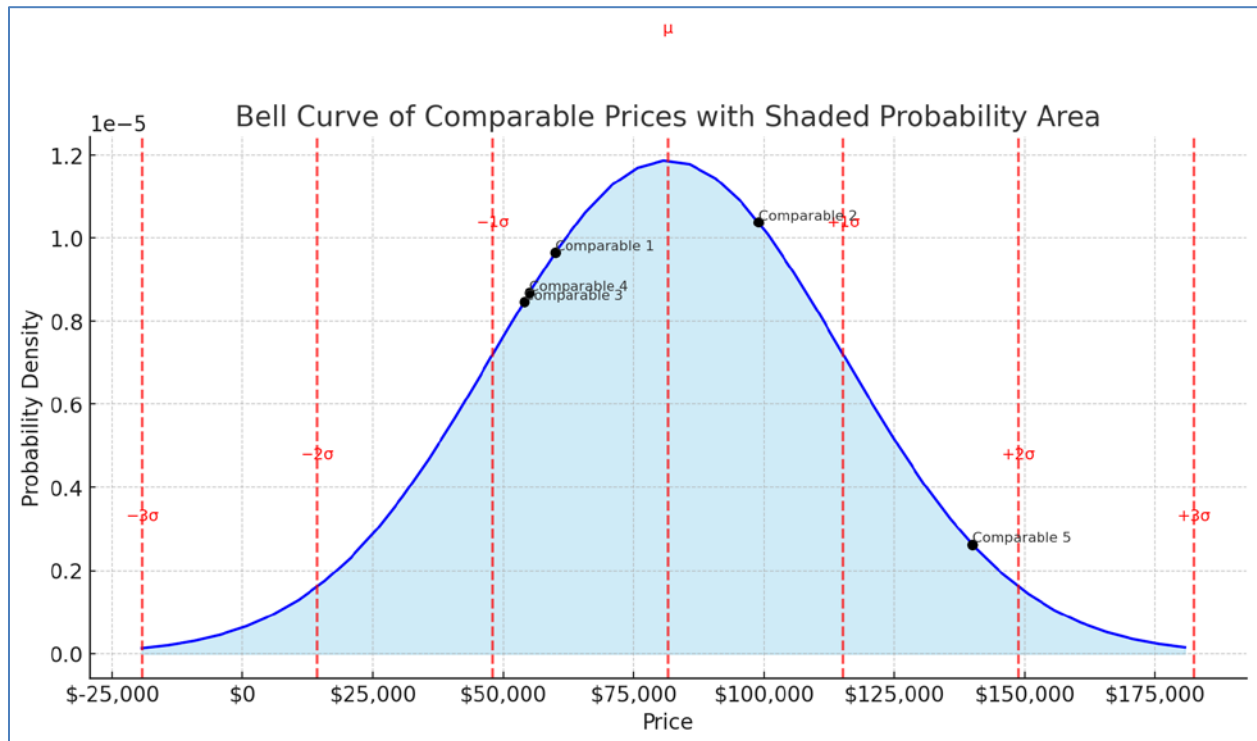


Simply stated:

68% of values fall within 1 standard deviation

95% within ± 2 standard deviations

99.7% within ± 3 standard deviations

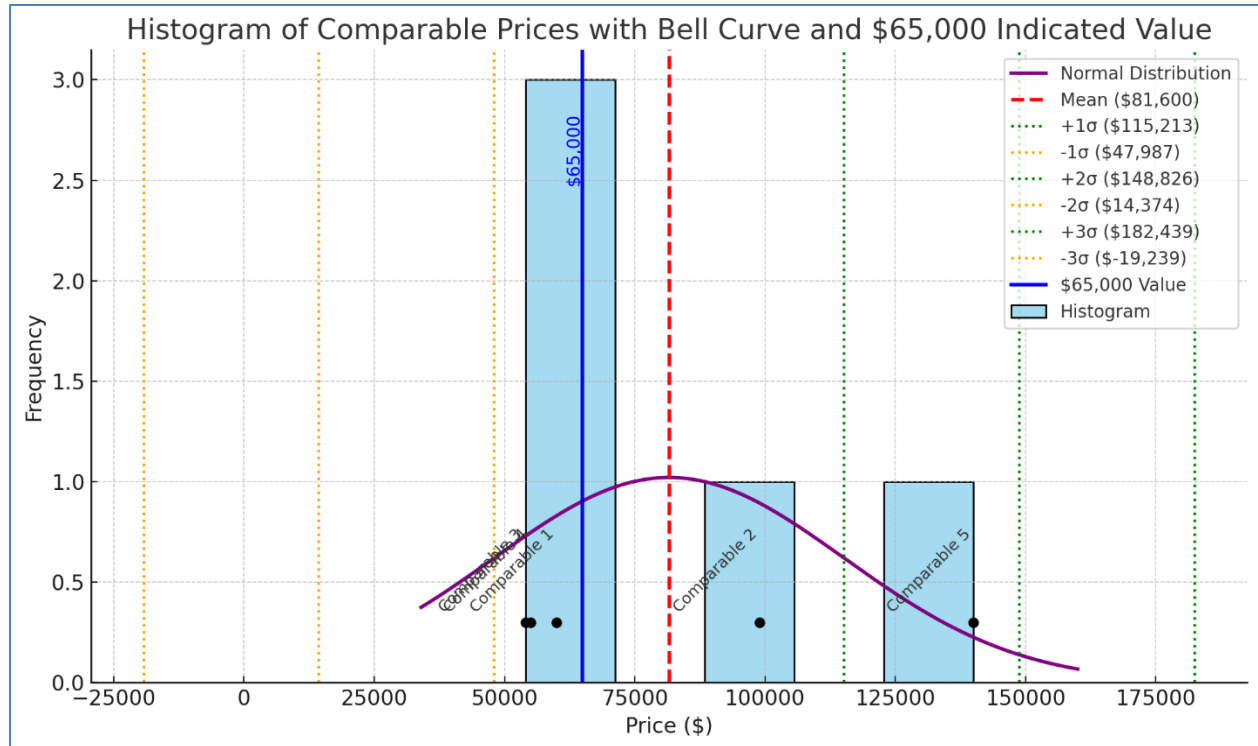


Above: The blue curve represents the normal distribution, and the red dashed lines show each standard deviation (-3 standard deviations to $+3$ standard deviations) from the average and the black dots indicate the comparable land sales in relation to sales price on the bottom of the graph.

This graph helps visualize how each property price aligns with the statistical distribution. It should be noted that the majority of the comparable sales are clustered between \$54,000 and \$60,000, while \$99,000 and \$140,000 are statistical outliers which could reflect atypical conditions.

While the mean is \$81,600, it is affected significantly by the outlier. This indicates the average is skewed upward, mostly by Sale 5 at \$140,000. The median, therefore, is likely a better central value for this small dataset.

Consequently, a histogram could better visualize the conclusion of value of \$65,000. A histogram is better than a bell curve (which represents a normal distribution) when you need to visualize the actual distribution of your data sample, especially if it's not normally distributed.



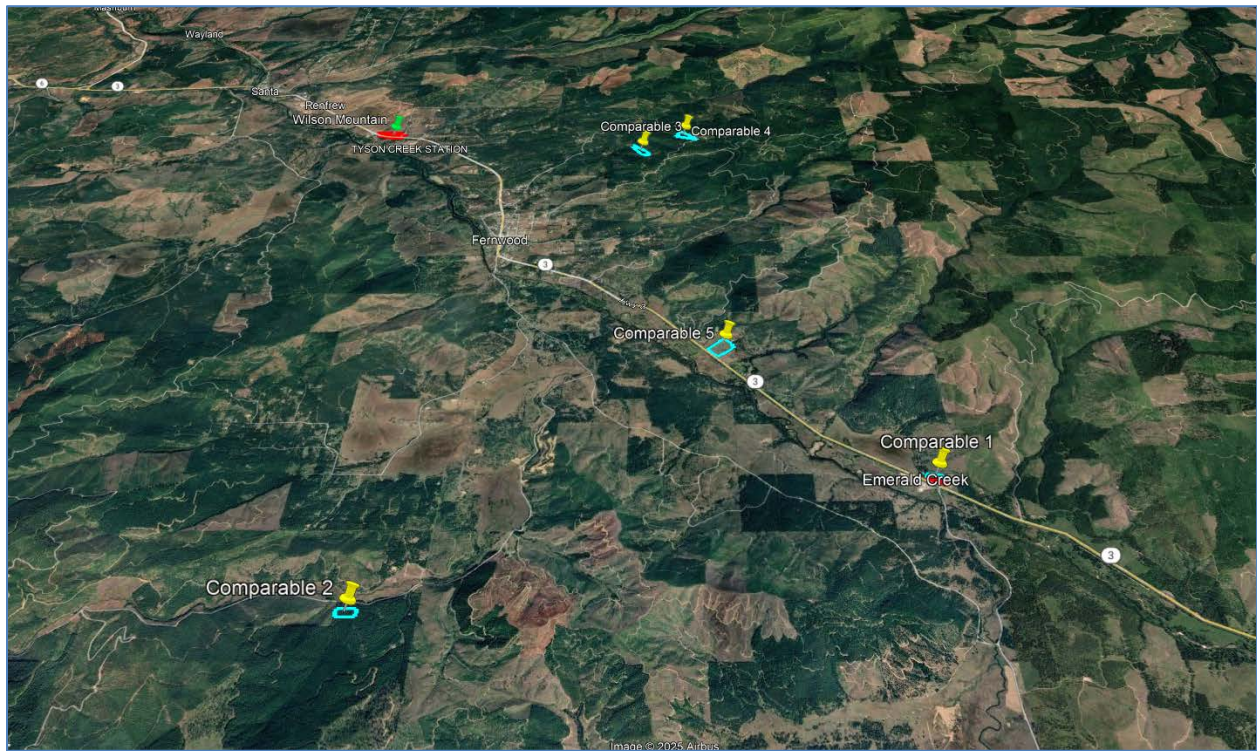
The plot now includes a bell curve (normal distribution) overlaid onto a histogram of the comparable land sale prices. The blue vertical line illustrates the concluded value of \$65,000 lying directly with the highest frequency of comparable land sales. Histograms are useful for showing the comparable sale ranges, outliers, revealing patterns, and how lop-sided each comparable sits in relation to the statistical spread. As shown, the top of the bell curve (average of comparable land sales) should be skewed to the largest bar comprised of Sales 1 & 3, thereby indicating a value lower than the average of the comparables.

Lastly, the most logical and supportable, and now exhibiting a very tight range in value for the subject property are from \$60,000 to \$65,000 based on:

- The median of the comparable sales
- The majority cluster of comparable sales
- Well positioned within one standard deviation of the mean

My opinion of value of **\$65,000** is based upon the extraordinary assumption that the ±6.51-acre rural residential/recreational site is a standalone ±6.51-acre site. The use of the extraordinary assumptions and hypothetical conditions might have affected the assignment results.

Location Map of Sales



ADDENDA



ORT Form 4694 6/06 Rev. 8-1-16

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111

By  *C. Monroe* President
Attest  *David Wald* Secretary

**Issued through the office of:
Flying S Title and Escrow of Idaho,
Inc.
831 Main Avenue St. Maries, ID
83861
(208)245-3664**



Authorized Signature

If this jacket was created electronically, it constitutes an original document.

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File No. 1102728-SM	Page 1 of 9	ALTA Commitment for Title Insurance (8-1-16)
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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent and Office: Flying S Title and Escrow of Idaho, Inc., 831 Main Avenue, St. Maries, ID 83861
(208)245-3664

Issuing Office's ALTA ® Registry ID: 0000871

Loan ID No.:

Issuing Office Commitment/File No.: 1102728-SM

Property Address: NNA Wilson Mountain, Ptn of Parcel No. RP44N01W26075A, Fernwood, ID 83830

Revision No.:

SCHEDULE A

1. Commitment Date: **July 07, 2023 at 7:30 A.M.**
2. Policy to be issued: Premium Amount reflects applicable rate
 - (a) ☒ 2006 ALTA ® Standard Owner's Policy

Proposed Insured: **TBD**

Proposed Policy Amount: **\$TBD** Premium Amount \$ **TBD**

Endorsements: \$
 - (b) ☐ 2006 ALTA ® Loan Policy

Proposed Insured:

Proposed Policy Amount: **\$0.00** Premium Amount \$

Endorsements: \$
3. The estate or interest in the Land described or referred to in this Commitment is fee simple.
4. The Title is, at the Commitment Date, vested in:
State of Idaho

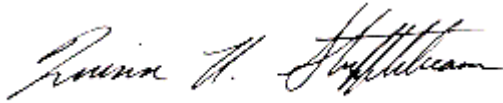
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5. The Land is described as follows:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 44 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BENEWAH COUNTY, IDAHO, LYING NORTH AND EAST OF STATE HIGHWAY NO. 3.



By:

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached.)

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ALTA Commitment for Title Insurance

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Old Republic National Title Insurance Company

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If any document in the completion of this transaction is to be executed by an attorney-in-fact, the Power of Attorney must be submitted for review prior to closing.

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ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

SCHEDULE B, PART II **Exceptions**

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

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

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any right, title, or interest of the Public, County, or Highway District to roads or highways on the premises whether or not shown by the public records.
8. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

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9. 2023 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 2023 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
2022	\$0.00	\$0.00 (exempt)	RP44N01W26075A

Homeowners Exemption is not in effect for 2022.

Circuit breaker is not in effect for 2022.

Agricultural Exemption is not in effect for 2022.

10. Easement for right of way granted to State of Idaho, recorded July 11, 1931, in Book U of Deeds, Page 424, as Instrument No. 39507.
11. Easement granted to Clearwater Valley Light and Power Association, Inc., recorded January 11, 1983, in Book 154 of Misc., page 5239, and Instrument No. 157883.
12. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded June 4, 1997, as Instrument Number 208316, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
13. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded June 24, 1997, as Instrument Number 208536, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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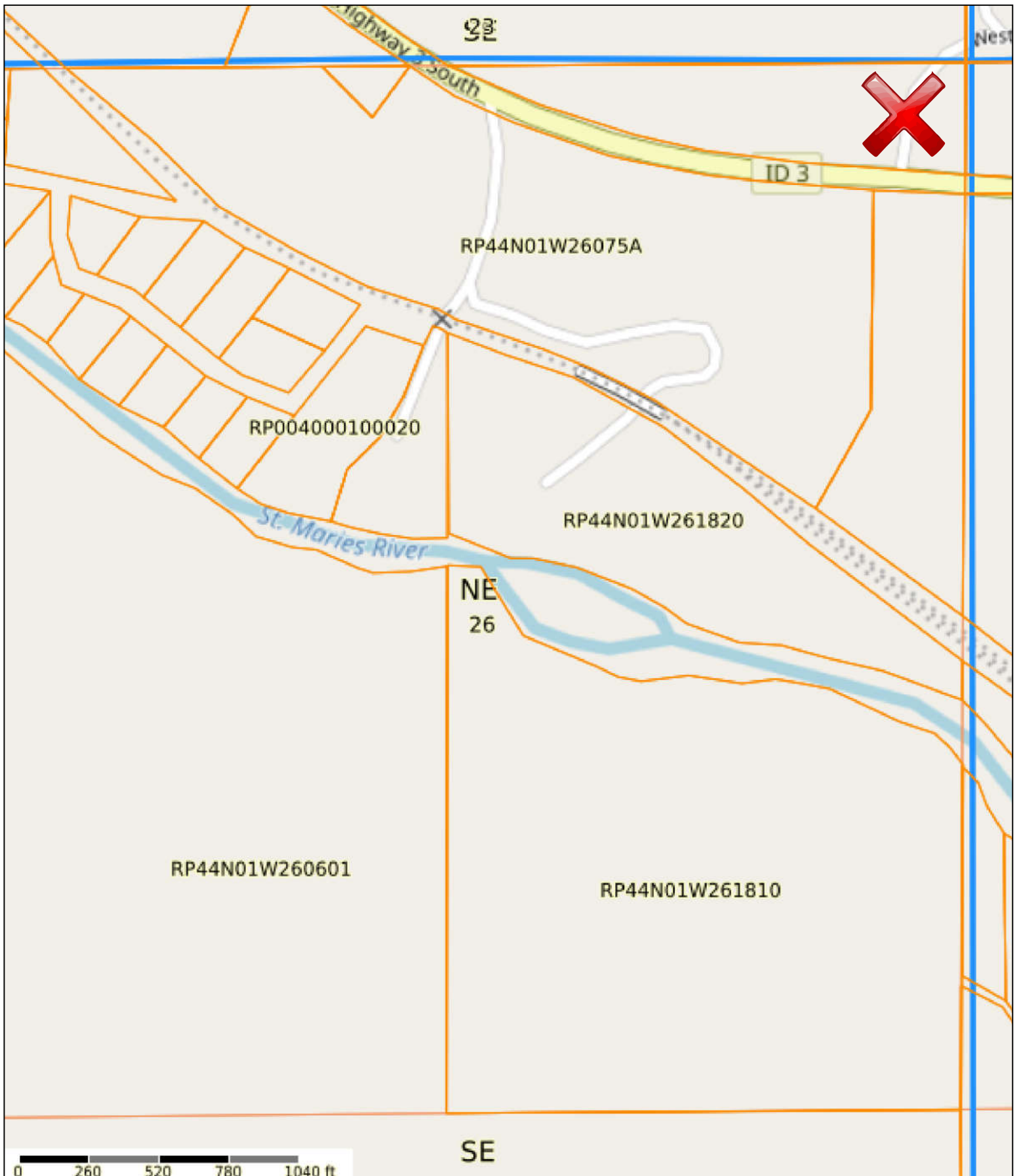
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INFORMATIONAL NOTES

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PURPOSES ONLY. NO ASSURANCES ARE
MADE AS TO THE QUANTITY OF THE AREA,
SQUARE FOOTAGE, OR ACREAGE OF THE LAND
OR OF ANY IMPROVEMENT TO THE LAND.
FLYING S TITLE & ESCROW

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Bk 154 page 5239

83 JAN 11 AM 11:48

BEVERLY VALLARD
DEPUTY

Clearwater Power Co.

P.O. Box 997

Spokane, Idaho 83501

EASEMENT

No. 540

THIS INDENTURE, Made this 17 day of August, 1939, by and between the STATE OF IDAHO, acting through the State Board of Land Commissioners, as party of the first part, and CLEARWATER VALLEY LIGHT AND POWER ASSOCIATION, INC. of Lewiston, Idaho, as party of the second part;

WITNESSETH: That for and in consideration of the sum of Eighty-six and 39/100 Dollars (\$86.39), lawful money of the United States, receipt whereof is hereby acknowledged, the party of the first part does hereby convey and grant a right of way unto the CLEARWATER VALLEY LIGHT AND POWER ASSOCIATION, INC., its successors or assigns, for power line purposes, being the following described land situated in Benewah County, State of Idaho, to wit:

W $\frac{1}{2}$ of Section 36, Township 43 North, Range 3 West
Beginning at a point on North line of Section 36, Township 43 North, Range 3 West, B. M., said point being 2008 feet - East of the NW corner of said Section 36, thence South 3°52' feet - West for a distance of 2781 ft., thence South 33°52' West for a distance of 1778, thence south 0°39' East for a distance of 1029', to the South Boundary of Said Section 36, a strip of land 5588 feet in length and 20 feet in width, containing 2.565 acres, more or less.

SW $\frac{1}{4}$ of Section 25, Township 43 North, Range 3 West

Beginning at a point on South Boundary of Section 25, Township 43 North, Range 3 West, B. M., said point being 2008 feet East of the SW corner of said Section 25, thence North 3°52' feet East for a distance of 2645 feet. A strip of land 2645 feet in length, and 20' in width containing 1.214 acres more or less.

NE $\frac{1}{4}$, Section 24, Township 43 North, Range 3 West

Beginning at a point on the North Boundary of Section 24, Township 43 North, Range 3 West, B. M., said point being 530 feet east of the North Quarter corner of said Section 24, thence south 25°23', West for a distance of 1235 feet to a point on the West line of the NE $\frac{1}{4}$ of said section 24. A strip of land 1235' in length, and 20' in width, containing .567 acres, more or less.

NE $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 20, Township 44 North, Range 1 West

Beginning at a point on the West boundary of State Land in Section 20, Township 44 North, Range 1 West, B. M., said point being 1320 feet due West and 215 feet South of the NE corner of said Section 20, thence south 88°00' East, a distance of 1321 feet to a point on the East line of said Section 20. A strip of land 1321 feet in length and 20 feet in width, containing 0.605 acres, more or less.

NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$: NW $\frac{1}{4}$ NE $\frac{1}{4}$: NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF Section 21, Township 44 North, Range 1 West

Beginning at a point on the West line of Section 21, Township 44 North, Range 1 West; Said point being 261 feet South of NW corner of said Section thence South 88°00' East a distance of 570 feet, thence North 87°05' East a distance of 4716, to a point on East line of said Section 21, Said point being 102 feet South of NE corner of said section 21. A strip of land 5286 feet in length and 20 feet in width, containing 2.42 acres more or less.

NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 44 North, Range 1 West

Beginning at a point on the North line of Section 26, Township 44 North, Range 1 West, B. M., said Point being 1320 feet west of NE corner said Section 26, thence south 59°50' East a distance of 155', thence South 76°05' East a distance of 420 feet, thence South 81°25' East a distance of 787' to a point on East line of said Section 26; a strip of 1362 feet in length, and 20 feet in width, containing 0.625 acres, more or less.

SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 43 North, Range 1 East

Beginning at a point on the West line of Section 5, Township 43 North, Range 1 East, B. M., said point being 231 feet North of the quarter corner, thence south 46°15' East a distance of 333 feet to the south boundary of the NW $\frac{1}{4}$ of said Section 5. A strip of land 333 feet in length and 20

feet in width, containing 0.153 acres, more or less.

SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, Township 43 North, Range 1 East

Also beginning at a point on the North-South Quarter Section Line, Section 5, Township 43 North, Range 1 East, B. M., said point being 828' North of quarter corner between said Section 5, said Section 8, thence south 39°03' East, a distance of 1069' to a point on South line of said Section 5. A strip 1069 feet in length and 20 feet in width containing 0.49 acres more or less.

Total Acreage of all strips is 8.639

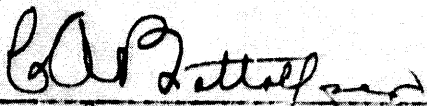
IN WITNESS WHEREOF, The State Board of Land

Commissioners has caused these presents to be executed by its President, The Governor of the State of Idaho, and countersigned by the Secretary of State and State Land Commissioner.


STATE BOARD OF LAND COMMISSIONERS



President

STATE OF IDAHO


Governor

Countersigned:


Secretary of State


State Land Commissioner



STATE OF IDAHO)
County of Ada) ^{SS}

On this 17 day of August, 1939,
before me, a Notary Public, in and for said County and State,
personally appeared Hon. C. A. Bottolfsen, Governor of the State
of Idaho and President of the State Board of Land Commissioners,
Hon. Geo. H. Curtis, Secretary of State and Hon. C. Van Clark,
State Land Commissioner, 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 first above
written.

Thurmond S. Haller
Notary Public, in and for
said County and State, residing
at Boise, Idaho



SILVER
VALLEY
ENGINEERING BOX 438 WALLACE, IDAHO 83873
PHONE 1-208-753-3812

RECORD OF SURVEY Dependent Resurvey and Partial Subdivision of Sections 26 & 35 Township 44 North, Range 1 West B.M. Benewah County, Idaho Sheet 2 of 2

NOTES
RIGHT-OF-WAY AT RESTILE BASED ON STATION 1039+15 AT INTERSECTION OF SECTION LINE AND CENTERLINE OF TRACKS; THEN USING CENTERLINE DATA FROM C.M. ST P. & P. RAILROAD MAPS, NORTHERN RIGHT-OF-WAY POINTS NORTHWEST OF RESTILE BASED ON ACTUAL CENTERLINE POSITION OF EXISTING TRACKS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S37°07'32"E	89.36'
L2	S37°07'32"E	83.64'
L3	S37°07'32"E	182.36'
L4	S51°35'28"E	130.21'
L5	S43°00'48"E	130.21'
L6	S78°11'02"E	135.37'
L7	S78°11'02"E	135.37'
L8	S52°09'58"E	135.43'
L9	S55°56'57"E	135.44'
L10	S78°05'13"E	266.63'
L11	S58°32'44"E	406.33'
L12	S58°32'44"E	310.69'
L13	S84°53'07"E	491.48'
L14	S89°14'57"E	50.00'
L15	N24°38'19"E	50.00'
L16	N24°38'19"E	50.00'
L17	S54°04'42"E	51.44'

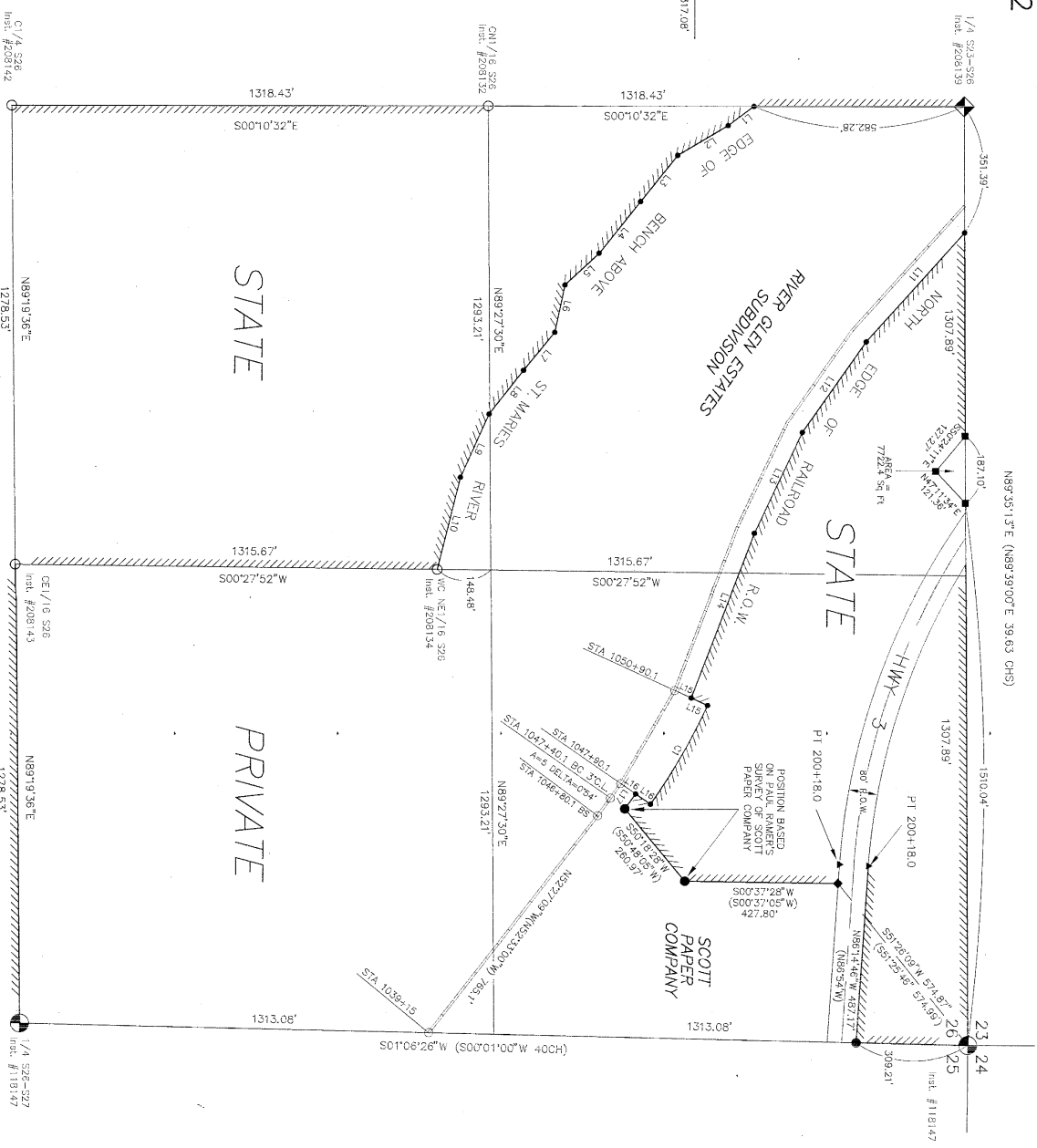
CURVE TABLE

LINE	RADIUS	DELTA	LENGTH	CHORD
C1	1815.70'	100°10'7"	317.49'	560'21"08"E 317.08'

LEGEND

- CORNERS REMONUMENTED BY OTHERS
SEE CORNER PERPETUATION & FILING RECORD (CP&F)
FOR DETAILS.
- ◆ G.L.O. CORNERS REMONUMENTED IN THIS SURVEY
SEE CP&F FOR DETAILS.
- 1/2" x 3/4" IRON ROD WITH PLASTIC CAP
MARKED L.C. F794H, FLS 4456
- SECTION SUBDIVISION CORNERS ESTABLISHED THIS
SURVEY. SET 3 1/4" DAHO DEPT OF STATE LANDS
ALUM CAP ON 2"x30" ALUM PIPE. SEE CP&F FOR
DETAILS.
- BOUNDARY LINES MARKED & POSTED THIS SURVEY,
WITH 3/8" REDDIN WITH PLASTIC CAP
- (North-40 Chs) BENEAH COUNTY INSTRUMENT NUMBER FOR CP&F
Inst. #127261
- ◆ FOUND IRON PIPE 1/2" I.D. SET BY J. PAUL RAMER P.E.
- ▲ FOUND R.O.W. MONUMENT 3 1/4" SQUARE BRASS TAG
IN CONCRETE
- SET 3 1/4" ALUMINUM CAP STATE MONUMENT FOR
PROPERTY CORNER

SILVER
ENGINEERING BOX 438 WALLACE, IDAHO 83873
PHONE 1-208-753-3812



208536

J. Chris Pfahl

on the 24 day of June 1997 at 10 o'clock A.M. and

recorded in Book of on page

Kay Sather County Recorder Barbara Ragan Deputy

B 5 22

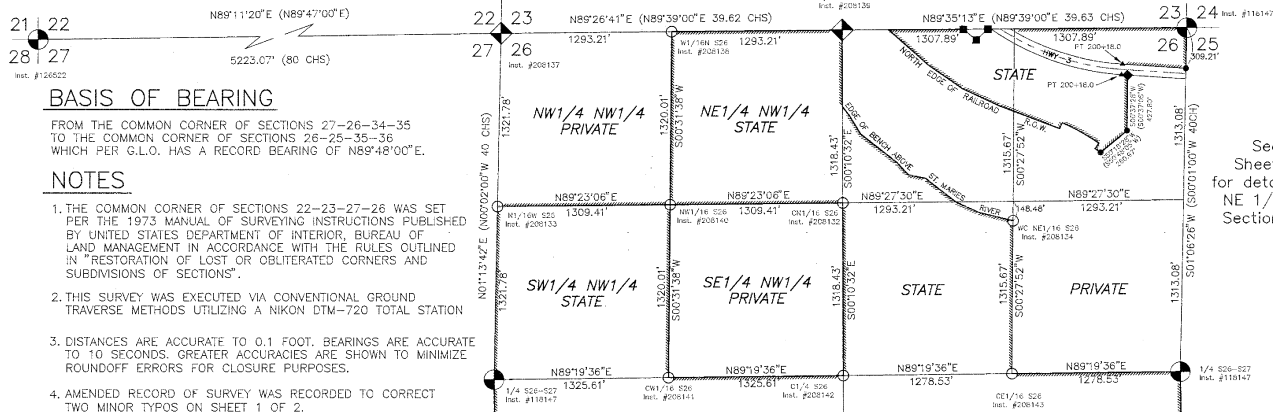
mailed to

AMENDED RECORD OF SURVEY

Dependent Resurvey and Partial Subdivision of Sections 26 & 35

Township 44 North, Range 1 West B.M.

Benewah County, Idaho



See
Sheet 2
for details of
NE 1/4 of
Section 26

BASIS OF BEARING

FROM THE COMMON CORNER OF SECTIONS 27-26-34-35
TO THE COMMON CORNER OF SECTIONS 26-25-35-36
WHICH PER G.L.O. HAS A RECORD BEARING OF N89°48'00\"/>

NOTES

1. THE COMMON CORNER OF SECTIONS 22-23-27-26 WAS SET PER THE 1973 MANUAL OF SURVEYING INSTRUCTIONS PUBLISHED BY UNITED STATES DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT IN ACCORDANCE WITH THE RULES OUTLINED IN "RESTORATION OF LOST OR OBLITERATED CORNERS AND SUBDIVISIONS OF SECTIONS".
2. THIS SURVEY WAS EXECUTED VIA CONVENTIONAL GROUND TRAVERSE METHODS UTILIZING A NIKON DTM-720 TOTAL STATION
3. DISTANCES ARE ACCURATE TO 0.1 FOOT. BEARINGS ARE ACCURATE TO 10 SECONDS. GREATER ACCURACIES ARE SHOWN TO MINIMIZE ROUND-OFF ERRORS FOR CLOSURE PURPOSES.
4. AMENDED RECORD OF SURVEY WAS RECORDED TO CORRECT TWO MINOR TYPES ON SHEET 1 OF 2.

REFERENCES

- 1891 G.L.O. SURVEY OF T44N, R1W B.M. BY OSCAR SONNENKALB
- 1902 PLAT OF TYSON TOWNSITE RECORDED IN BOOK A OF PLATS ON PAGE 96 IN KOOTENAI COUNTY COURTHOUSE
- 1968 UNRECORDED PROPERTY SURVEY OF SCOTT PAPER CO. BY J. PAUL RAMER P.E. 1799
- 1968 PLAT OF RIVER GLEN ESTATES BY WILFORD POPPIE P.E. 1847
- 1979 RECORD OF SURVEY OF PORTION OF S25, T44N, R1W B.M. BY BILLY J. TUCKER RLS 1013 (INST. #146658)
- 1979 HWY 3 MAP STATE OF IDAHO, PROJECT NO. 143-B SHEET 4 OF 7
- VARIOUS RAILROAD MAPS
- 1997 RECORD OF SURVEY DEPENDENT RESURVEY AND PARTIAL SUBDIVISION OF S26 AND S35, T44N, R1W B.M. BY J.C. PFAHL PLS 4458 (INST #208316)

LEGEND

- CORNERS REMONUMENTED BY OTHERS
SEE CORNER PERPETUATION & FILING RECORD (CP&F) FOR DETAILS.
- ◆ G.L.O. CORNERS REMONUMENTED IN THIS SURVEY
SEE CP&F FOR DETAILS.
- 1/2" X 30" IRON ROD WITH PLASTIC CAP
MARKED J.C. PFAHL PLS 4458
- SECTION SUBDIVISION CORNERS ESTABLISHED THIS SURVEY. SET 3 1/4" IDAHO DEPT. OF STATE LANDS ALUM CAP ON 2" X 30" ALUM PIPE. SEE CP&F FOR DETAILS.
- BOUNDARY LINES MARKED & POSTED THIS SURVEY.
- (North-40 Chs) ORIGINAL G.L.O. BEARING AND DISTANCE
- Inst. #127281 BENEWAH COUNTY INSTRUMENT NUMBER FOR CP&F
- ◆ FOUND IRON PIPE 1/2" I.D. SET BY J. PAUL RAMER P.E.
- ▲ FOUND R.O.W. MONUMENT 3 1/4" SQUARE BRASS TAG IN CONCRETE
- SET 3 1/4" ALUMINUM CAP STATE MONUMENT FOR PROPERTY CORNER



SCALE 1"=600'

0 600 1200 1800

SILVER
ALLEY
ENGINEERING BOX 438 WALLACE, IDAHO 83873
PHONE 1-208-753-3812

SURVEYOR'S CERTIFICATION

I, J. CHRIS PFAHL P.L.S. 4458 STATE OF IDAHO
DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS
A SURVEY DONE BY ME OR UNDER MY SUPERVISION.



Book 3 Page 49

Document Number 39507;
EASEMENT

Date: June 10th, 1931.

Grantor: State of Idaho, acting through the State Board of Land Commissioners.

Grantee: State of Idaho.

Consideration: Fifty and 60/100 Dollars (\$50.60).

Granting Clause: Does hereby grant and convey..

Description: An easement for right of way for quarry site over the following described lands situated in Benewah County, Idaho, to-wit:

A parcel of land for a quarry site situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 26, Township 44 North, Range 1 West of the Boise Meridian, adjacent to the right of way line of the Elk River Highway as surveyed, more particularly described as follows, to-wit:

Beginning at a point on the North line of said Section 26, which point bears South 84°34' West 300 feet from the Northeast corner of said Section 26; thence South 84°34' West 500 feet; thence south 161 feet to a point on the Northerly right of way line of the Elk River Highway; thence Easterly along said right of way 300 feet with a curve to the left whose radius is 1870 feet; thence south 86°54' East along said right of way line 215 feet; thence North 5°26' West 265 feet to the point of beginning and containing 2.53 acres, more or less.

Signed: On July 8th, 1931,
State Board of Land Commissioners,
By C. Ben Ross, Governor. State Seal.
Countersigned: Fred E. Lukens, Secretary of State.
J.M. Isaacson, State Land Commissioner.
Board of Land Commissioners' Seal.

Acknowledged: In State of Idaho, County of Ada, July 8th, 1931 by C. Ben Ross, Governor of the State of Idaho, Fred E. Lukens, Secretary of State and J.M. Isaacson, State Land Commissioner, for and on behalf of the State of Idaho, acting through the State Board of Land Commissioners, before Jeanne L. Anderson, Notary Public, residing at Boise. Seal.

Filed: July 11, 1931 at 9.15 A.M.

Recorded: In Book U of Deeds, page 424.

STATE OF IDAHO EASEMENT

NO. 5028

THIS INDENTURE, made this 31st day of MARCH, 1982, by and between the STATE OF IDAHO, acting by and through the State Board of Land Commissioners, as party of the first part, and SANTA WATER AND SEWER DISTRICT, Santa, Idaho 83866, as party of the second part;

WITNESSETH: That for and in consideration of the sum of TWENTY-FIVE AND NO/100ths - - - - - DOLLARS (\$ 25.00), lawful money of the United States of America, receipt whereof is hereby acknowledged, the party of the first part does hereby grant to the party of the second part an easement for the purpose of constructing, using and maintaining a sewer transmission main over and across the following described lands situated in BENEWAH County, State of Idaho, to-wit:

A strip of land thirty (30) feet wide, being fifteen (15) feet on either side of the following described centerline:

Commencing at the northeast corner of Section 26, Township 44 North, Range 1 West, Boise Meridian, thence South, 295 feet along the east boundary of said Section 26 to a point 15 feet from the northerly right-of-way line of State Highway No. 3; thence North 86°54' West, 220.0 feet to a point, said point being the REAL POINT OF BEGINNING; thence continuing North 86°54' West, 268.0 feet; thence along a 3°00' curve to the right 15 feet from and parallel to the northerly right of way line of State Highway No. 3, 668.0 feet to a point on the north boundary of said Section 26, said point being the terminus of said easement, the above described area containing 0.64 acres, more or less.


Subject also to State of Idaho Easement No. 540, dated August 17, 1939 to the Clearwater Valley Light and Power Association for an overhead powerline.

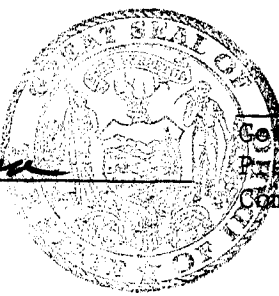
It is further understood and agreed that in the event the lands hereinabove described are not used for the purposes herein specified for any five-year period the State Board of Land Commissioners may declare such right of way forfeited and the use of the lands will revert back to the State of Idaho or to the record owner of the lands.

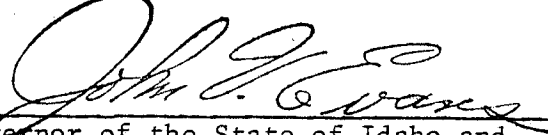
IN WITNESS WHEREOF, the State Board of Land Commissioners has caused these presents to be executed by its President, the Governor of the State of Idaho, and countersigned by the Secretary of State and the Director.


STATE BOARD OF LAND COMMISSIONERS

Countersigned:


Secretary of State




Governor of the State of Idaho and
President of the State Board of Land
Commissioners


Director

STATE OF)
) ss.
COUNTY OF)

On this _____ day of _____, 19____, before me, the undersigned, a notary public in and for said State, personally appeared _____
known to me to be the person whose name is/are subscribed to the foregoing instrument and acknowledged to me that he executed the same.

Notary Public Residing at _____

My Bond Expires _____

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 31st day of March, 19 82, before me, a Notary Public in and for said State, personally appeared JOHN V. EVANS, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners; PETE T. CENARRUSA, known to me to be the Secretary of State of the State of Idaho; and G. C. TROMBLEY, known to me to be the Director of the Department of Lands of the State of Idaho, that executed the said instrument and acknowledged to me that such State of Idaho and State Board of Land Commissioners executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

John B. Brogan
JOHN B. BROGAN: Notary Public residing at Idaho City, Idaho

My Bond Expires August 25, 1982

283571

Instrument # 286139

BENEWAH COUNTY

2-18-2020 10:10:11 AM No. of Pages: 16

Recorded for : IDAHO DEPARTMENT OF LANDS

DEANNA BRAMBLETT

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: EASEMENTS

610074

STATE OF IDAHO

County of Boundary } SS

Filed by: Idaho Department of Lands

on 9-28-2020 at 4:30pm

Glenda Poston

County Recorder

By Deputy

Fee \$ 0

Mail to P.O. Box 83720

Boise ID 83720-0050

Instrument # 960526

Bonner County, Sandpoint, Idaho

07/09/2020 10:18:08 AM No. of Pages: 15

Recorded for : IDAHO DEPARTMENT OF LANDS

Michael W. Rosedale Fee \$0.00

Ex-Officio Recorder Deputy

Index to: EASEMENT

LG



300 N. 6th St., Suite 103

PO Box 83720

Boise, Idaho 83720-0050

Phone (208) 334-0200 Fax (208) 334-3698

(Resource Management Purposes)

STATE OF IDAHO

GRANTED EASEMENT NO. ES200055

THIS EASEMENT, dated the 6th day of February, 2020, from the **STATE BOARD OF LAND COMMISSIONERS**, whose administrative agency is the **IDAHO DEPARTMENT OF LANDS**, and whose mailing address is 300 North 6th Street, Suite 103, Box 83720, Boise, Idaho 83720-0050 ("Grantor"), to **STIMSON LUMBER COMPANY**, an Oregon corporation, whose mailing address is 520 South West Yamhill, Suite 700, Portland, Oregon 97204 ("Grantee").

WITNESSETH:

WHEREAS, Grantor is a cooperator in that certain agreement titled "Cooperative Road Use Agreement", executed by Grantor on June 1, 1994, and executed by Grantee on November 12, 1998, providing for the grant of reciprocal easements and for sharing of construction, reconstruction, and maintenance costs of roads upon and across those easements; and

WHEREAS, the parties have agreed that an easement across the lands herein described should be issued pursuant to Article IV, Section 1 of the agreement;

NOW THEREFORE, Grantor, for and in consideration of a reciprocal easement, State of Idaho Acquired Easement No. AE200056, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, does hereby grant to Grantee and its successors and assigns, subject to existing easements and valid rights, a perpetual nonexclusive easement for a road, along and across certain strips of land (the "road") over and across Grantor's lands in the Counties of Benewah, Bonner, Boundary, Kootenai, and Latah, State of Idaho, as described on Exhibit A, listing the legal description of the encumbered lands of Grantor by easement location (attached hereto and incorporated herein by reference); and Exhibit B, maps illustrating the easement segments crossing Grantor's lands (attached hereto and incorporated herein by reference; references on the maps to segment lengths or distances from identified corners are estimates only and are not intended to be precise distances).

JIM BRANNON

15 P

2794594000

KOOTENAI COUNTY RECORDER

KKR

Date 11/27/2020 9:31 AM

REQ OF IDAHO DEPARTMENT OF LANDS

RECORDING FEE \$0.00

DE



283571

Said strips of land, hereinafter referred to as "premises" or "road" shall be sixty (60) feet wide, with additional width as needed to allow for cuts and fills, being thirty (30) feet on each side of the centerline of the existing roads, consisting of 84,762 linear feet or 16.05 miles.

If the road is located substantially as described herein, the centerline of the road as constructed is hereby deemed accepted by the parties as the true centerline of the premises granted. If any subsequent survey of the road shows that any portion of the road, although located substantially as described, crosses lands of the Grantor not described herein, the easement shall be amended to include the additional lands traversed; if any lands described herein are not traversed by the road as constructed, the easement traversing the same shall be terminated.

This grant is made subject to the following terms, provisions, and conditions:

1. Except as hereinafter limited, Grantee shall have the right to use the road for all purposes deemed necessary or desirable by Grantee in connection with the protection, administration, management, and utilization of Grantee's lands or resources, now or hereafter owned or controlled, including the right to allow use by log haulers and other parties necessary to Grantee's conduct of the aforementioned activities, subject to such traffic-control regulations and rules as Grantor may reasonably impose upon or require of all users of the road.
2. Grantor alone may extend rights and privileges for use of the road to third parties. Third parties shall be defined for purposes of this easement as persons whose use of the road is not connected with management or utilization of lands owned by either Grantor or Grantee. Provided, that Grantor shall control such third-party use so that it will not unreasonably interfere with use of the road by Grantee.
3. Grantee shall have the right to cut timber upon the premises to the extent necessary for reconstructing and maintaining the road. Timber so cut shall, unless otherwise agreed to, be cut into logs of lengths specified by the timber owner and decked along the road for disposal by the owner of such timber.
4. The costs of maintenance shall be allocated as outlined in the Cooperative Road Use Agreement, and the "Addendum To Hoodoo Mountain Supplemental Agreement, West Purcell Supplemental Agreement, East Purcell Supplemental Agreement, To: Cooperative Road Use Agreement, DATE: June 1994", with last party to execute dated June 9, 2016 (collectively referred to as the "Cooperative Agreement"). Upon termination of the Cooperative Agreement, and thereafter, Grantee shall perform its proportionate share of road maintenance.
5. Grantor reserves the right to use the road for all purposes deemed necessary or desirable by Grantor, subject to the limitations herein contained, and subject to such traffic-control regulations and rules as Grantor may customarily and reasonably impose upon or require of all users of the road. Provided, however, that nothing contained herein shall prevent the parties from using the road for purposes of operating and moving specialized logging vehicles and other equipment.
6. Grantor reserves the right to cross and re-cross the premises and road at any place by any reasonable means and for any purpose in such manner as will not interfere unreasonably with use of the road.

283571

7. Grantor reserves the right to all timber now or hereafter growing on the premises, subject to Grantee's right to cut such timber as hereinbefore provided in Paragraph 3.

8. It is agreed by the parties that the road shall not be a public road unless Grantor subsequently chooses to make it a public road.

Provided, that this easement is granted pursuant to the terms and conditions of the Cooperative Agreement, and all use of the premises is subject to the terms and conditions thereof. In the event either of the parties elects to terminate the Cooperative Agreement, this Easement shall continue in full force and effect in accordance with its terms and conditions as stated herein. Upon termination of the Cooperative Agreement, and thereafter, Grantee shall do his proportionate share of road maintenance.

If at any time both parties, by mutual agreement, determine that the road, or any segment thereof, is no longer needed for the purposes granted, the Easement thereby shall terminate.

[Remainder of page intentionally left blank]

283571

IN WITNESS WHEREOF, Stimson Lumber Company, authorized by its Vice President of Resources, 520 South West Yamhill, Suite 700, Portland, Oregon 97204, has caused these presents to be duly executed by its name and title.

STIMSON LUMBER COMPANY,
an Oregon corporation

Date January 3, 2020

[Signature]
KEITH WILLIAMS, Vice President of Resources

STATE OF Oregon)
COUNTY OF Multnomah) ss.

On this 3rd day of January, 2020, before me a Notary Public a Notary Public in and for said county and state, personally appeared **KEITH WILLIAMS** known to me or identified to me to be the Vice President of Resources of Stimson Lumber Company, an Oregon corporation, the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year written above.



A. Davison
NOTARY PUBLIC for Oregon
My Commission expires May 5, 2023

283571

IN WITNESS WHEREOF, the State Board of Land Commissioners has caused these presents to be executed by its President, the Governor of the State of Idaho, and countersigned by the Secretary of State and the Director, Idaho Department of Lands.

STATE BOARD OF LAND COMMISSIONERS


 Governor of the State of Idaho and President
 of the State Board of Land Commissioners

Countersigned:

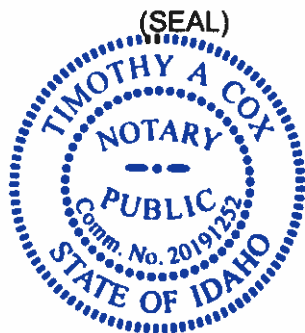

 Secretary of State


 Director, Idaho Department of Lands

STATE OF IDAHO)
) ss.
 COUNTY OF ADA)

On this 6th day of February, 2020, before me, a Notary Public in and for said State, personally appeared **BRAD LITTLE**, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners; **LAWRENCE E. DENNEY**, known to me to be the Secretary of State for the State of Idaho; and **DUSTIN T. MILLER** known to me to be the Director of Department of Lands of the State of Idaho, that executed the same instrument and acknowledged to me that such State of Idaho and State Board of Land Commissioners executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year written above.




 NOTARY PUBLIC for Idaho KUNA
 My Commission expires 6-25-25

283571

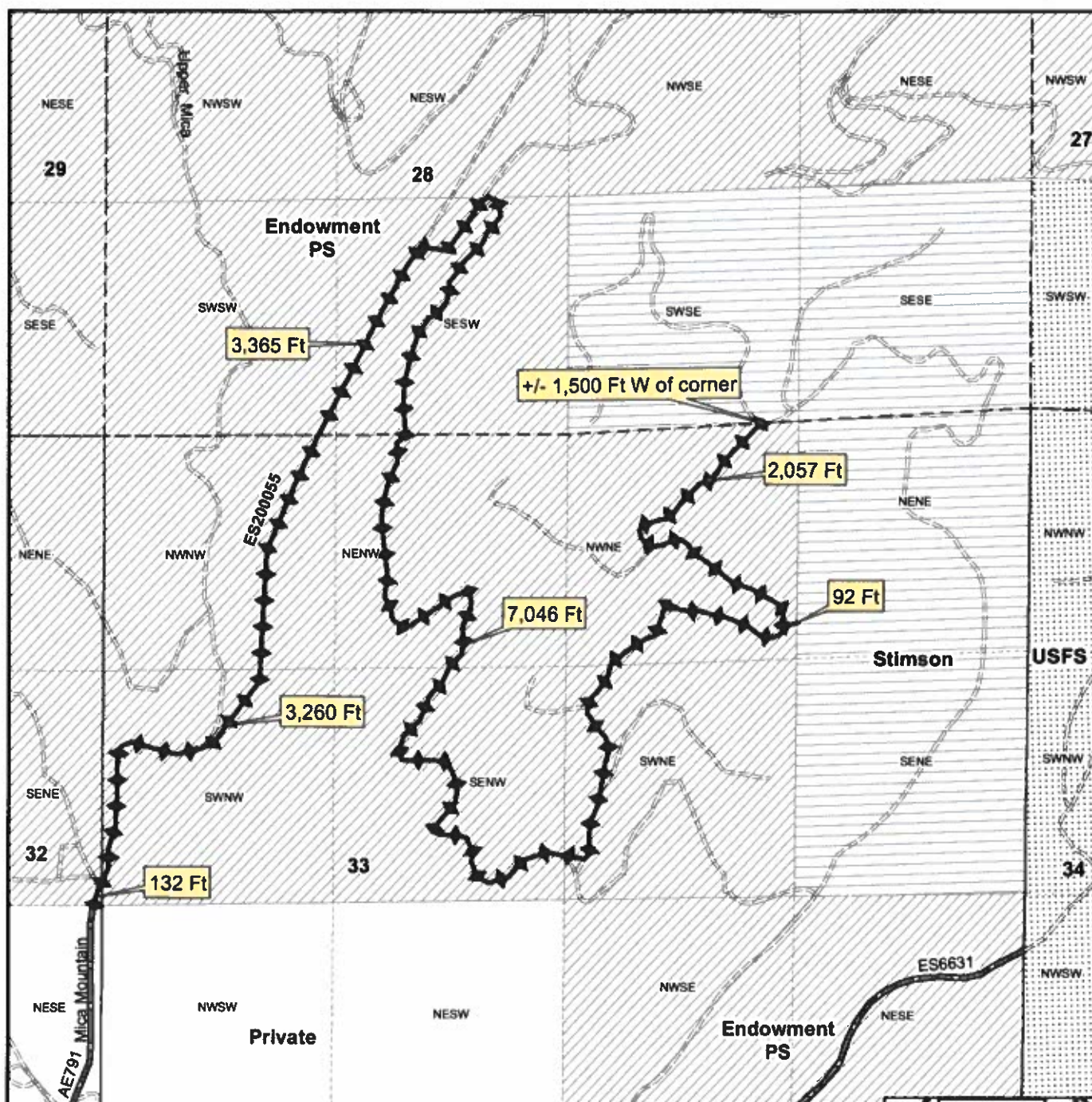
1994 Cooperative Agreement - Stimson / Idaho Department of Lands Reciprocal Easement Exchange 2019									
EXHIBIT A									
IDL project number ES200055 - Listing the Encumbered Lands of the Grantor									
Exhibit @ Map Number	Township	Range	Section	Legal Description	County	Area Name	linear feet per segment	AE Miles	Acreage at 60' width
1	41N	02W	28	SWSW, SESW	Latah	Benewah Management Area Mica Mountain	3365	0.64	4.63
1	41N	02W	32	SESE	Latah	Benewah Management Area Mica Mountain	12455	2.36	17.16
1	41N	02W	33	NW1/4, NWNE, SWNE	Latah	Benewah Management Area Mica Mountain	132	0.03	0.18
2	44N	01E	19	Pts Gov't L1, L2	Benewah	Benewah Management Area - Rock Creek	1468	0.28	2.02
2	44N	01W	24	Pts S2N2	Benewah	Benewah Management Area - Rock Creek	5808	1.10	8.00
2	44N	01W	26	Pts NENE	Benewah	Benewah Management Area - Rock Creek	325	0.06	0.45
3	44N	01W	03	Pts S2	Boundary	Benewah Management Area	4934.4	0.93	6.80
3	44N	01W	03	Pts S2	Boundary	Benewah Management Area	3289.6	0.62	4.53
3	44N	01W	10	Pts NWNW	Boundary	Benewah Management Area	1773	0.34	2.44
4	44N	04W	16	Pts NWSW, SWNW, AND NWNE, NENE	Benewah	Benewah Management Area - Osteberg	3391	0.64	4.67
5	47N	01W	02	Pts NESW, SENW, SWNW, Gov't L4	Kootenai	St. Maries Unit (RUP22.0006)	5604	1.06	7.72
7	48N	01W	14	Pts SESW, SWSE, NESW, NWSE	Kootenai	Latour Creek Road Via ID1016349, ID116411, ID117731, ID117734	3087	0.58	4.25
7	48N	01W	22	Pts SWSE, NWSE, NESE	Kootenai	Latour Creek Road Via ID1016349, ID116411, ID117731, ID117734	3942	0.75	5.43
7	48N	01W	23	Pts SWNW, NWNW, NENW	Kootenai	Latour Creek Road Via ID1016349, ID116411, ID117731, ID117734	3551	0.67	4.89
7	48N	01W	27	Pts NWNE	Kootenai	Latour Creek Road Via ID1016349, ID116411, ID117731, ID117734	1509	0.29	2.08
7	48N	01W	27	Pts SWSE	Kootenai	St. Maries Unit (RUP22.0006)	365	0.07	0.50
5	48N	01W	35	Pts SWSW, NWSW, NESW	Kootenai	St. Maries Unit (RUP22.0006)	3493	0.66	4.81
5	48N	01W	36	Pts NWSW, NESW, SENW, NWSE, NESE	Kootenai	St. Maries Unit (RUP22.0006)	5178	0.98	7.13
6	48N	01E	17	Pts W2SESE, NESE	Kootenai	St. Maries Unit (RUP22.0006)	2020	0.38	2.78
8	55N	04W	16	Pts SWNW, NWSW, SWSW, NESW, SENW, NENW, NWNE, NENE	Bonner	CDA Unit	11395	2.16	15.70
9	55N	02W	16	Pts SESW, NESW, NWSE, SWNE, SENE, NENE	Bonner	CDA Unit	6537	1.24	9.00
9	55N	02W	21	Pts NENW	Bonner	CDA Unit	1140	0.22	1.57
Totals							84,762	16.05	116.75



EXHIBIT B

T41N R02W Sec 28, 32, 33

283571



Ponderosa Supervisory Area

Latah County

Mica Mountain

Map 1 of 9

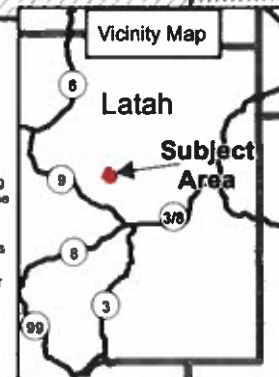
10/30/2019

- ES200055
- Local Road
- Existing Easement
- Stimson
- USFS

- Private
- Endowment PS - Public Schools

Disclaimer:
Easement lines shall be adjusted,
extended and/or shortened to
begin on, end on, and conform to
Grantor's property lines.

This map has been compiled using
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has the responsibility to verify the
accuracy of the map and the
underlying data sources.



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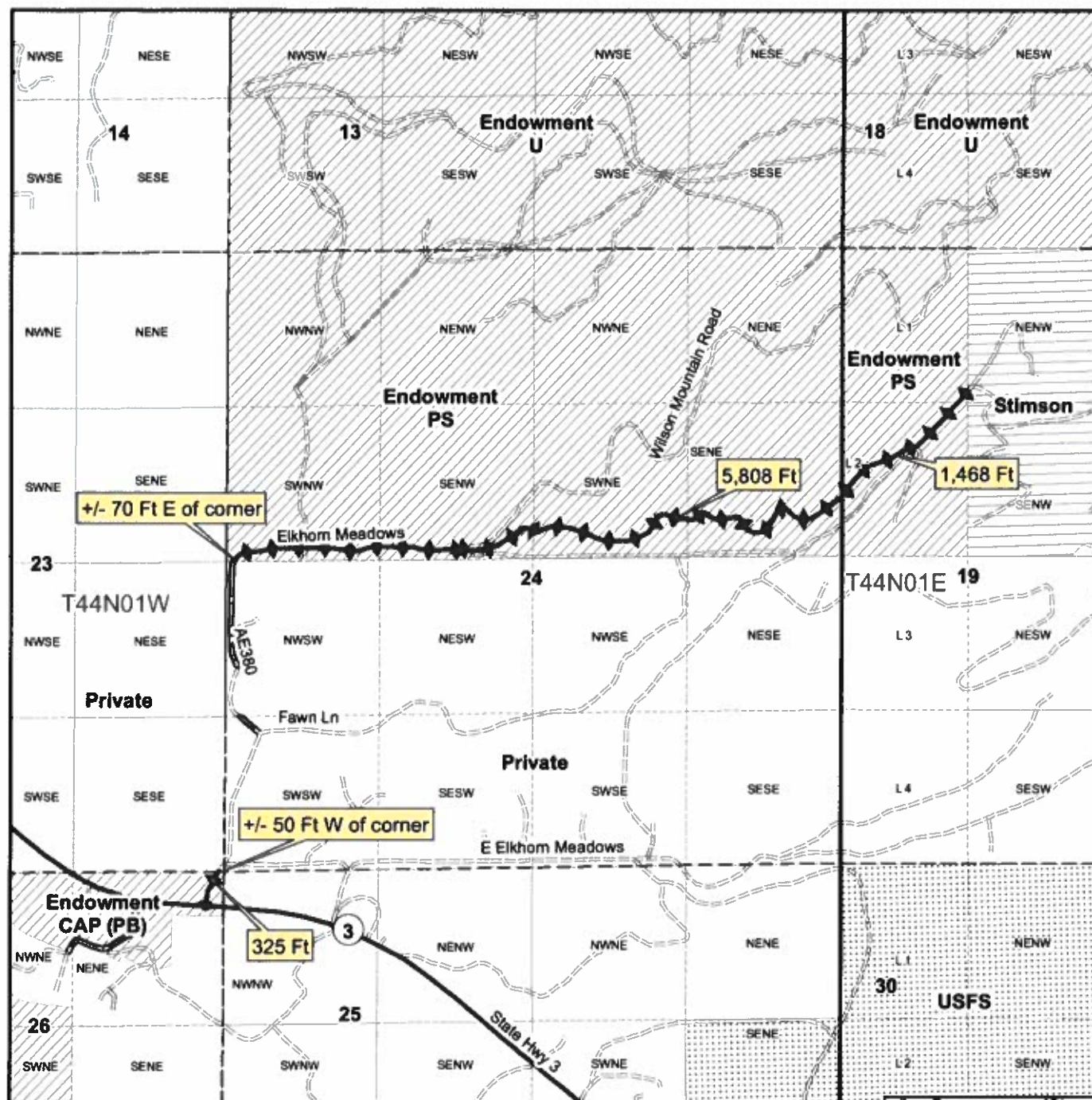


EXHIBIT B

283571



T44N R01E Sec 19 T44N R01W Sec 24, 26



St. Joe Supervisory Area
Benewah County
Benewah Management Unit

Map 2 of 9
 10/16/2019

- ES200055
- Local Road
- Existing Easement
- Highway
- Stimson
- USFS

- Private
- Endowment
- CAP - Capital Permanent
- PS - Public Schools
- SS - School of Science

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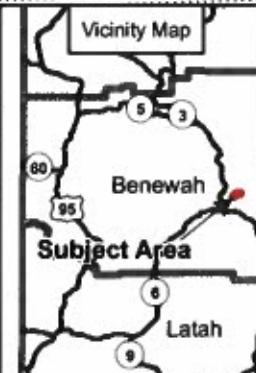
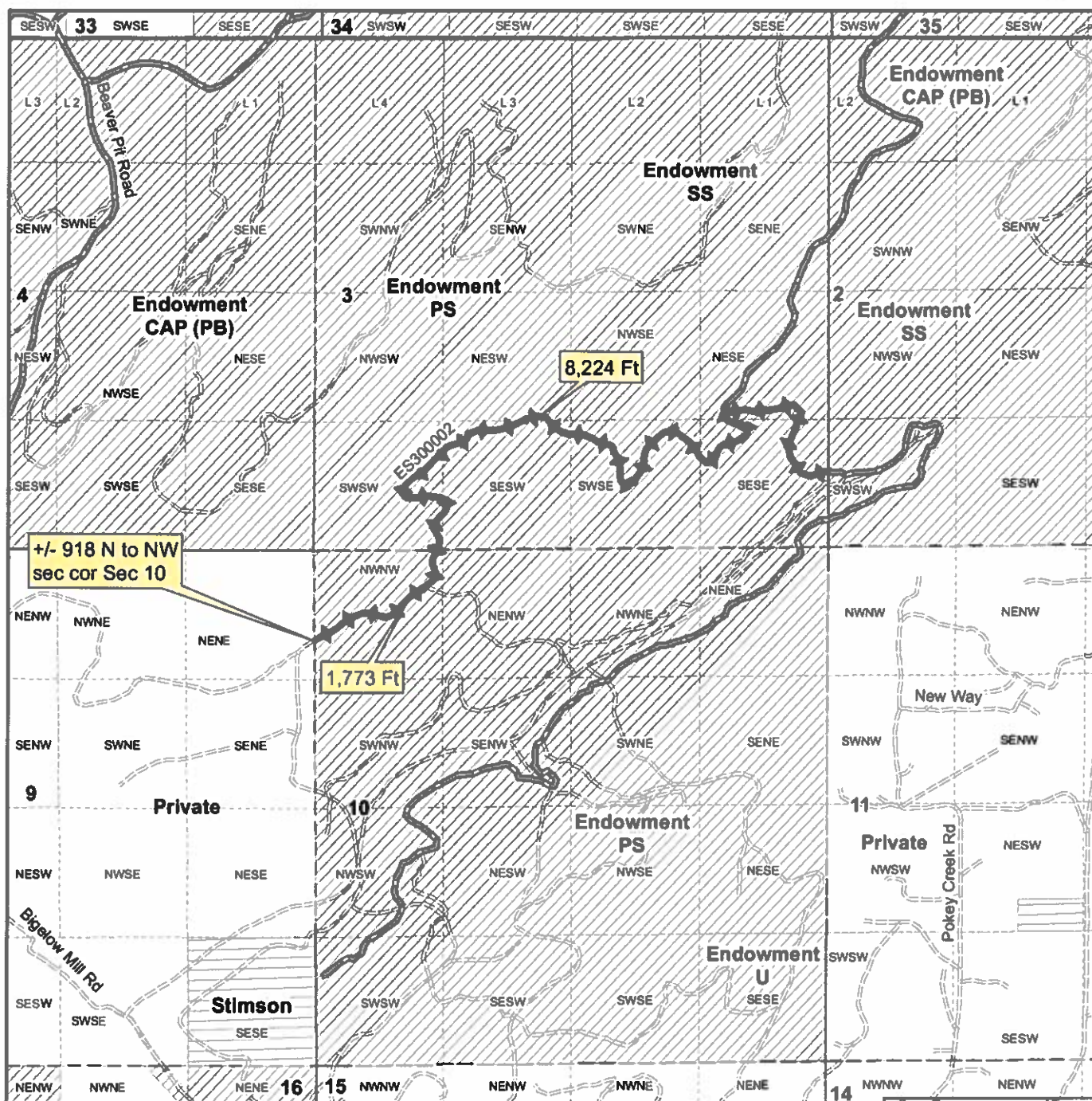


EXHIBIT B

T44N R01W Sec 3, 10

283571



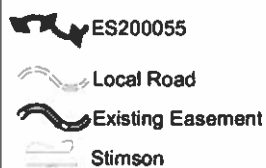
St. Joe Supervisory Area

Benewah County

Benewah Management Unit

Map 3 of 9

10/16/2019



Private
Endowment
CAP - Capital Permanent
PS - Public Schools
SS - School of Science

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0 0.25 0.5 0.75 Miles

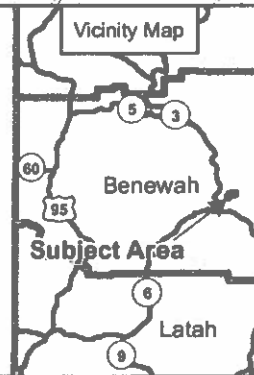
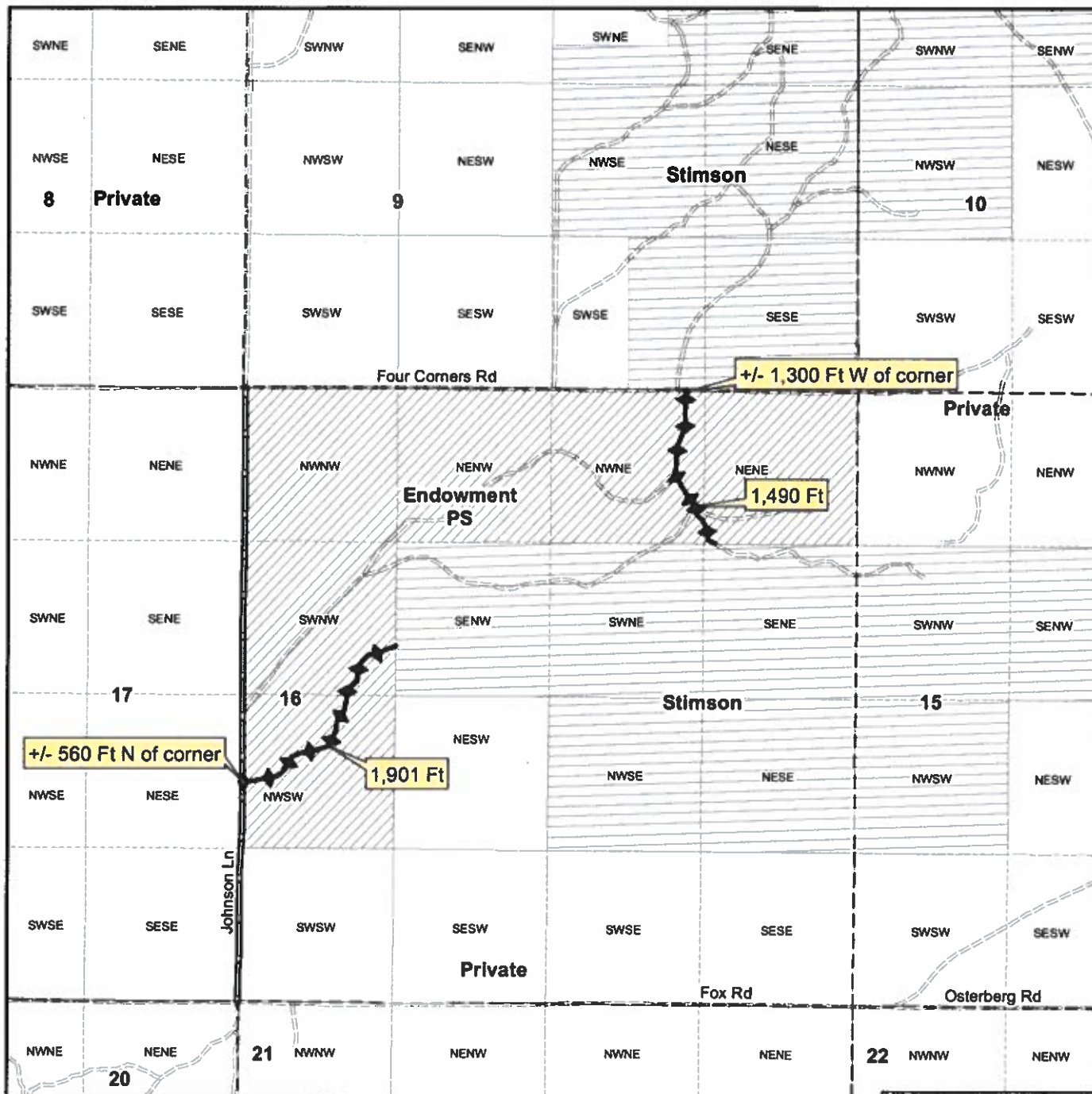
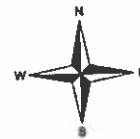




EXHIBIT B

T44N R04W Sec 16

283571



St Joe Supervisory Area Benewah County Osteberg

Map 4 of 9
10/9/2019

ES200055

Local Road

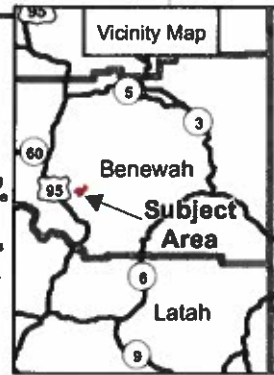
Existing Easement

Stimson
Private
Endowment
PS - Public Schools

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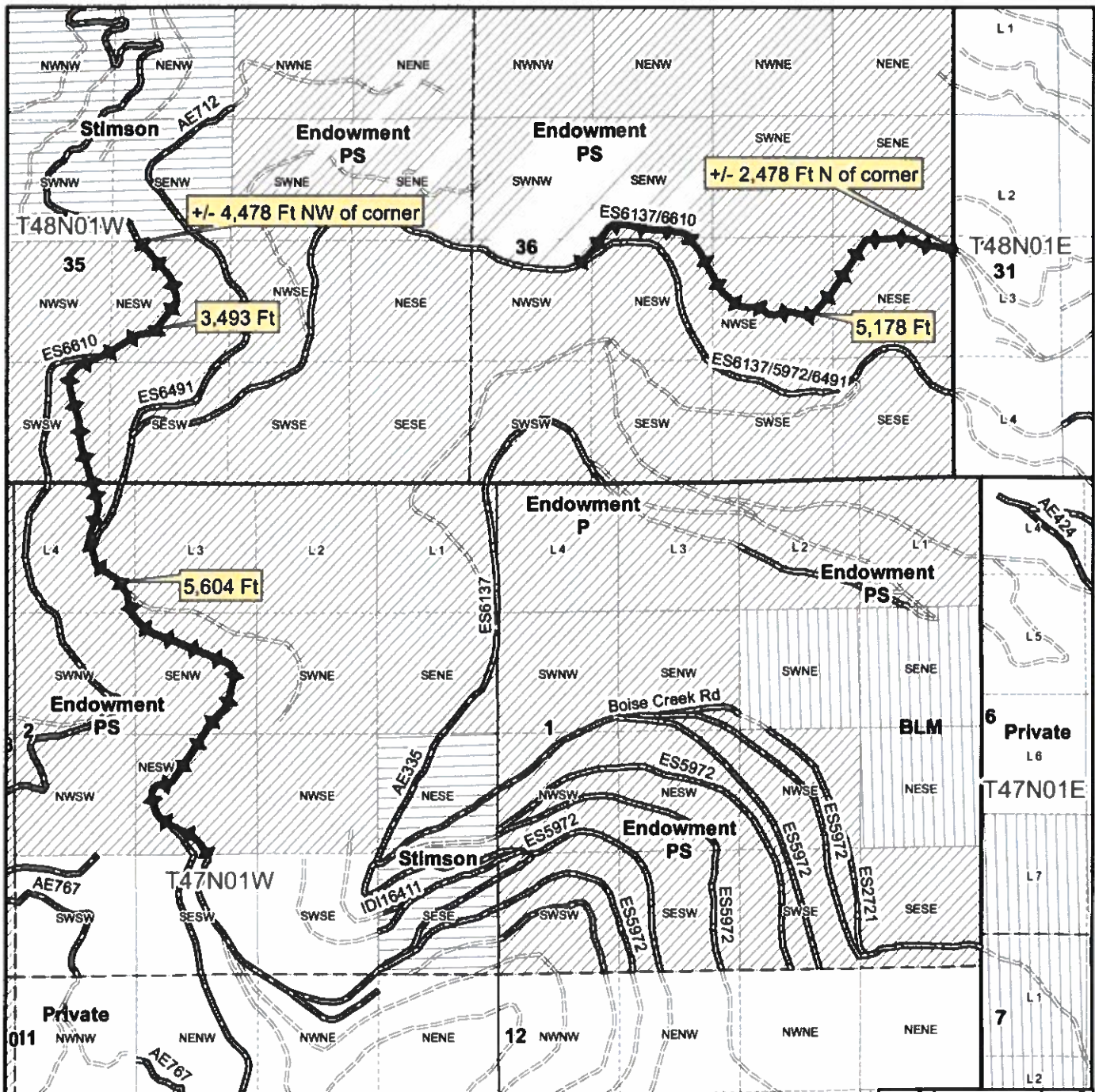
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283571



T47N R01W Sec 2 & T48N R01W Sec 35, & 36

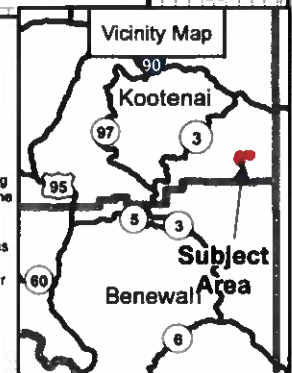


Mica Supervisory Area
Kootenai County
St Maries Unit

Map 5 of 9
10/9/2019

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 ES200055
 Local Road
 Existing Easement

BLM
Stimson
Private
Endowment
P - Penitentiary
PS - Public Schools

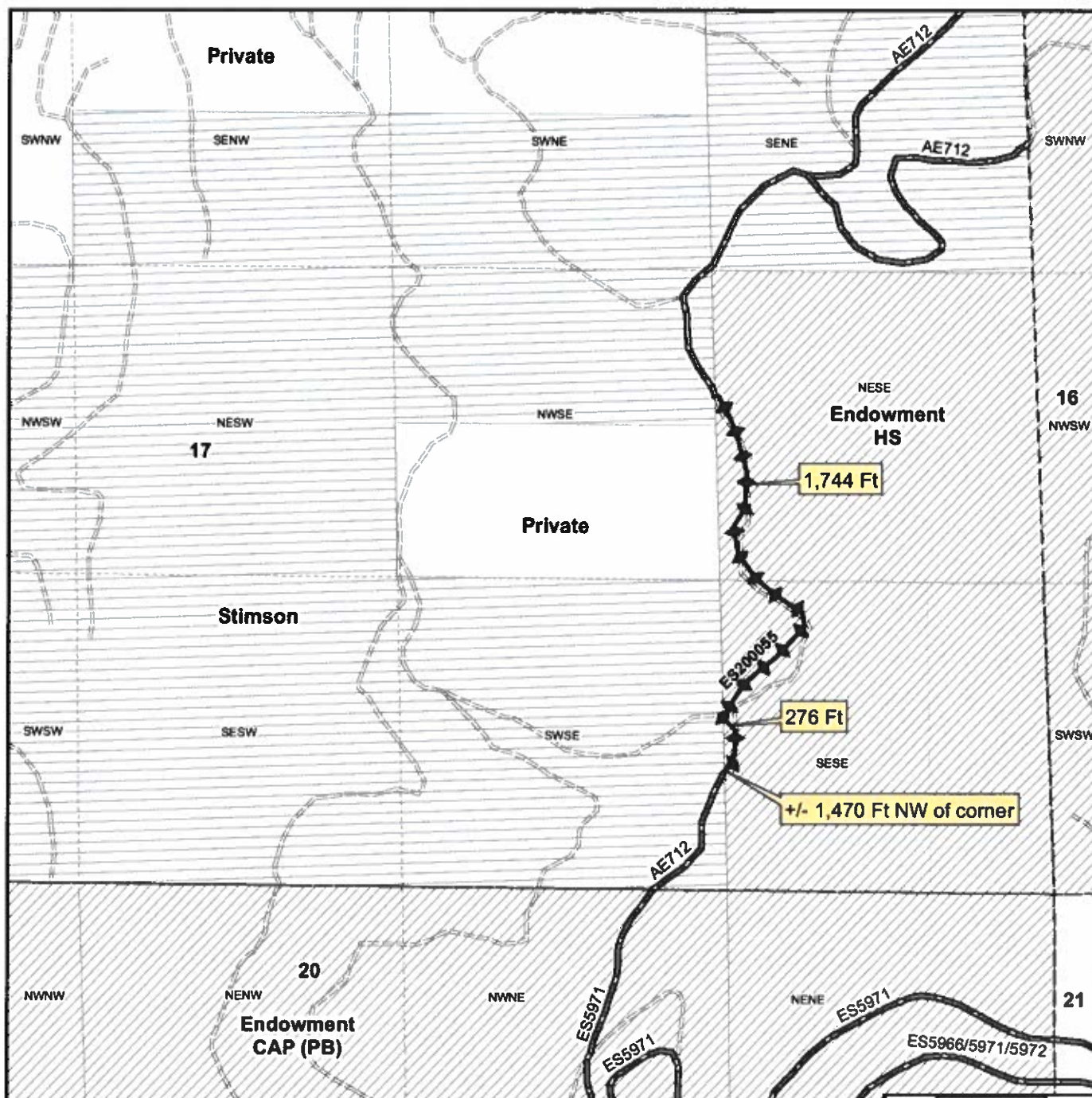




EXHIBIT B

T48N R01E Sec 17

283571



St. Joe Supervisory Area

Kootenai County

St. Maries Unit

Map 6 of 9

10/16/2019

ES200055

Private

Endowment
CAP - Capital Permanent
HS - Hospital South

Local Road

Existing Easement

Stimson

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Vicinity Map

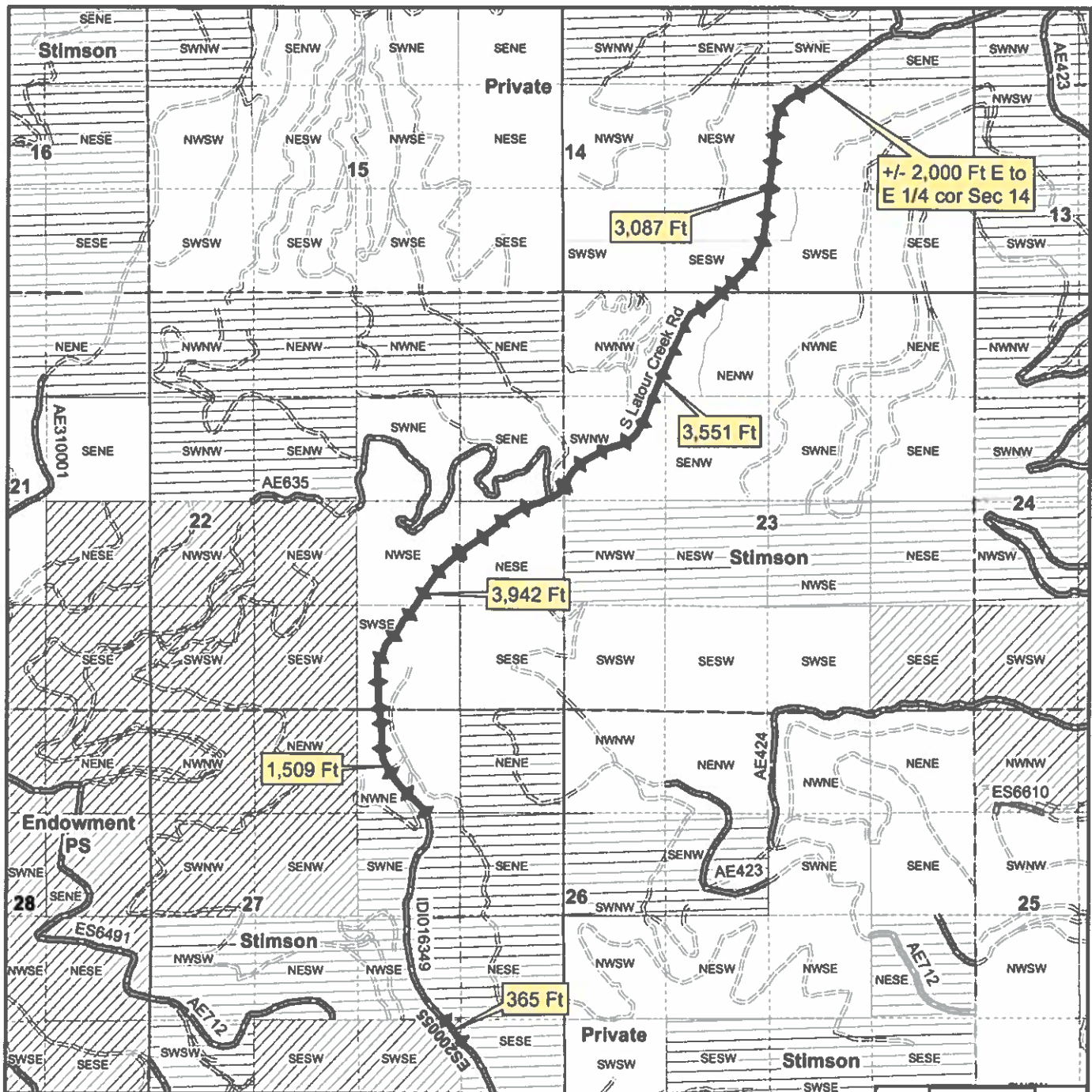


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EXHIBIT B

T48N R01W Sec 14, 22, 23, 27 283571



St. Joe Supervisory Area

Kootenai County

St. Maries Unit

Map 7 of 9

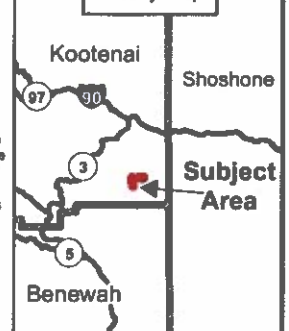
10/16/2019



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Vicinity Map



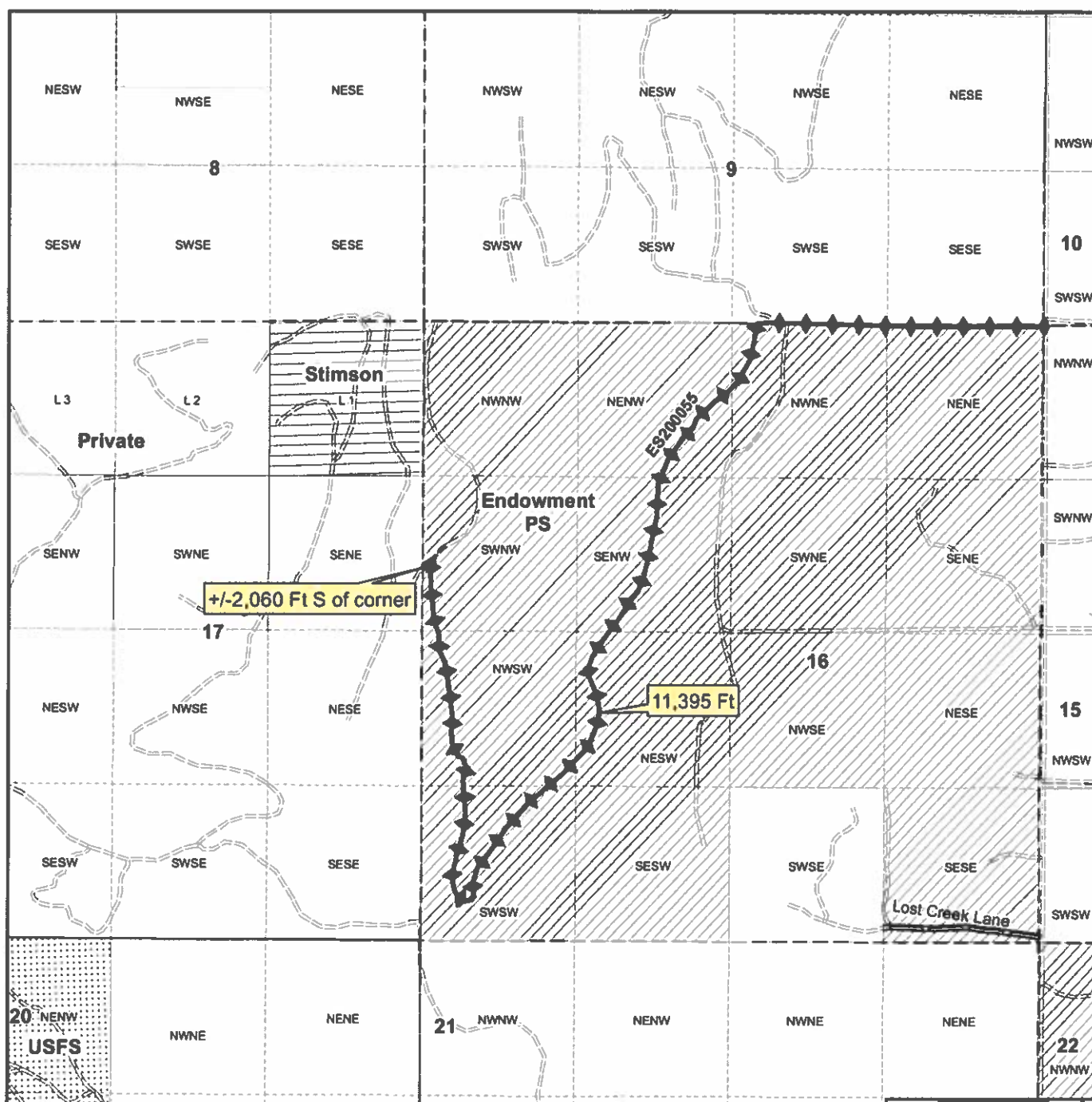
0 0.5 1 1.5 Miles



EXHIBIT B

T55N R04W Sec 16

283571



Pond Oreille Lake Supervisory Area

Bonner County

CDA Unit

Map 8 of 9

10/16/2019

- ES200055
- Local Road
- Existing Easement
- Stimson
- USFS

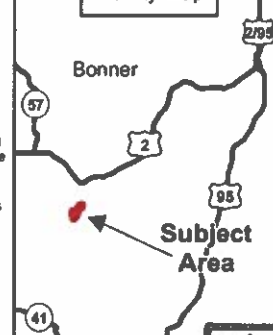
Private

Endowment
PS - Public Schools

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Vicinity Map

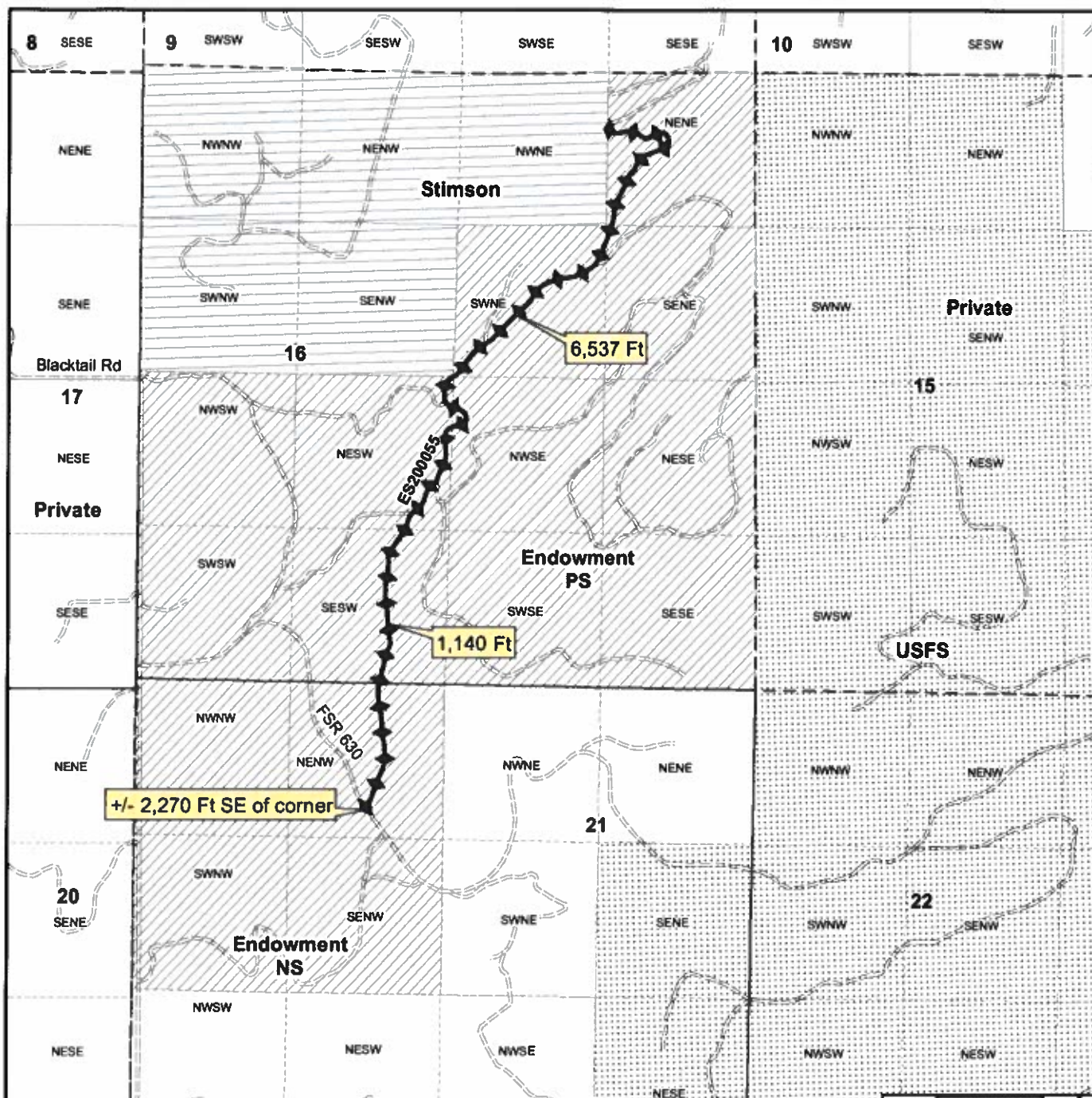


0 0.25 0.5 0.75 Miles

EXHIBIT B

T55N R02W Sec 16, 21

283571



Pend Oreille Lake Supervisory Area

Bonner County

CDA Unit

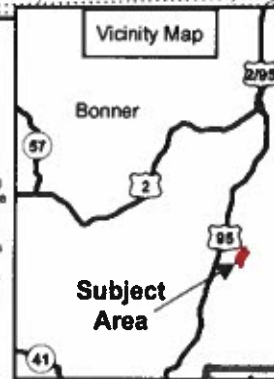
Map 9 of 9

10/16/2019

- ES200055
- Local Road
- Stimson
- USFS
- Private
- Endowment
- NS - Normal School
- PS - Public Schools

Disclaimer:
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610074

NO. _____
AT THE REQUEST OF _____

~~LAND~~ DEPARTMENT OF LANDS
DATE & HOUR

11-9-2020 10:48 AM

HENRIANNE L. WESTERLO
LATAH COUNTY RECORDER

FEE \$ 0 BY: [Signature]

STATE OF IDAHO

LAND USE PERMIT NO. LU410179

Permission is hereby granted to Ami Dammerman dba Idaho Whitetail Guides ("Permittee"), whose mailing address is 1209 East Fork Road, PO Box 325, Bovill, Idaho 83806 to operate a commercial outfitting operation on the following described lands ("Permit Area") as shown on Attachment B of this Permit.

<u>Twn</u>	<u>Rng</u>	<u>Sec</u>	<u>Description</u>	<u>County</u>	<u>Acres</u>	<u>(IDL Fund)</u>	<u>AUMs (If Needed)</u>
See Attached	See Attached	See Attached	See Attachment A (Property Description) and Attachment B (Map)	See Attached	See Attached	See Attached	n/a

This permit is subject to the following terms and conditions:

1. This authorization is effective upon signature by the Idaho Department of Lands ("Permitter") and upon payment of the required fee by the Permittee.
2. This permit is granted in consideration of the one-time receipt of \$2,172.64.
3. The Permittee shall indemnify and hold harmless the State of Idaho and its representatives against and from any and all demands, claims or liabilities of every nature whatsoever, arising directly or indirectly from or in any way connected with the use authorized under this permit.
4. This permit may be cancelled after written notice to the Permittee of non-compliance with the terms herein and failure of the Permittee to correct noted non-compliance.
5. This permit is non-exclusive to the Permittee, except that other uses will not be designed to restrict the Permittee in the exercise of this permit.
6. The Permittee will comply with all federal, state, and local laws and with all rules and regulations of the State Board of Land Commissioners pertaining to forest and watershed protection, and with the Stream Channel Protection Act as designated in Chapter 38, Title 42 of the Idaho Code as administered by the Department of Water Resources.
7. The Permittee will be required to maintain and leave the Permit Area in a clean and tidy condition.
8. It is understood and agreed that the Permittee shall take measures to control noxious weeds within the permitted area in accordance with Title 22, Chapter 24, Idaho Code. The Permittee shall cooperate with any state or other agency authorized to undertake programs for control or eradication of noxious weeds. Failure to comply would be justification for Permitter to terminate the permit.

9. Payments must be received on or before the due date to avoid late fees. Payments received after the due date will be assessed late fees as follows: 1% of the unpaid balance or \$25 whichever is greater for the first month and 1% of the unpaid balance each month thereafter. Late fees will continue to accrue on your account until all rent and fees are paid in full.
10. PERMITTOR may terminate this Permit upon thirty (30) days' written notice to PERMITTEE. PERMITTEE may terminate this Permit upon thirty (30) days' written notice to PERMITTOR.
11. Permittee shall purchase and keep in force all insurance required by this Permit.

Commercial General Liability. Permittee shall obtain, at Permittee's expense, and keep in effect during the term of this Permit, Commercial General Liability Insurance covering bodily injury and property damage caused by or resulting from the occupancy, use, and operations of any other activity on the Permit Premises carried on by Permittee, its assigns, agents, operators or contractors. This insurance shall include personal injury coverage and contractual liability coverage for the indemnity provided under this Permit. Coverage shall be combined single limit per occurrence, which shall not be less than One Million Dollars (\$1,000,000), or the equivalent. Each annual aggregate limit shall not be less than One Million Dollars (\$1,000,000), when applicable.

Additional Insured. The liability insurance coverage required for performance of the Permit shall include the State of Idaho, the Board of Land Commissioners, and the Department of Lands, its officers, agents, and employees as additional insureds.

This permit is effective April 2, 2025

This permit shall expire on December 31, 2025.

Ame Dammen

Permittee

Owner/operator

Title

4-4-25

Date

Chris Tuter

IDL Approver

Area Manager

Title

4-3-25

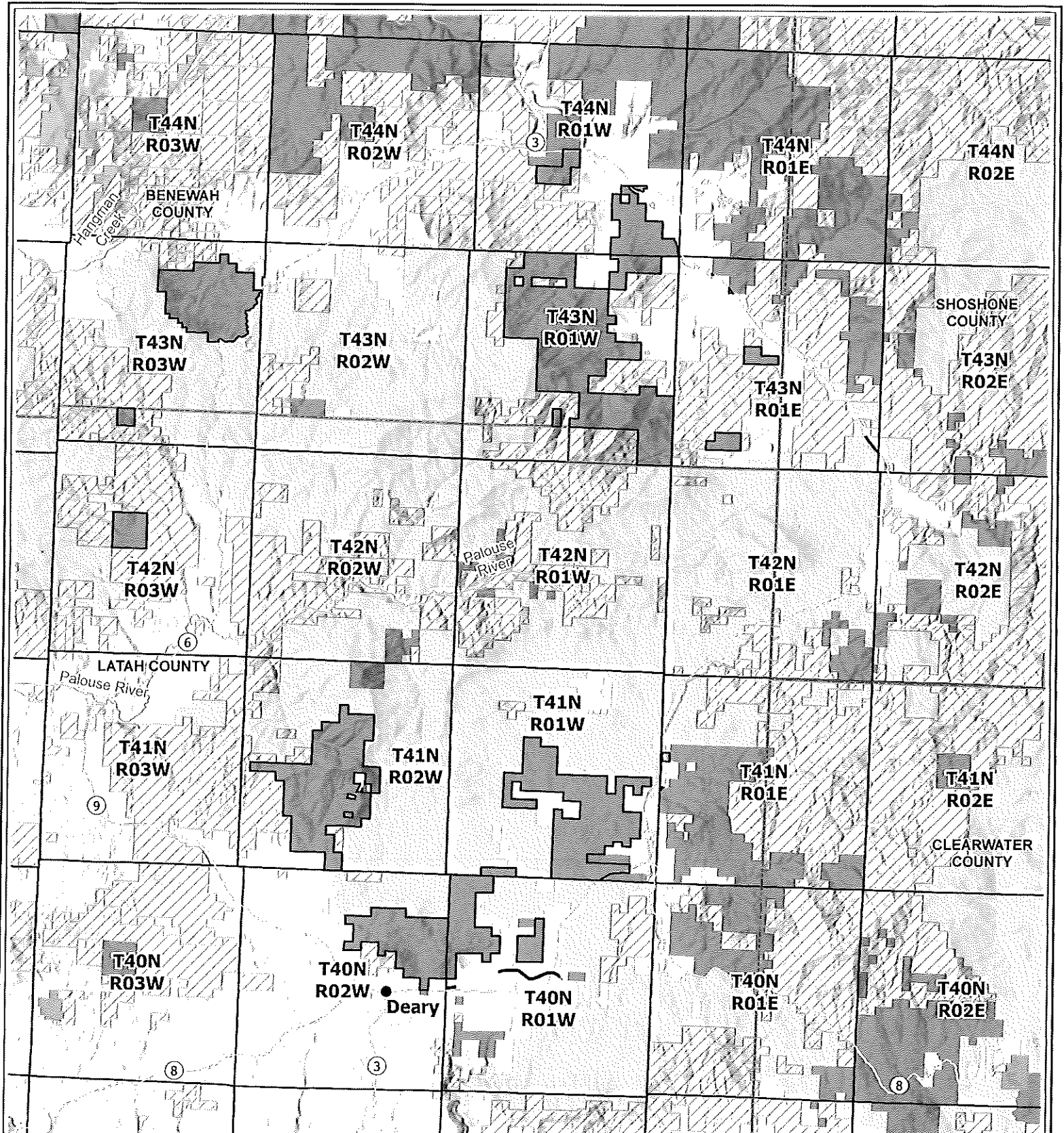
Date



ATTACHMENT A - PROPERTY DESCRIPTION

Enter as text with leading zero							Total number of Acres	Total number of CRP Acres *CRP Acres are part of the Total Acres in column H*	Sage Grouse Habitat *Sage Grouse Acres are part of the Total Acres in column H*	
Instrument Number	Township	Range	Section	Legal Description	County	Endowment	Acres	CRP Acres	PHMA	IHMA
LU410179	43N	01E	05	Pts SWNW, Pts SWSE	Benewah	SS	7.45	0	0	0
LU410179	43N	01E	16	SW, S2SE	Benewah	PS	240	0	0	0
LU410179	43N	01E	32	NE, E2NW, SWNW	Benewah	PS	280	0	0	0
LU410179	43N	01W	01	Gov Lots 3, 4, S2NW	Benewah	PS	160.46	0	0	0
LU410179	43N	01W	02	Gov Lots 1, 2, 3, 5, SW, S2NE, SEN	Benewah	PS	417.40	0	0	0
LU410179	43N	01W	04	Gov Lots 1, 2, 3, 4, S2N2, N2S2, SES	Benewah	CI	500.28	0	0	0
LU410179	43N	01W	04	Pts SESW	Benewah	PS	34.99	0	0	0
LU410179	43N	01W	05	Gov Lots 1, 2, S2NE, N2SE, SWSE	Benewah	CI	268.77	0	0	0
LU410179	43N	01W	05	N2SW, SWSW	Benewah	PS	120	0	0	0
LU410179	43N	01W	08	N2NE, SWNE	Benewah	CAP	120	0	0	0
LU410179	43N	01W	08	S2, NW, SENE	Benewah	U	520	0	0	0
LU410179	43N	01W	09	All	Benewah	P	640	0	0	0
LU410179	43N	01W	10	All	Benewah	CI	640	0	0	0
LU410179	43N	01W	11	SWSW	Benewah	SS	40	0	0	0
LU410179	43N	01W	14	S2, SWNW	Benewah	PS	360	0	0	0
LU410179	43N	01W	15	All	Benewah	PS	640	0	0	0
LU410179	43N	01W	16	All	Benewah	PS	640	0	0	0
LU410179	43N	01W	17	N2	Benewah	CI	320	0	0	0
LU410179	43N	01W	21	S2	Benewah	CI	320	0	0	0
LU410179	43N	01W	21	N2	Benewah	PS	320	0	0	0
LU410179	43N	01W	22	SW	Benewah	CI	160	0	0	0
LU410179	43N	01W	22	N2	Benewah	PS	320	0	0	0
LU410179	43N	01W	24	S2SW	Benewah	NS	80	0	0	0
LU410179	43N	01W	25	All	Benewah	CI	640	0	0	0
LU410179	43N	01W	26	All	Benewah	PS	640	0	0	0
LU410179	43N	01W	27	E2, E2W2, SWSW	Benewah	CI	520	0	0	0
LU410179	43N	01W	28	W2SE	Benewah	CI	80	0	0	0
LU410179	43N	01W	36	All	Benewah	PS	640	0	0	0
LU410179	43N	03W	01	SWSW	Benewah	PS	40	0	0	0
LU410179	43N	03W	02	S2S2, NESE	Benewah	PS	200	0	0	0
LU410179	43N	03W	10	N2, SE, E2SW, Pts NWSW	Benewah	PS	580.14	0	0	0
LU410179	43N	03W	11	All	Benewah	PS	640	0	0	0
LU410179	43N	03W	12	Pts E2SE, W2, W2E2	Benewah	PS	521.39	0	0	0
LU410179	43N	03W	13	NW, N2SW, Pts W2E2, Pts S2SW	Benewah	PS	354.23	0	0	0
LU410179	43N	03W	14	N2, N2S2, SWSE, Pts SESE	Benewah	PS	553.82	0	0	0
LU410179	43N	03W	15	NW, SENE, Pts NESE, Pts SENW,	Benewah	PS	230.59	0	0	0
LU410179	44N	01W	20	E2SE	Benewah	SS	80.00	0	0	0
LU410179	44N	01W	21	SW, SESW, SWSE, SWSW, NWNE, N	Benewah	CAP	398.03	0	0	0
LU410179	44N	01W	26	Pts N2NE, S2, NENW, SWNW, SWN	Benewah	CAP	469.07	0	0	0
LU410179	44N	01W	35	S2, NE, E2NE	Benewah	SS	560	0	0	0
LU410179	44N	01W	36	Pts E2SE, W2, W2SE	Benewah	PS	459.35	0	0	0
LU410179	40N	01W	05	Gov Lots 4, 5	Latah	CI	76.46	0	0	0
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LU410179	40N	01W	09	SW	Latah	CI	160	0	0	0
LU410179	40N	01W	09	W2NE, NWSE	Latah	PS	120	0	0	0
LU410179	40N	01W	09	SWSE	Latah	U	40	0	0	0
LU410179	40N	01W	15	Pts NWSW	Latah	CI	3.36	0	0	0
LU410179	40N	01W	16	N2NW, NWNE, Pts N2S2, Pts SWNW	Latah	PS	146.78	0	0	0
LU410179	40N	01W	17	NWNW, Pts S2NE, Pts N2SE	Latah	CI	52.19	0	0	0
LU410179	40N	01W	18	Gov Lots 1, Pts Gov Lots 4	Latah	CI	45.45	0	0	0
LU410179	40N	01W	18	Gov Lots 2, 3	Latah	PS	86.11	0	0	0
LU410179	40N	01W	19	Pts Gov Lots 1	Latah	CI	4.28	0	0	0
LU410179	40N	02W	02	S2SW, SWSE	Latah	NS	120	0	0	0
LU410179	40N	02W	03	SESE	Latah	NS	40	0	0	0
LU410179	40N	02W	10	E, N2SE, S2SW, NENE, SENW, NE	Latah	NS	360	0	0	0
LU410179	40N	02W	10	N2NW, NWNE	Latah	PS	120	0	0	0
LU410179	40N	02W	11	Gov Lots 2, SESW	Latah	AC	84.17	0	0	0

LU410179	40N	02W	11	Gov Lots 1, N2, NESW	Latah	NS	403.84	0	0	0
LU410179	40N	02W	11	SE	Latah	PS	160	0	0	0
LU410179	40N	02W	12	E2E2, SW, W2NW, SWSE	Latah	NS	440	0	0	0
LU410179	40N	02W	12	E2NW, W2NE, NWSE	Latah	PS	200	0	0	0
LU410179	40N	02W	13	N2, N2S2, SESW	Latah	NS	520	0	0	0
LU410179	40N	02W	14	Pts Gov Lots 1	Latah	CI	17.60	0	0	0
LU410179	40N	02W	14	NESE	Latah	NS	40	0	0	0
LU410179	40N	02W	14	Gov Lots 4, 5, N2NE	Latah	PS	155.08	0	0	0
LU410179	40N	02W	24	Pts NENW	Latah	NS	31.80	0	0	0
LU410179	41N	01E	18	Pts Gov Lots 2	Latah	PS	23.26	0	0	0
LU410179	41N	01E	19	Pts Gov Lots 2	Latah	CI	11.91	0	0	0
LU410179	41N	01W	16	Gov Lots 1, 2, 3, 4, S2N2, N2S2, N2NE	Latah	PS	586.64	0	0	0
LU410179	41N	01W	20	N2NE, S2SE, SWNE, NWSE	Latah	NS	240	0	0	0
LU410179	41N	01W	21	N2, S2SW	Latah	NS	400	0	0	0
LU410179	41N	01W	22	N2, N2SE, NESW, SESE	Latah	NS	480	0	0	0
LU410179	41N	01W	23	Gov Lots 1, 2, 3, 4, W2SE	Latah	NS	242.52	0	0	0
LU410179	41N	01W	23	E2W2, Gov Lots 5, 6, 7, 8	Latah	PS	322.44	0	0	0
LU410179	41N	01W	24	E2NW, NWNE, Gov Lots 2	Latah	P	161.35	0	0	0
LU410179	41N	01W	25	NW, N2SW, SWSW	Latah	NS	280	0	0	0
LU410179	41N	01W	26	Pts SESE, W2, W2E2, E2NE, NESW	Latah	NS	620.16	0	0	0
LU410179	41N	01W	27	Gov Lots 3, S2N2, N2S2, NWNW, NESE	Latah	NS	438.73	0	0	0
LU410179	41N	01W	27	Gov Lots 1, 2, 4	Latah	PS	117.19	0	0	0
LU410179	41N	01W	32	S2S2	Latah	NS	160	0	0	0
LU410179	41N	01W	34	W2, W2E2, Gov Lots 1, 2, 3, 4, 5, 6,	Latah	NS	650.40	0	0	0
LU410179	41N	01W	35	W2, S2N2, N2S2, SWSW, Pts SESW, Pts	Latah	NS	455.76	0	0	0
LU410179	41N	01W	35	NWNW	Latah	PS	40	0	0	0
LU410179	41N	01W	36	NWSW, SWNW	Latah	PS	80	0	0	0
LU410179	41N	02W	09	S2SE, SESW, NESE, SENE	Latah	PS	200	0	0	0
LU410179	41N	02W	10	SW, W2SE	Latah	PS	240	0	0	0
LU410179	41N	02W	15	Gov Lots 3, 4, NW, NWNE, NWSW, Pts Gov	Latah	PS	354.23	0	0	0
LU410179	41N	02W	16	Gov Lots 1, 2, 3, 4, N2, N2S2	Latah	PS	622.68	0	0	0
LU410179	41N	02W	19	N2NE, NENW	Latah	NS	120	0	0	0
LU410179	41N	02W	20	N2, SE, E2SW	Latah	NS	560	0	0	0
LU410179	41N	02W	21	E2, W2W2, SESW	Latah	NS	520	0	0	0
LU410179	41N	02W	21	E2NW, NESW	Latah	PS	116.40	0	0	0
LU410179	41N	02W	21	E2NW, NESW	Latah	NS	3.6	0	0	0
LU410179	41N	02W	22	Gov Lots 6, 8, W2NW, NWSW	Latah	NS	181.81	0	0	0
LU410179	41N	02W	22	Gov Lots 7, NENE, NESE, SENE, SWSE, Pts	Latah	PS	281.18	0	0	0
LU410179	41N	02W	27	NWNW, Pts SWNW	Latah	NS	49.98	0	0	0
LU410179	41N	02W	27	E2NW, W2NE, N2SW, Pts SWNW	Latah	PS	269.97	0	0	0
LU410179	41N	02W	28	E2NE	Latah	NS	80	0	0	0
LU410179	41N	02W	28	NW, W2NE, SW, N2SE	Latah	PS	480	0	0	0
LU410179	41N	02W	29	E2NW	Latah	NS	80	0	0	0
LU410179	41N	02W	29	E2	Latah	PS	320	0	0	0
LU410179	41N	02W	32	NE	Latah	PS	160	0	0	0
LU410179	41N	02W	33	NW, SE, W2NE	Latah	PS	400	0	0	0
LU410179	42N	03W	16	Gov Lots 1, 2, 3, 4, N2, N2S2	Latah	PS	643.68	0	0	0
LU410179	43N	03W	33	NW	Latah	U	160	0	0	0
LU410179	43N	01E	36	Pts N2NE, Pts SENE	Shoshone	PS	8.64	0	0	0
							Total:	30849.02	0	0



- Subject Lease - LU410179
- Private Industrial
- State Highway
- PLSS Township
- State
- USFS
- Indian Reservation
- State Fish and Game
- County Boundary
- Major Rivers
- City

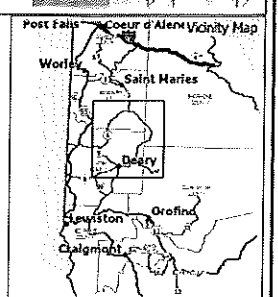
Attachment B - Permit Area
 Benewah, Latah, and Shoshone Counties
 St. Joe and Ponderosa Supervisory Areas
 4/3/2025



Map Notes

Projection: Idaho Transverse Mercator, NAD 83
 Map Notes and Data Sources

Disclaimer:
 This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.



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Confirmation Number 250404429251196

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Deposit Total 2,172.64 USD

Location 320470 / Ponderosa Deary Kendrick

Deposit Name LU-41-0179 CK1630

Bag Number

Number of Items 1

Submission Date 04/04/2025 11:03:20 AM

Effective Date 04/04/2025

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Deposited By Lori Weatherford

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