

## AGENDA

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**CONVENE REGULAR MEETING .....6:00PM**

Lake Coeur d'Alene Room, Edminster Student Union Building, 495 N College Dr, Coeur d'Alene

Zoom: <https://nic.zoom.us/j/81772436281>

CALL TO ORDER / VERIFICATION OF QUORUM ..... Tarie Zimmerman

APPROVE AGENDA ..... Tarie Zimmerman

PLEDGE OF ALLEGIANCE..... Tarie Zimmerman

MESSAGE FROM BOARD CHAIR..... Tarie Zimmerman

PUBLIC COMMENT ..... Tarie Zimmerman

*The NIC Board of Trustees welcomes public comment on agenda items from in-person attendees, and commenters will be limited to two minutes per individual. Remarks are subject to [NIC Policy 2.01.03](#). Individuals interested in providing public comment outside of the meeting may email [board@nic.edu](mailto:board@nic.edu).*

CELEBRATING SUCCESS: NIC Color Fun Run ..... Nick Swayne, PhD / Tom Greene

**CONSTITUENT REPORTS**

- ASNIC ..... Thayen Treto
- Faculty Assembly ..... Kathleen Miller Green
- Staff Assembly ..... Andrea Woempner
- Senate ..... Julie Bailey

PRESIDENT'S REPORT ..... Nick Swayne, PhD

**INFORMATION ITEMS**

- Disability Support Services (DSS) and Health Counseling..... Nick Swayne, PhD / Marie Macher

CONSENT AGENDA ..... Tarie Zimmerman

- Action ([Tab 1](#)): Approve Board Facilitated Discussion Minutes for September 2, 2026
- Action ([Tab 2](#)): Approve Board Regular Meeting Minutes for September 2, 2026
- Resolution ([Tab 3](#)): Resolutions: Public Record of Approved Property Purchases

**NEW BUSINESS**

- Action: ([Tab 4](#)): Approve 2026-2027 Board Goals ..... Tarie Zimmerman

TRUSTEE REMARKS FOR THE GOOD OF THE ORDER

**ADJOURN**

## Tab 1

**BOARD OF TRUSTEES MEETING**  
**September 30, 2026**

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**TAB 1**

**CONSENT AGENDA:** Approve the Board of Trustees Facilitated Discussion Minutes for September 2, 2026

**BACKGROUND:** Tab 1 includes the Board of Trustees Facilitated Discussion Minutes for September 2, 2026

**SUGGESTED MOTION FOR BOARD ACTION**

It is requested that a Trustee make a motion to approve the Board of Trustees Facilitated Discussion Minutes for September 2, 2026, as presented.

Prepared by: Suzy Scura  
Board Clerk

**North Idaho College**  
**BOARD OF TRUSTEES FACILITATED DISCUSSION**  
**Edminster Student Union Building**  
**September 2, 2026**  
**MINUTES**

**CALL TO ORDER**

The Board of Trustees, President Swayne, and Association of Community College Trustees (ACCT) Consultants Ken Burke and Dr. Debbie DiThomas assembled in the Driftwood Bay Room, Edminster Student Union (SUB) Building. Chair Tarie Zimmerman called the meeting to order at 2:10 p.m. and verified that a quorum was present.

**ATTENDANCE**

Trustees: Brad Corkill  
Rick Durbin  
Mary Havercroft  
Eve Knudtsen  
Tarie Zimmerman

Also present: Nick Swayne, President  
Ken Burke, ACCT Consultant  
Debbie DiThomas, ACCT Consultant

**Review and Discuss 2025-2026 Board Self-Assessment**

ACCT Consultants Ken Burke and Debbie DiThomas led the Trustees through a review and discussion of the Board's self-assessment results. Dr. DiThomas noted that completion of the self-evaluation reflects strong governance practices and the Board's ongoing commitment to accountability and maintaining a positive partnership with the President.

**Discussion of 2026-2027 Board Goals**

The Trustees evaluated the Board's goals for the upcoming academic year. Following discussion, the Trustees refined the 2026-2027 Board Goals to more intentionally align with the College's strategic plan.

Topics of discussion included the campus facilities management plan, the NIC Guarantee, continued legislative workshops, and possible formation of a Board financial subcommittee.

**Discussion/Revision/Mutual Agreement of President's 2026-2027 Goals**

President Swayne summarized his annual goals, highlighting their alignment with the College's overall strategic plan.

**Wrap Up/Next Steps/Session Evaluation**

Dr. DiThomas and Mr. Burke offered closing remarks and thanked the Trustees for their participation in the workshop.

Each of the participants completed and submitted a Session Evaluation form.

The facilitated discussion adjourned at 3:05 p.m.

Respectfully Submitted,  
Suzy Scura, Board Clerk

## Tab 2

**BOARD OF TRUSTEES MEETING**  
**September 30, 2026**

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**TAB 2**

**CONSENT AGENDA:** Approve the Board of Trustees Meeting Minutes with Addenda for September 2, 2026

**BACKGROUND:** Tab 2 includes the Board of Trustees Meeting Minutes with Addenda for September 2, 2026

**SUGGESTED MOTION FOR BOARD ACTION**

It is requested that a Trustee make a motion to approve the Board of Trustees Meeting Minutes with Addenda for September 2, 2026, as presented.

Prepared by: Suzy Scura  
Board Clerk

 **North Idaho College**  
**BOARD OF TRUSTEES MEETING**  
**Edminster Student Union Building**  
**September 2, 2026**  
**MINUTES**

**CALL TO ORDER**

The Board of Trustees, President Swayne, and Association of Community College Trustees (ACCT) Consultants Ken Burke and Dr. Debbie DiThomas assembled in the Driftwood Bay Room, Edminster Student Union (SUB) Building. Chair Tarie Zimmerman called the meeting to order at 3:05 p.m. and verified that a quorum was present.

**ATTENDANCE**

Trustees: Brad Corkill  
Rick Durbin  
Mary Havercroft  
Eve Knudtsen  
Tarie Zimmerman

Also present: Nick Swayne, President  
Ken Burke, ACCT Consultant  
Debbie DiThomas, ACCT Consultant

**CONVENE EXECUTIVE SESSION**

Discussion: President's Evaluation

Chair Zimmerman requested a motion to go into executive session pursuant to Idaho Code § 74-206(1)(b) Evaluation. Discussion: President's Annual Evaluation. Trustee Eve Knudtsen made the motion which was seconded by Trustee Brad Corkill. The motion succeeded in obtaining the required two-thirds minimum votes with the following roll call vote results:

|                 |     |
|-----------------|-----|
| Brad Corkill    | Aye |
| Rick Durbin     | Aye |
| Mary Havercroft | Aye |
| Tarie Zimmerman | Aye |

The Board of Trustees entered executive session at 3:07 p.m. to discuss the president's annual evaluation. Subsequently, the President was invited into the executive session to discuss his annual evaluation. Chair Zimmerman reconvened the open session at 4:25 p.m.

The President shared an outline of his 2026-2027 presidential goals, along with updated enrollment statistics from the NIC Enrollment Dashboard. Conversation ensued.

Discussion: Real Estate

Chair Zimmerman requested a motion to go into executive session pursuant to Idaho Code § 74-206(1)(c) Real Property. Discussion: Property Purchases. Trustee Corkill made the motion which was seconded by Trustee Mary Havercroft. The motion succeeded in obtaining the required two-thirds minimum votes with the following roll call vote results:

|                 |     |
|-----------------|-----|
| Brad Corkill    | Aye |
| Rick Durbin     | Aye |
| Mary Havercroft | Aye |
| Tarie Zimmerman | Aye |

The Board of Trustees entered executive session at 5:08 p.m. to discuss property purchases. Chair Zimmerman reconvened the open session at 5:20 p.m. Following further discussion, the meeting was adjourned at 5:40 p.m.

## **CALL TO ORDER**

Chair Tarie Zimmerman called the regular Board of Trustees meeting to order at 6:00 p.m. in the Lake Coeur d'Alene Room, Edminster Student Union Building (SUB) and verified that a quorum was present.

## **ATTENDANCE**

Trustees: Brad Corkill  
Rick Durbin  
Mary Havercroft  
Eve Knudtsen  
Tarie Zimmerman

Also present: Nick Swayne, President

## **APPROVE AGENDA**

Chair Zimmerman called for a motion to approve the agenda. Trustee Eve Knudtsen moved that the agenda be amended to include a report from the Association of Community College Trustees (ACCT) consultants, to occur immediately following the Celebrating Success presentation. The motion was seconded by Trustee Mary Havercroft. The Chair repeated the motion and called for the vote. The motion passed unanimously. Chair Zimmerman then led the Pledge of Allegiance.

## **MESSAGE FROM BOARD CHAIR**

Chair Zimmerman welcomed attendees to the rescheduled August meeting and noted that classes were in session and campus was active with students. She reported that the Trustees, President Swayne, and the ACCT consultants participated in a facilitated discussion workshop earlier in the day, which focused on annual goals for the Board of Trustees and the President.

## **PUBLIC COMMENT**

Jason Garcia                      NIC Wrestling Club

## **CELEBRATING SUCCESS: STUDENT ORIENTATION, ADVISING, AND REGISTRATION (SOAR)**

Justene Garner, Director of Student Engagement & Orientation provided an overview of the SOAR program covering its history, continuing development, and numerous student advantages. Ms. Garner's presentation is included as an addendum to these minutes.

## **NIC BOARD OF TRUSTEES FACILITATED DISCUSSION**

ACCT consultant Ken Burke, on behalf of himself and fellow consultant Dr. Debbie DiThomas, thanked the Board and President Swayne for the opportunity to participate in the afternoon facilitated workshop, which included discussion of the Board's self-evaluation and goals, and the President's annual goals. Mr. Burke emphasized the importance of the Board and President working together as a team. He noted that the Board's goals were appropriately focused at the policy level and that the President's goals built upon the previous year's goals and the College's strategic plan.

## **CONSTITUENT REPORTS**

### ASNIC

President Thayen Treto reported that ASNIC's weekly meetings will be held Thursdays at 7:15 p.m., beginning September 17. The first monthly meeting will be held on September 17 and is open to the public. Seven applications have been received for two open Senate positions. Mr. Treto expressed enthusiasm about working with the Board and President Swayne in the new semester.

### Faculty Assembly

Chair Kathleen Miller Green, Professor-Child Development reported that the Faculty Assembly welcomed 16 new full-time faculty members at its recent meeting, bringing faculty totals to 128 full-time and 136 adjuncts. Faculty are reviewing job descriptions as part of the compensation study, and Provost Gwen Cash-James is leading the revision of Policy 3.02.34 (Teaching Focus). Ms. Miller Green congratulated Dr. James Jewell on receiving the 2025 Army Historical Foundation (AHF) Distinguished Writing Award and Chair Zimmerman and Trustee Corkill on running unopposed for another term of Board service.

### Staff Assembly

Chair Andrea Woempner, Senior Benefits Specialist reported that the Staff Assembly Executive Committee held a retreat and identified employee engagement, improved communication, and strengthening the Staff Assembly's role in participatory governance as priorities for the coming year. The first Staff Assembly meeting of the academic year is scheduled for September 10.

### Senate

Chair Julie Bailey, Assistant to the Dean, Health Professions reported that the Senate met August 27 for its first meeting of the academic year. The agenda included a review of the Senate Constitution and bylaws, training materials and resources for senators, and filling positions on the Senate Policy Review Committee, which will review policies due for seven-year review.

## **PRESIDENT'S REPORT**

President Swayne reported on accreditation, activity related to strategic plan goals, as well as general campus and community updates.

### Accreditation

NIC remains in good standing with the Northwest Commission on Colleges and Universities (NWCCU) and will retain its seven-year accreditation cycle, with the next site visit scheduled for April 14-16, 2027. NWCCU will be known as Northlight beginning in October. The accreditation committee continues preparations for the 2027 visit, with employee retention and financial stability remaining areas for improvement. Board and presidential evaluations were noted as ongoing governance responsibilities and practices.

### Goal 1: Student Success and Access

Fall enrollment is currently up 5% over the previous year, following two consecutive years of significant growth. Male student enrollment is up 6%, continuing students are up 5.9%, and new student enrollment is up 3.5%. The SOAR program appears to be reducing enrollment losses related to nonattendance during the first two weeks of classes. Final fall enrollment data will be available following the October 15 census date, including dual credit enrollment.

### Goal 2: Academic Programs and Pathways

The Cardinal Classic pathway launched this fall as a 36-credit, 13-course classical education sequence. Industrial Robotics and Automation has expanded with its relocation to the main campus, resulting in increased enrollment. The NIC Guarantee also launched with the class of 2028, providing employment or additional training guarantees for qualifying Applied Science graduates, and transfer guarantees for qualifying students transferring to the University of Idaho or Lewis-Clark State College.

### Goal 3: Community Partnerships and Engagement

The Board of Trustees met jointly with the Coeur d'Alene City Council on August 5 to discuss shared priorities and goals, and strengthen collaboration between the two organizations. The meeting was productive and it was noted that continued coordination will support future community and institutional efforts.

Recent community engagement activities included the Women and Their Money Conference (NIWATM), the i-STEM Summer Institute, an Idaho Department of Labor hiring event, Free Application for Federal Student Aid (FAFSA) assistance nights, and support for the State Board of Education's Idaho Launch program. The College also hosted its second annual Color Fun Run, which attracted nearly 700 participants.

The NIC Dental Clinic provided dental cleanings for veterans and children participating in the Center for New Directions, with the children's event supported by an NIC Foundation grant. A veterans' dental clinic is planned for November in conjunction with Veterans Day.

### Goal 4: Institutional Systems and Integration

Integration efforts continue to create a seamless pathway from Workforce Training Center (WTC) non-credit programs to for-credit programs. In 2025–2026, the center served 5,224 students across 7,828 classes, separate from reported College enrollment because non-credit activity is not included in state enrollment figures. Implementation of Coursedog software is underway to improve course scheduling, waitlist management, and coordination between workforce training and credit programs.

### Goal 5: Operational Excellence and Infrastructure

The College has begun developing a comprehensive facilities master plan to guide long-term infrastructure needs, including student housing and a proposed field house. Several facility projects are underway, and the college received an \$82,661 urban forestry grant to replace trees lost across campus.

### Budget and Finance

The 2027 Fiscal Year (FY27) general fund budget is just under \$60 million, with personnel comprising 66%. The budget assumes flat enrollment, while actual enrollment is up 5%. Tuition increased 3.4%, and NIC remains Idaho's lowest-cost higher education institution. The College is pursuing additional state funding through the Enrollment Workload Adjustment (EWA), which the state initially withheld but has since restored. NIC has 994 employees, including 484 full-time, and a compensation study is underway to support retention.

### Recognition and Visibility

NIC's TRIO grant funding was renewed, continuing a program serving approximately 160 students annually, with about 90% graduating or earning certificates.

The Radiographic Technology program continues to achieve 100% first-attempt board pass and job placement rates.

Nineteen students completed the federally funded Heavy Equipment Apprenticeship Program, which received nearly \$300,000 in funding.

Athletics reported strong early-season results in soccer and volleyball.

President Swayne noted the July publication of *Leading Experiential Learning on Campus*, which he co-authored.

## **INFORMATION ITEMS**

### Finance (Q4 PY Apr-Jun)

Sarah Garcia, Vice President for Finance and Business Affairs provided an overview of the preliminary 2026 fourth quarter financial results. Ms. Garcia's presentation is included as an addendum to these minutes.

## **CONSENT AGENDA**

### Tab 1: Approve Board Regular Meeting Minutes for July 29, 2026; Tab 2: Approve Coeur d'Alene City Council Joint Workshop Minutes for August 5, 2026

Chair Zimmerman requested a motion to approve the consent agenda as presented in the Board book. Trustee Knudtsen made the motion which was seconded by Trustee Corkill.

Chair Zimmerman suggested that Tab 1 be approved as presented, and recommended an amendment to Tab 2. The Chair called for a vote to approve Tab 1, Board Regular Meeting Minutes for July 29, 2026. The vote carried unanimously.

Chair Zimmerman proposed amending Tab 2, Coeur d'Alene City Council Joint Workshop Minutes for August 5, 2026, to correct the reference to "NIC baseball" to "NIC women's softball". Trustee Knudtsen seconded the motion. The Chair called for the vote which carried unanimously.

## **NEW BUSINESS**

### Approve Action Arising from Executive Session: President's Annual Evaluation and Goals

Chair Zimmerman requested a motion to approve action arising from executive session, President's Annual Evaluation and Goals. Trustee Corkill made the motion which was seconded by Trustee Knudtsen. Chair Zimmerman called for the vote. The motion passed unanimously.

### Approve Action Arising from Executive Session: Real Estate

Chair Zimmerman requested a motion to approve action arising from executive session, Real Estate. Trustee Rick Durbin made the motion which was seconded by Trustee Havercroft. Chair Zimmerman called for the vote. The motion passed unanimously.

### **TRUSTEE REMARKS FOR THE GOOD OF THE ORDER**

Chair Zimmerman expressed appreciation to ACCT consultants Ken Burke and Debbie DiThomas for their continued support of North Idaho College and the community, and for their guidance and participation in the facilitated discussion workshop held earlier in the day.

The meeting was adjourned at 7:05 p.m.

Respectfully Submitted,  
Suzy Scura, Board Clerk

Addenda:

- 1) SOAR Presentation
- 2) Finance (Q4 PY Apr-Jun) Presentation
- 3) Presidential Annual Goals 2026-2027

DRAFT

# Student Orientation, Advising, and Registration (SOAR):

NIC's retention-focused onboarding experience for new students

## How We Got Here



# Learning Outcomes



Sense of Belonging



Academic Readiness & Confidence



Connection to Support Resources

## 2025-2026 SOAR Experience

**Student and Faculty Panel**

**Get to Know Your Small Group**

**College Knowledge Presentations**

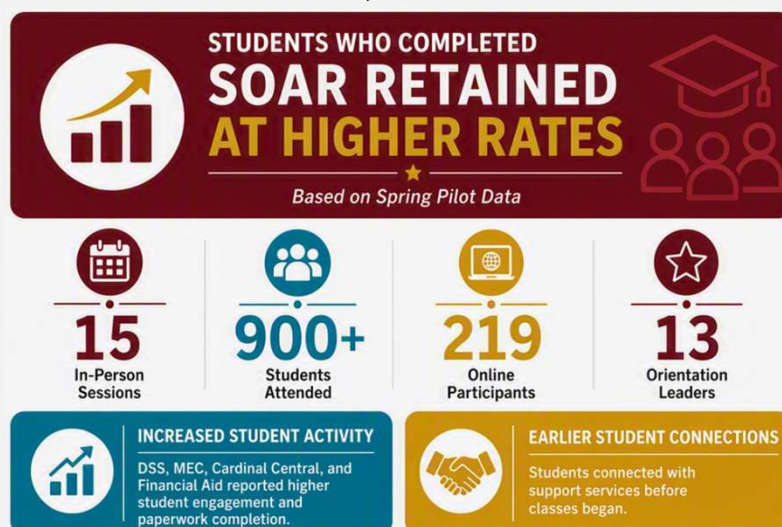
- Financial Aid & Scholarships
- Disability Support Services
- Student Involvement
- Math Education Center
- Major-to-Career Pathways\*
- Mental & Physical Health
- Resources for Non-Traditional Students
- NIC Tech & Canvas 101

**Interactive Resource Tour**

**Advising and Registration**



# Participation and Preliminary Data

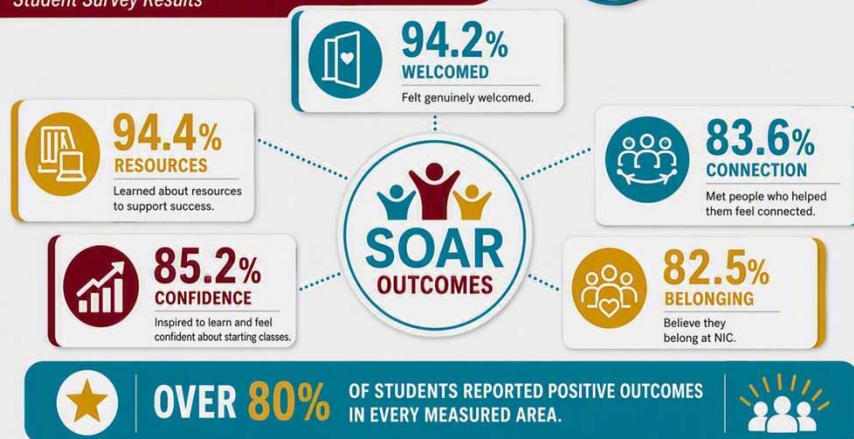


## STUDENT OUTCOMES AFTER SOAR

Student Survey Results



SOAR HELPS STUDENTS FIND THEIR PATH



# What Students are Saying

## 1. What was the best part of SOAR?



"Seeing all walks of life reach their goals"



"The best part of SOAR was how personal it was. I previously went to University of Idaho and that orientation was not as one on one or small groups."



"The People: How welcoming, friendly, and helpful everyone was"



"Meeting future classmates! Being able to get everything done in one afternoon was super helpful with my busy schedule."

## 2. What would you change about SOAR?

"The Weather"

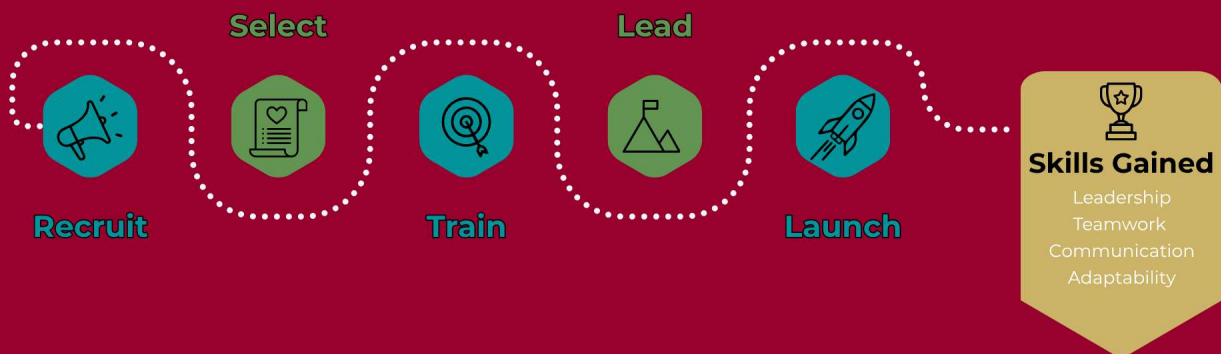
"Nothing"

"More Time/Make Longer"

"More Food"

"Loved the tour and learning about all the resources to help students. Learning about tutoring resources, academic coaching, all the events, the rec center events etc was very helpful. I especially feel like I would love to be a part of a community here."

# Orientation Leadership Program



# Future of SOAR





# Finance Q4 Prior Year

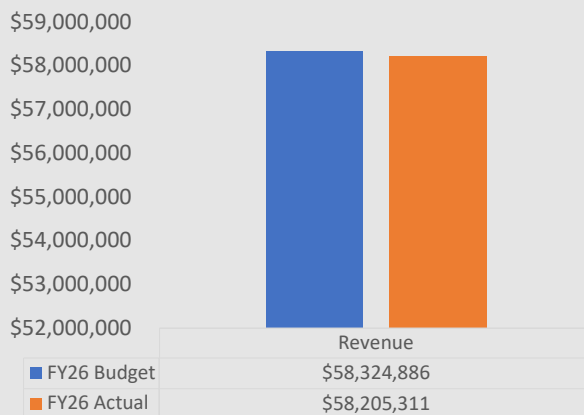
Preliminary Results  
August 2026

North  
Idaho  
College  
► [nic.edu](http://nic.edu)



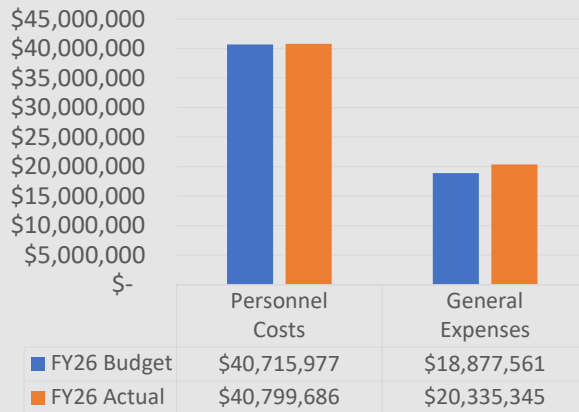
[nic.edu](http://nic.edu)

## Revenue



- FY26 Revenue finished approximately \$120,000 below budget (0.2%)
  - State funding holdback reduction of approx. \$1M
  - Tuition Revenue approx. \$400K below budget
  - Higher than anticipated tax receipts and interest earnings offset most of these reductions

# Expenses



- Personnel expenses finished essentially at budget
  - Includes approx. \$400K in one-time early retirement costs
- General Expenses exceeded budget by \$1.4M
  - Variance reflects planned capital investments and strategic initiatives
  - Additional spending supported through salary savings



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## Presidential Goals 2026-2027

*Each goal below draws directly from NIC's 2025-2030 Strategic Plan objectives, builds upon the 2025-26 presidential goals and self-assessment, and reflects the college's shift from institutional recovery toward sustained, measurable strategic growth.*

### 1. Consolidate Accreditation and Governance Gains

*Strategic Plan Alignment:*

*Objective 5.3 (align data-reporting to strategic plan)*

- Maintain full NWCCU good standing through the next full reporting cycle with zero new recommendations or concerns.
- Facilitate the annual board self-evaluation process.
- Ensure progress is made on the 12 metrics reflected in the Mission Fulfillment dashboard, with quarterly board review built into the governance calendar.

### 2. Scale Enrollment Strategically Toward 5,000-6,000 Students

*Strategic Plan Alignment:*

*Objectives 1.1, 1.2, 1.3 (access, retention, targeted enrollment strategies)*

- Grow fall headcount to at least 5,000 students, with balanced growth across transfer, CTE, dual credit, and non-credit/workforce programs.
- Sustain fall-to-fall retention gains at or above the 7.5-8% level achieved in 2025-26 rather than treating last year's improvement as a ceiling.
- Grow dual-credit enrollment an additional 10-15% (from approximately 1,785 in Spring 2026) through continued targeted outreach to dual-credit seniors and graduates.
- Increase dual-credit freshmen matriculation rate from ~24% by 5%.

### 3. Deepen Pathways and Workforce Integration

*Strategic Plan Alignment:*

*Objectives 2.1, 2.2, 2.4 (transfer /CTE pathways, instructional support, dual credit partnerships)*

- Fully launch and assess first-year outcomes for the Cardinal Classical pathway and Industrial Robotics program.
- Develop the necessary infrastructure to ensure the success of the NIC Guarantee.
- Add at least one new community-based workforce offering, following the Kellogg welding/laser engraving model, in support of the resurgence in the Silver Valley.

#### 4. Strengthen Financial Resilience

*Strategic Plan Alignment*

*Objective 5.2 (effective and efficient resource allocation)*

- Build a structurally balanced FY27 budget with a defined minimum fund-balance reserve target.
- Establish formal ROI tracking for at least three major strategic initiatives (e.g., NIC Guarantee, CourseDog/Element451, Cardinal Classical Pathway, X-Labs).
- Develop a formal contingency plan for a potential second consecutive year of state funding reductions.
- Explore long-term budgeting strategies.

#### 5. Build Metrics for Partnerships and Belonging

*Strategic Plan Alignment:*

*Objectives 3.1, 3.2, 3.3 (community engagement, tribal partnerships, work-based learning)*

- Establish a partnership and work-based-learning dashboard with defined numeric targets for new partnerships and internship/apprenticeship participation growth.
- Leverage the completed American Indian Student Center to set and track specific retention and completion goals for tribal students.
- Formalize at least one new joint tribal education or workforce program, building on the completed nine-point agreement.
- Establish tracking of partnerships.

#### 6. Institutional Systems, Governance Discipline, and Professional Development

*Strategic Plan Alignment:*

*Objectives 4.1, 4.2, 5.4 (system integration, information-sharing, technology modernization)*

- Complete a cloud readiness assessment for SIS upgrades.
- Attend at least one national ACCT event and one President's Academy session; co-present with a trustee at a governance-focused conference.

## Tab 3

**BOARD OF TRUSTEES MEETING**  
**September 30, 2026**

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**TAB 3**

**CONSENT AGENDA:** Resolutions: Public Record of Approved Property Purchases

**BACKGROUND:** Tab 3 provides three resolutions and accompanying appraisals confirming the Board's approval of property purchases authorized during the September 2, 2026 executive session.

**SUGGESTED MOTION FOR BOARD ACTION**

It is requested that a Trustee make a motion to approve the resolutions and accompanying appraisals as presented in the Board book.

Prepared by: Suzy Scura  
Board Clerk

# NORTH IDAHO COLLEGE -- RESOLUTION 2026-01

## APPRAISAL AND PURCHASE OF MILITARY DISTRICT PROPERTY

This Resolution is made this 30th day of September, 2026, by North Idaho College, whose address is 1000 W. Garden Ave., Coeur d'Alene, Idaho 83814 (the "College"), to accept and enter the appraisal of certain real property into the official records of the Board of Trustees and to authorize the purchase of such property as set forth below:

### RECITALS:

WHEREAS, the College is a validly organized and existing junior college authorized under Title 33, Chapter 21 of the Idaho Code;

WHEREAS, the Board of Trustees of the College (the "Board") has authority pursuant to Idaho Code Section 33-2107 and 33-601 *et seq.* to designate and purchase real property necessary for its educational purposes;

WHEREAS, the College has identified certain real property, consisting of approximately 0.12 acres and commonly known as NNA N Military Drive, Coeur d'Alene, Idaho 83814 with its appraised value being \$609,683 (the "Property");

WHEREAS, the Property is located adjacent to the physical campus of the College, is identified for the long-term planning efforts of the College and is necessary and appropriate for purchase by the College;

WHEREAS, in accordance with Idaho Code Section 33-2107 and 33-601(3), the Property has been appraised by a certified Idaho appraiser and such appraisal will be entered into the records of the Board and used to establish the value of the Property;

WHEREAS, the negotiated purchase price for the Property is the same as the appraised value being \$925,000; and

WHEREAS, the Board desires to adopt the following findings of fact and authorize the purchase of the Property as more specifically outlined below.

NOW, THEREFORE, it is resolved as follows:

That the Clerk of the Board enter the appraisal, attached hereto as **Exhibit "A"** and incorporated herein by reference, into the records of the Board and that the appraised valuation of the Property, in the total amount of \$609,683, be used to establish the value of the Property.

The Board finds that the Property is located within the City limits of Coeur d'Alene, Idaho, and is the size necessary for College purposes.

The Board hereby ratifies the terms and conditions of the Purchase and Sale Agreement, attached hereto as **Exhibit "B"** and incorporated herein by reference, entered into by College

Administration for purchase of the Property for the amount of \$609,683, the effectiveness of which is subject to final approval of the Board.

Further that the President, and his designee, Vice President Sarah Garcia, be and hereby are, authorized, empowered and directed to enter into and execute all closing documents and other documentation necessary to effectuate the purchase of the Property consistent with the terms of the Purchase Agreement for the total consideration of \$609,683, plus necessary closing costs and fees (if any), and to take such other actions as may be necessary or advisable in connection therewith.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

BOARD OF TRUSTEES  
NORTH IDAHO COLLEGE

By: \_\_\_\_\_  
Chair

ATTEST:

By: \_\_\_\_\_  
Clerk

INVOICE

Date: 07/27/2026

File No. P25826C

Prepared for:

NIC/April Ellin  
NNA Military Dr  
Coeur d'Alene, ID 83814

Property Appraised:

Buff A Kobs  
NNA Military Dr  
Coeur d'Alene, ID 83814

Work Performed:

|                   |    |           |
|-------------------|----|-----------|
| Land              | \$ | 550.00    |
|                   | \$ |           |
|                   | \$ |           |
|                   | \$ |           |
|                   | \$ |           |
|                   | \$ |           |
|                   | \$ |           |
| Total Amount Due: |    | \$ 550.00 |

Please make checks payable to:

Tim-Buk-Tu Appraisal Services, LLC  
12536 Kensington Ave  
Hayden Lake, ID 83835  
(208)762-0999PH  
yetitus@roadrunner.com  
Please include file number with payment

# **APPRAISAL REPORT OF**



NNA Military Dr  
Coeur d'Alene, ID 83814

## **PREPARED FOR**

NIC/April Ellin  
NNA Military Dr  
Coeur d'Alene, ID 83814

## **AS OF**

7/16/82026

## **PREPARED BY**

Tim-Buk-Tu Appraisal Services, LLC  
12536 Kensington Ave  
Hayden Lake, ID 83835

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Tim-Buk-Tu Appraisal Services

File No. P25826C

LAND APPRAISAL REPORT

For Clients Use Only

IDENTIFICATION

BorrowerBuff A Kobs

Census Tract

Map ReferenceCda MLS#103

Property AddressNNA Military Dr

CityCoeur d'Alene

CountyKootenai

State

ID

Zip Code83814

Legal DescriptionTAYLORS PARK ADD TO CDA, LT 7 B LK 2 1450N04W

Sale Price\$N/A

Date of SaleN/A

Loan Term

yrs. Property Rights Appraised

☒ Fee

☐ Leasehold

☐ De Minimis PUD

Actual Real Estate Taxes\$ 1768.28 +/- (yr)

Loan Charges to be paid by seller\$

Other Sales Concessions

Lender/ClientNIC/April Ellin

AddressNNA Military Dr, Coeur d'Alene, ID 83814

OccupantVacant

AppraiserYvonne Titus

Instructions to AppraiserTo give my opinion of the market value

NEIGHBORHOOD

Location

☒ Urban

☐ Suburban

☐ Rural

Built Up

☒ Over 75%

☐ 25% to 75%

☐ Under 25%

Growth Rate

☐ Fully Dev.

☒ Rapid

☐ Steady

☐ Slow

Property Values

☐ Increasing

☒ Stable

☐ Declining

Demand/Supply

☒ Shortage

☐ In Balance

☐ Oversupply

Marketing Time

☒ Under 3 Mos.

☐ 3-6 Mos.

☐ Over 6 Mos.

Present Land Use

☐ %1 Family

☐ %2-4 Family

☐ % Apts

☐ % Condo

☐ % Commercial

☐ %Industrial

☐ % Vacant

☐ %

Change In Present Land Use

☐ Not Likely

☒ Likely(\*)

☐ Taking Place (\*)

(\*) From

single family

To

multi family

Predominate Occupancy

☒ Owner

☐ Tenant

☐ % Vacant

Single Family Price Range

\$

to \$

Predominant Value \$

Single Family Age

0

yrs to

125

yrs.

Predominant Age

30

yrs

Employment Stability

☐

☒ Good

☐ Avg.

☐ Fair

☐ Poor

Convenience to Employment

☐

☒

☐

☐

Convenience to Shopping

☐

☒

☐

☐

Convenience to Schools

☐

☒

☐

☐

Adequacy of Public Transportation

☐

☒

☐

☐

Recreational Facilities

☐

☒

☐

☐

Adequacy of Utilities

☐

☒

☐

☐

Property of Compatibility

☐

☒

☐

☐

Protection from Detrimental Conditions

☐

☒

☐

☐

Police and Fire Protection

☐

☒

☐

☐

General Appearance of Properties

☐

☒

☐

☐

Appeal to Market

☐

☒

☐

☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise):

The Subject neighborhood is composed of mostly average to good quality homes which exhibit mostly average to good maintenance levels. This neighborhood provides a typical environment for the area. The Subject neighborhood has average access to the typical amenities and services.

SITE

Dimensions

See Site Map for Area Calculation

=

5314 sf

☐ Corner Lot

Zoning Classification

CDA-C-17L

Present Improvements

☒ do

☐ do not conform to zoning regulations

Highest and best use

☒ Present use

☐ Other (specify)

Residential

Public

☐

Other (Describe)

At Site

OFF SITE IMPROVEMENTS

Street Access

☒ Public

☐ Private

Surface

Asphalt

Maintenance

☒ Public

☐ Private

☒ Storm Sewer

☒ Curb/Gutter

☒ Sidewalk

☒ Street Lights

Topo

Level

Size

5314 sf

Shape

Mostly Rectangular

View

Neighborhood

Drainage

Average

☐ Underground Elect. & Tel.

Is the property located in a HUD identified Special Flood Hazard Area?

No

☒ Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions):

No apparent adverse conditions negatively affecting Subject's Market Value were noted or observed. The Appraiser has not received a copy of the Preliminary Title Report and makes no warranties to any discoveries.

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

|                                  | SUBJECT PROPERTY                           | COMPARABLE NO.1                                                         |                      | COMPARABLE NO.2                                                         |                      | COMPARABLE NO.3                                                         |                      |
|----------------------------------|--------------------------------------------|-------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------|----------------------|
| Address                          | NNA Military Dr<br>Coeur d'Alene, ID 83814 | 614 N Park Drive<br>Coeur d'Alene, ID                                   |                      | NNA S 14th St<br>Coeur d'Alene, ID                                      |                      | 304 W Wallace Ave<br>Coeur d'Alene, ID                                  |                      |
| Proximity to Subject             |                                            | 0.16 miles SE                                                           |                      | 1.37 miles E                                                            |                      | 0.59 miles E                                                            |                      |
| Sales Price                      | \$ N/A                                     |                                                                         | \$ 685,000           |                                                                         | \$ 550,000           |                                                                         | \$ 900,000           |
| Price /                          | \$ 0                                       |                                                                         | \$ 102               |                                                                         | \$ 131               |                                                                         | \$ 164               |
| Data Source                      |                                            |                                                                         |                      |                                                                         |                      |                                                                         |                      |
| Date of Sale and Time Adjustment | DESCRIPTION<br>N/A                         | DESCRIPTION<br>9/14/2024                                                | +(-)\$<br>Adjustment | DESCRIPTION<br>6/1/2026                                                 | +(-)\$<br>Adjustment | DESCRIPTION<br>5/22/2025                                                | +(-)\$<br>Adjustment |
| Location                         | N;Res;                                     | Park with pickleball                                                    |                      | Neighborhood                                                            |                      | Res/Business                                                            |                      |
| Site/View                        | 5314 sf                                    | 6721 sf                                                                 |                      | 4199 sf                                                                 |                      | 5489 sf                                                                 |                      |
| Zoning                           | 0                                          | CDA-R-8                                                                 |                      | R-8                                                                     |                      | Commercial/Industrial                                                   |                      |
|                                  |                                            |                                                                         |                      |                                                                         |                      |                                                                         |                      |
|                                  |                                            |                                                                         |                      |                                                                         |                      |                                                                         |                      |
| Sales or Financing Concessions   |                                            | Cash                                                                    |                      | Seller Financing                                                        |                      | Cash                                                                    |                      |
| Net Adj.(Total)                  |                                            | <input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus | \$ -75,317           | <input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus | \$ 59,686            | <input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus | \$ -9,368            |
| Indicated Value of Subject       |                                            | Net=-11%                                                                |                      | Net=11%                                                                 |                      | Net=-1%                                                                 |                      |
|                                  |                                            | Gross=11%                                                               | \$ 609,683           | Gross=11%                                                               | \$ 609,686           | Gross=1%                                                                | \$ 890,632           |

RECONCILIATION

Comments on Market Data

I search the Cd'A MLS to find sales of vacant land, I found the last sale in the fort grounds area and then extended my search to recent sale in competing neighborhoods and found comps 2 & 3. Sources of data included the Cd'A MLS, the Kootenai County Assessors Office, Appraiser Files, Realtor Interviews and the Appraisers daily exposure to the market.

Comments and Conditions of Appraisal:

Comps 1 & 2 were used to find site adjustments. The difference in site size is 2522 SF and the difference in price is \$135,000, therefore the price per square footage was \$53.53, which is the price per Square foot that was used in the grid to adjusted for difference in site sizes for the comparables.

Final Reconciliation:

Comparable 1 was given 100% of the weight due to being in the fort grounds area.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 7/16/82026 to be \$ 609,683

Appraiser(s)

Yvonne Titus

Review Appraiser (if applicable)

☒ Did

☐ Did Not Physically

Inspect Property

Date Report Signed

07/27/2026

Date Report Signed

State Certification #

CRA-1186

State

ID

State

Or State License #

State

State

Expiration Date of License or Certification

09/09/2027

Expiration Date of License or Certification

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**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. 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 conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (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 anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

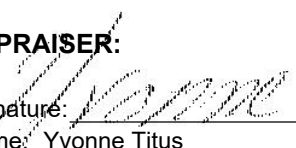
**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

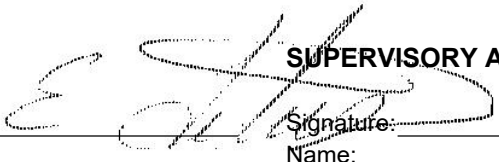
**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraiser report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** NNA Military Dr, Coeur d'Alene, ID 83814

**APPRAISER:**

Signature:   
Name: Yvonne Titus  
Date Signed: 07/27/2026  
State Certification #: CRA-1186  
or State License #: \_\_\_\_\_  
State: ID  
Expiration Date of Certification or License: 09/09/2027

**SUPERVISORY APPRAISER** (only if required)

Signature:   
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_  
☐ Did ☐ Did Not Inspect Property

|                                      |                        |                 |                       |                |
|--------------------------------------|------------------------|-----------------|-----------------------|----------------|
| Borrower/Client <u>Buff A Kobs</u>   |                        |                 |                       |                |
| Address <u>NNA Military Dr</u>       |                        |                 |                       | Unit No. _____ |
| City <u>Coeur d'Alene</u>            | County <u>Kootenai</u> | State <u>ID</u> | Zip Code <u>83814</u> |                |
| Lender/Client <u>NIC/April Ellin</u> |                        |                 |                       |                |

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

|                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="checked" type="checkbox"/> Appraisal Report | This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/> Restricted Appraisal Report        | This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile. |

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

☒ I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.

☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

☒ **HAVE** made a personal inspection of the property that is the subject of this report.  
☐ **have NOT** made a personal inspection of the property that is the subject of this report.

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: \_\_\_\_\_

|                                     |                                                         |                |                                                                           |
|-------------------------------------|---------------------------------------------------------|----------------|---------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | A reasonable marketing time for the subject property is | <u>0 to 90</u> | day(s) utilizing market conditions pertinent to the appraisal assignment. |
| <input checked="" type="checkbox"/> | A reasonable exposure time for the subject property is  | <u>0 to 90</u> | day(s).                                                                   |

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

|                                                                                    |                     |                                                                                     |                                                                                                   |
|------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
|  |                     |  |                                                                                                   |
| Signature                                                                          | _____               | Signature                                                                           | _____                                                                                             |
| Name                                                                               | <u>Yvonne Titus</u> | Name                                                                                | _____                                                                                             |
| Date of Signature                                                                  | <u>07/27/2026</u>   | Date of Signature                                                                   | _____                                                                                             |
| State Certification #                                                              | <u>CRA-1186</u>     | State Certification #                                                               | _____                                                                                             |
| or State License #                                                                 | _____               | or State License #                                                                  | _____                                                                                             |
| State ID                                                                           | _____               | State                                                                               | _____                                                                                             |
| Expiration Date of Certification or License                                        | <u>09/09/2027</u>   | Expiration Date of Certification or License                                         | _____                                                                                             |
| Effective Date of Appraisal                                                        | <u>7/16/82026</u>   | Supervisory Appraiser Inspection of Subject Property:                               |                                                                                                   |
|                                                                                    |                     | <input type="checkbox"/> Did Not                                                    | <input type="checkbox"/> Exterior Only from street <input type="checkbox"/> Interior and Exterior |

|                                  |               |                                                  |          |       |    |                |
|----------------------------------|---------------|--------------------------------------------------|----------|-------|----|----------------|
| Borrower Buff A Kobs             |               |                                                  |          |       |    |                |
| Property Address NNA Military Dr |               |                                                  |          |       |    |                |
| City                             | Coeur d'Alene | County                                           | Kootenai | State | ID | Zip Code 83814 |
| Lender/Client NIC/April Ellin    |               | Address NNA Military Dr, Coeur d'Alene, ID 83814 |          |       |    |                |

I feel the highest and best used for this site is residential. single family or multi family.

According to the Cda MLS, the last sale of vacant land in Cda Grid 103 (fort grounds) area was 514 N Park and before that, was in 2019. Since Idaho is a non disclosure state, any private sales are unknown.

SALES HISTORY

According to the Coeur d'Alene MLS, the Subject is not listed. According to TitleOne the Subject has not been sold or transferred within the last 36 months. According to the Cd'A MLS, the comparables have not sold, other than shown above, in the last 12 months. The Cd'A MLS is the only resource available for sales information. The County Assessor records only confirms that a transfer has been made, but Idaho is a nondisclosure state and the MLS is the only source you can confirm the price and the sale, therefore is the only sale source I use.

CONCESSIONS:

The appraiser is required to make market-based adjustments to the comparable sales for any sales or financing concessions that may have affected the sales price. The adjustment for each comparable sale must reflect the difference between the sales price with the Sales Concessions and for what amount the property would have sold under typical market conditions, therefore, Concessions adjustments were only made if they affected the purchase price.

MEANING:

Typical, according to Webster's dictionary and Thesaurus, means: conforming, usual, standard, normal, conventional, ordinary, average, common everyday, regular, par for the course.

ADJUSTMENTS:

All the information on the Comparables were obtained by the MLS and verified with the Realtor and the Assessor's records. If there is any discrepancy between the MLS and the Assessor's records, the information deemed most reliable was used in this report.

Appraisal adjustments are either quantitative (measurable) or qualitative (subjective). Adjustments are derived from the market using either paired sales analysis, extraction, or through the replacement cost new, less depreciation approach, interviews and my knowledge of the market. In the text, Appraising Residential Properties, third edition, page 236 and in the Appraisal of Real Estate, twelfth edition, pages 426 & 427, both published by the Appraisal Institute, the texts state (paraphrased) that adjustments should not be made if market data does not exist.

The date for the close of escrow was used from the MLS, Idaho is a non-disclosure state, so the escrow information is not published in the on line Assessor's records, so the information provided by the Listing Realtor is used and assumes to be reliable.

SALES COMPARISON-RECONCILIATION:

Many Comparable Sales were considered for this Appraisal Assignment. The Comparables displayed were carefully selected and are considered to be the best indicators of the Subject's Market Value. Sources of data included the Coeur d'Alene Multiple Listing Service, the Kootenai County Assessors Office, Appraiser Files, Realtor Interviews and the Appraisers daily exposure to the market.

I reconcile the final value considering each of the three approaches. In my opinion, the sales comparison approach is the only applicable approach, as it best reflects the attitudes of buyers and sellers under the current market conditions, therefore was given 100% of the weight. The cost approach was not done due to this report being for vacant land market value. The income approach is not applicable because it is vacant land, therefore was omitted. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted. Based upon the presented data, it is my conclusion that the Subject's indicated value, by the sales comparison approach under a normal marketing time, if sold within the next 90 days. The estimated market value is my opinion, in terms of financing terms equivalent to cash. The comparables chosen, I feel are the best, at this time.

This report has been proof read for errors and other discrepancies,. If a correction is needed, I reserve the right to be able to correct the errors that may affect my opinion of the market value. If my Client does not understand something in this report, I will clarify the issues.

|                  |                                                  |        |          |       |    |          |       |
|------------------|--------------------------------------------------|--------|----------|-------|----|----------|-------|
| Borrower         | Buff A Kobs                                      |        |          |       |    |          |       |
| Property Address | NNA Military Dr                                  |        |          |       |    |          |       |
| City             | Coeur d'Alene                                    | County | Kootenai | State | ID | Zip Code | 83814 |
| Lender/Client    | NIC/April Ellin                                  |        |          |       |    |          |       |
|                  | Address NNA Military Dr, Coeur d'Alene, ID 83814 |        |          |       |    |          |       |



**FRONT OF  
SUBJECT PROPERTY**  
NNA Military Dr  
Coeur d'Alene, ID 83814



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**

|                  |                 |        |          |                                                  |    |          |       |
|------------------|-----------------|--------|----------|--------------------------------------------------|----|----------|-------|
| Borrower         | Buff A Kobs     |        |          |                                                  |    |          |       |
| Property Address | NNA Military Dr |        |          |                                                  |    |          |       |
| City             | Coeur d'Alene   | County | Kootenai | State                                            | ID | Zip Code | 83814 |
| Lender/Client    | NIC/April Ellin |        |          | Address NNA Military Dr, Coeur d'Alene, ID 83814 |    |          |       |



**COMPARABLE SALE # 1**  
614 N Park Drive  
Coeur d'Alene, ID

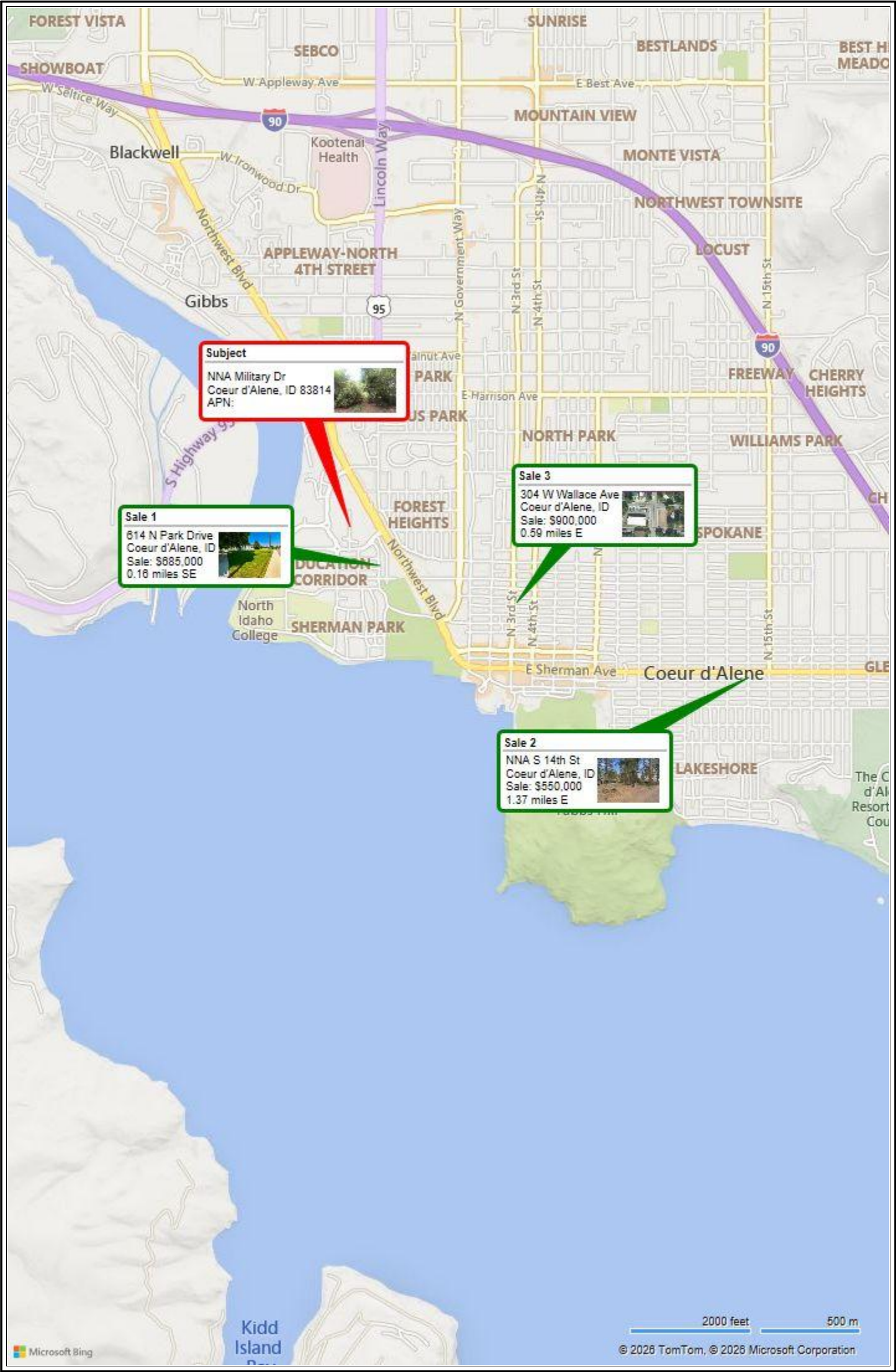


**COMPARABLE SALE # 2**  
NNA S 14th St  
Coeur d'Alene, ID



**COMPARABLE SALE # 3**  
304 W Wallace Ave  
Coeur d'Alene, ID

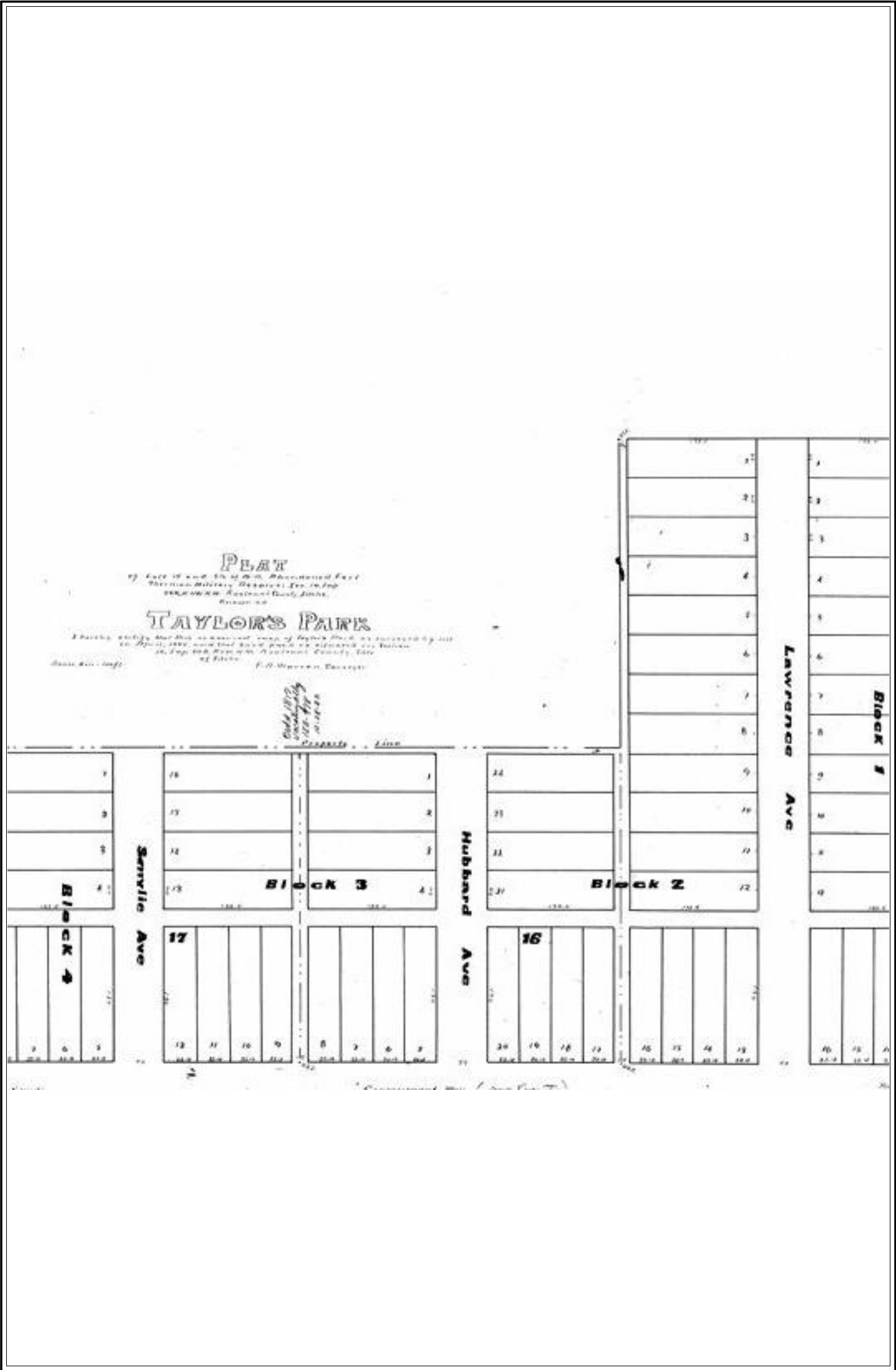
|                  |                 |        |          |         |                                          |          |       |
|------------------|-----------------|--------|----------|---------|------------------------------------------|----------|-------|
| Borrower         | Buff A Kobs     |        |          |         |                                          |          |       |
| Property Address | NNA Military Dr |        |          |         |                                          |          |       |
| City             | Coeur d'Alene   | County | Kootenai | State   | ID                                       | Zip Code | 83814 |
| Lender/Client    | NIC/April Ellin |        |          | Address | NNA Military Dr, Coeur d'Alene, ID 83814 |          |       |



|                  |                 |        |          |                                                  |    |          |       |
|------------------|-----------------|--------|----------|--------------------------------------------------|----|----------|-------|
| Borrower         | Buff A Kobs     |        |          |                                                  |    |          |       |
| Property Address | NNA Military Dr |        |          |                                                  |    |          |       |
| City             | Coeur d'Alene   | County | Kootenai | State                                            | ID | Zip Code | 83814 |
| Lender/Client    | NIC/April Ellin |        |          | Address NNA Military Dr, Coeur d'Alene, ID 83814 |    |          |       |



|                  |                                                  |        |          |       |                |
|------------------|--------------------------------------------------|--------|----------|-------|----------------|
| Borrower         | Buff A Kobs                                      |        |          |       |                |
| Property Address | NNA Military Dr                                  |        |          |       |                |
| City             | Coeur d'Alene                                    | County | Kootenai | State | ID             |
|                  |                                                  |        |          |       | Zip Code 83814 |
| Lender/Client    | NIC/April Ellin                                  |        |          |       |                |
|                  | Address NNA Military Dr, Coeur d'Alene, ID 83814 |        |          |       |                |



|                                  |               |                                                  |          |       |    |          |       |
|----------------------------------|---------------|--------------------------------------------------|----------|-------|----|----------|-------|
| Borrower Buff A Kobs             |               |                                                  |          |       |    |          |       |
| Property Address NNA Military Dr |               |                                                  |          |       |    |          |       |
| City                             | Coeur d'Alene | County                                           | Kootenai | State | ID | Zip Code | 83814 |
| Lender/Client NIC/April Ellin    |               | Address NNA Military Dr, Coeur d'Alene, ID 83814 |          |       |    |          |       |



## **Real Estate Purchase and Sale Agreement**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") dated as of September 22, 2026, is made by and between Buff Kobs ("Seller"), and North Idaho College, an Idaho junior college ("Buyer"). Seller and Buyer are sometimes referred to herein as the "parties" and individually as a "Party." Buyer and Seller agree as follows:

1. AGREEMENT OF SALE. In consideration of the mutual agreements and covenants herein, the Seller and Buyer agrees to sell to Buyer, and Buyer agrees to buy from Seller, the real property commonly known as NNA N Military Drive, Coeur D'Alene, Idaho 83814, and legally described as Taylors Park Addn., Lot 7, Block 2, of Kootenai County, Idaho (the "Property").

2. PURCHASE PRICE. The Buyer and Seller agree that the purchase price for the Property shall be Six Hundred Nine Thousand, Six Hundred Eighty -Three Dollars and No Cents (\$609,683.00) (the "Purchase Price"). The Purchase Price will be paid in cash at Closing.

3. CLOSING AND RISK OF LOSS. The closing date is the date on which all documents are received by Flying S Title & Escrow, 1866 N Lakewood Dr, Coeur d'Alene, ID 83814, (the "Title Company"), the deed is recorded, and the sale proceeds are available to the Seller (the "Closing"). Unless otherwise extended by agreement of the parties, Closing is to occur on or before October 31, 2026. Seller bears all risk of loss until Closing. If the Property is substantially damaged by fire or other cause(s) of any kind whatsoever on or before Closing, this Agreement shall be terminable at the option of the Buyer or Seller, in which case the Earnest Money will be returned to Buyer.

4. CLOSING DOCUMENTS AND TITLE. The Parties agree to timely execute and deliver all documents required by the Title Company for Closing. Without limiting the foregoing, the Seller acknowledges and agrees that it shall execute and deliver a Warranty Deed to the Title Company. Title to the Property shall be conveyed by Seller pursuant to a Warranty Deed, subject to dedications, restrictions, and easements of record.

5. CLOSING COSTS AND PRORATIONS.

- a. Closing Costs. Buyer will pay the premium for the Title Insurance Policy, the Title Company's closing fees, and recording charges (if any).
- b. Prorations. Taxes and assessments payable in the year of closing and other items of income or expense pertaining to the Property which are commonly prorated, shall be prorated between the Parties as of the date of Closing.
- c. 1031 Exchange. Seller may participate in a 1031 exchange as part of the Closing and Buyer will cooperate with the same provided that the process does not delay Closing and any and all costs associated with the same are borne exclusively by Seller.

6. REPRESENTATIONS AND WARRANTIES. Seller represents and warrants to Buyer, as of the date of this Agreement and as of the Closing Date, as follows:

- a. The execution and delivery of this Agreement by Seller and the consummation of the transaction contemplated hereby have been duly authorized by all necessary action on the part of Seller, this Agreement is the valid and enforceable obligation of Seller legally enforceable in accordance with its terms, and no consent by any third party is required to complete the transaction contemplated hereby;
- b. Seller has received no notice from any governmental authority that the Property, or any part thereof, is in violation of any law or regulation applicable to the Property, and Seller has no knowledge of any facts which might be a basis for any such notice;
- c. There are no actions, suits, claims or legal proceedings or any other proceedings affecting the Property, at law or equity, before any court or governmental agency; and
- d. The books, records, leases, agreements, and other items delivered to Buyer pursuant to this Agreement are true and correct and comprise all material documents in Seller's possession or control regarding the operation and condition of the Property.

7. BUYER'S CONTINGENCIES. Buyer's obligations to purchase the Property are contingent on the following:

- a. Ratification of this Agreement by Buyer's governing Board of Trustees;
- b. Adoption of a resolution by Buyer's governing Board of Trustees, in a form complying with Idaho Code, making the appropriate findings for purchase of the Property, including entering the value of the Property into the Board record supported by an appraisal;
- c. Buyer's satisfactory review and approval of the preliminary title commitment;
- d. Satisfactory review and approval of any leases impacting the Property.

8. TITLE INSURANCE. Seller will furnish to Buyer a preliminary commitment for title insurance showing the condition of the title to the Property within 5 calendar days of execution of this Agreement by the Parties. The Title Company will issue to the Buyer a standard owner's policy of title insurance within a reasonable time after Closing.

9. TITLE CONVEYANCE. The title to the Property shall be conveyed by Seller pursuant to a Warranty Deed subject to dedications, restrictions, and easements of record.

10. FINANCING. This offer is not contingent on Buyer obtaining financing.

11. DEFAULT. Time and the proper performance of each and every term, covenant and condition of this Contract is material and of the essence to this Agreement.

- a. Buyer's Default. In the event Buyer fails, without legal excuse, to perform any term, covenant or condition of this Agreement, Buyer shall be in default and Seller hereby accepts the Earnest Money as Seller's sole measure of liquidated damages and this Agreement shall terminate. By doing so, the Parties agree that Seller's damages are difficult to calculate and agree that the release of the Earnest Money is a reasonable estimate of the damages to be incurred. Seller acknowledges and agrees that failure of the Buyer's governing Board of Trustees to approve this transaction is not an event of default.
- b. Seller's Default. In the event Seller fails, without legal excuse, to perform any term, covenant or condition of this Agreement, then Seller shall be in default and Buyer may, at Buyer's option, pursue any legal and equitable remedies available to it.

12. FIRPTA – TAX WITHHOLDING AT CLOSING. The Title Company is instructed to prepare a certification that Seller is not a "foreign person" within the meaning of the Foreign Investment in Real Property Tax Act, and Seller shall sign it on or before Closing.

13. FINAL AGREEMENT. This Agreement supersedes any and all prior agreements or understandings between the Parties hereto regarding the purchase and sale of the Property. Neither Buyer nor Seller shall be bound by any understanding, agreement, promise, representation or stipulation, expressed or implied, not specified herein.

14. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho. Venue for any dispute shall be in Kootenai County, Idaho.

15. SEVERANCE, VALIDITY. In the event any provision of this Agreement, or any part thereof shall be determined by any court of competent jurisdiction to be invalid, void or otherwise unenforceable, the remaining provisions hereunder, or parts thereof, shall remain in full force and effect, and shall in no way be affected, impaired, or invalidated thereby.

16. BINDING EFFECT. This Agreement shall inure to and be binding upon the Parties hereto and their heirs, devisees, personal representatives, successors, and assigns. This Agreement shall not be construed to confer any right or benefit upon any person or entity, other than the Parties hereto and their respective successors and permitted assigns.

17. TERMS. The terms Buyer and Seller when referred to individually are used without regard for the number or gender of persons constituting such Parties.

18. MODIFICATION AND WAIVERS. No change, modification, or waiver of any provision of this Agreement shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by Buyer and Seller. No waiver of any breach, term, or condition of this

Agreement by any party shall constitute a subsequent waiver of the same or any other breach, term, or condition.

19. FURTHER DOCUMENTS. The Parties hereto agree to sign and deliver such other and further documents as may be required to carry into effect the terms and conditions of this Agreement.

20. SIGNATURES. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution of a facsimile or electronic copy will have the same force and effect as execution of an original, and a facsimile or electronic signature will be deemed an original and valid signature.

21. ATTORNEY REPRESENTATION. In the drafting of this Agreement, each Party has obtained, and/or was advised to obtain independent legal counsel, and the Parties agree that the Agreement shall not be construed in favor of either party.

22. CAPTIONS. The captions to the paragraphs of this Agreement are for convenience only and shall not be deemed to enlarge, diminish, explain, or in any manner affect the meaning of such paragraph.

23. ATTORNEY FEES. If either Party initiates or defends any legal action or proceedings which are in any way connected with this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney's fees, including such costs and fees on appeal.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

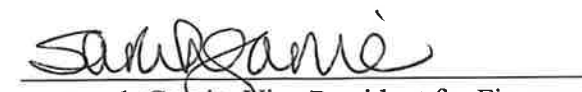
SELLER:

Buff Kobs

  
By: Buff Kobs

BUYER:

North Idaho College

  
By: Sarah Garcia, Vice President for Finance  
and Business Affairs

Date: 9-22-20

Date: 9/22/20

# NORTH IDAHO COLLEGE -- RESOLUTION 2026-02

## APPRAISAL AND PURCHASE OF MILITARY DISTRICT PROPERTY

This Resolution is made this 30th day of September, 2026, by North Idaho College, whose address is 1000 W. Garden Ave., Coeur d'Alene, Idaho 83814 (the "College"), to accept and enter the appraisal of certain real property into the official records of the Board of Trustees and to authorize the purchase of such property as set forth below:

### RECITALS:

WHEREAS, the College is a validly organized and existing junior college authorized under Title 33, Chapter 21 of the Idaho Code;

WHEREAS, the Board of Trustees of the College (the "Board") has authority pursuant to Idaho Code Section 33-2107 and 33-601 *et seq.* to designate and purchase real property necessary for its educational purposes;

WHEREAS, the College has identified certain real property, consisting of approximately 0.12 acres and commonly known as 725 N Military Drive, Coeur d'Alene, Idaho 83814 with its appraised value being \$625,000 (the "Property");

WHEREAS, the Property is located adjacent to the physical campus of the College, is identified for the long-term planning efforts of the College and is necessary and appropriate for purchase by the College;

WHEREAS, in accordance with Idaho Code Section 33-2107 and 33-601(3), the Property has been appraised by a certified Idaho appraiser and such appraisal will be entered into the records of the Board and used to establish the value of the Property;

WHEREAS, the negotiated purchase price for the Property is the same as the appraised value being \$925,000; and

WHEREAS, the Board desires to adopt the following findings of fact and authorize the purchase of the Property as more specifically outlined below.

NOW, THEREFORE, it is resolved as follows:

That the Clerk of the Board enter the appraisal, attached hereto as **Exhibit "A"** and incorporated herein by reference, into the records of the Board and that the appraised valuation of the Property, in the total amount of \$625,000, be used to establish the value of the Property.

The Board finds that the Property is located within the City limits of Coeur d'Alene, Idaho, and is the size necessary for College purposes.

The Board hereby ratifies the terms and conditions of the Purchase and Sale Agreement, attached hereto as **Exhibit "B"** and incorporated herein by reference, entered into by College

Administration for purchase of the Property for the amount of \$625,000, the effectiveness of which is subject to final approval of the Board.

Further that the President, and his designee, Vice President Sarah Garcia, be and hereby are, authorized, empowered and directed to enter into and execute all closing documents and other documentation necessary to effectuate the purchase of the Property consistent with the terms of the Purchase Agreement for the total consideration of \$625,000, plus necessary closing costs and fees (if any), and to take such other actions as may be necessary or advisable in connection therewith.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

BOARD OF TRUSTEES  
NORTH IDAHO COLLEGE

By: \_\_\_\_\_  
Chair

ATTEST:

By: \_\_\_\_\_  
Clerk

INVOICE

Date: 07/27/2026

File No. P25726C

Prepared for:

NIC

april.ellin@nic.edu

Property Appraised:

Buff Kobs  
725 N Military Dr  
Coeur D Alene, ID 83814

Work Performed:

|                   |    |           |
|-------------------|----|-----------|
| Appraisal         | \$ | 550.00    |
|                   | \$ |           |
|                   | \$ |           |
|                   | \$ |           |
|                   | \$ |           |
|                   | \$ |           |
|                   | \$ |           |
| Total Amount Due: |    | \$ 550.00 |

Please make checks payable to:

Tim-Buk-Tu Appraisal Service  
12536 Kensington Ave  
Haden Lake, ID 83835  
(208)762-0999PH  
Yetitus59@gmail.com  
Please include file number with payment

# **APPRAISAL REPORT OF**



725 N Military Dr  
Coeur D Alene, ID 83814

## **PREPARED FOR**

NIC

## **AS OF**

07/17/2026

## **PREPARED BY**

Tim-Buk-Tu Appraisal Service  
12536 Kensington Ave  
Haden Lake, ID 83835

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This appraisal is for Clients use only

# Residential Appraisal Report

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------|--------------------------|--------------------------|------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------|--------------------------|-----------|
| The purpose of this appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| SUBJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Property Address 725 N Military Dr                                                                                                                                                                                                                                                                                                                                                                             |                                              |                          |                          |                          |                                                | City Coeur D Alene                                                                                  |                                                | State ID                 |                          | Zip Code 83814                                                                                |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Owner Buff Kobs                                                                                                                                                                                                                                                                                                                                                                                                |                                              | Intended User            |                          | NIC                      |                                                | County                                                                                              |                                                | Kootenai                 |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Legal Description TAYLORS PARK, LT 8 BLK 2 1450N04W                                                                                                                                                                                                                                                                                                                                                            |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessor's Parcel # C89550020080                                                                                                                                                                                                                                                                                                                                                                               |                                              |                          |                          |                          |                                                | Tax Year 2025                                                                                       |                                                | R.E. Taxes \$ 1,565.00   |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Neighborhood Name Fort Grounds                                                                                                                                                                                                                                                                                                                                                                                 |                                              |                          |                          |                          |                                                | Map Reference                                                                                       |                                                | Cda MLS Grid # 103       |                          | Census Tract                                                                                  |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Occupant                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>                     | Owner                    | <input type="checkbox"/> | Tenant                   | <input checked="" type="checkbox"/>            | Vacant                                                                                              | Special Assessments \$                         | 0                        | <input type="checkbox"/> | PUD                                                                                           | HOA \$                              | 0                        | <input type="checkbox"/> | per year                                                                                      | <input type="checkbox"/> | per month |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)                                                                                                                                                                                                                                                          |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Intended Use purchase                                                                                                                                                                                                                                                                                                                                                                                          |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Client NIC Address                                                                                                                                                                                                                                                                                                                                                                                             |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                     |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| Report data source(s) used, offerings price(s), and date(s). Per the MLS                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| CONTRACT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. N/A                                                                                                                                                                    |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) N/A                                                                                                                                                                                                                                      |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the purchaser? <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                                          |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| If Yes, report the total dollar amount and describe the items to be paid. N/A                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| NEIGHBORHOOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Note: Race and the racial composition of the neighborhood are not appraisal factors.</b>                                                                                                                                                                                                                                                                                                                    |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Neighborhood Characteristics                                                                                                                                                                                                                                                                                                                                                                                   |                                              |                          |                          |                          |                                                | One-Unit Housing Trends                                                                             |                                                |                          |                          |                                                                                               |                                     | One-Unit Housing         |                          | Present Land Use %                                                                            |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Location                                                                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> Urban    | <input type="checkbox"/> | Suburban                 | <input type="checkbox"/> | Rural                                          | Property Values                                                                                     | <input checked="" type="checkbox"/> Increasing | <input type="checkbox"/> | Stable                   | <input type="checkbox"/>                                                                      | Declining                           | PRICE                    | AGE                      | One-Unit                                                                                      | 60 %                     |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Built-Up                                                                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> Over 75% | <input type="checkbox"/> | 25-75%                   | <input type="checkbox"/> | Under 25%                                      | Demand/Supply                                                                                       | <input checked="" type="checkbox"/> Shortage   | <input type="checkbox"/> | In Balance               | <input type="checkbox"/>                                                                      | OverSupply                          | \$ (000)                 | (yrs)                    | 2-4 Unit                                                                                      | 5 %                      |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Growth                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> Rapid    | <input type="checkbox"/> | Stable                   | <input type="checkbox"/> | Slow                                           | Marketing Time                                                                                      | <input checked="" type="checkbox"/> Under3mths | <input type="checkbox"/> | 3-6 mths                 | <input type="checkbox"/>                                                                      | Over6mths                           | 400                      | Low                      | 0                                                                                             | Multi-Family             | 10 %      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Neighborhood Boundaries The subjects boundaries are the fork grounds                                                                                                                                                                                                                                                                                                                                           |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               | 3,500                               | High                     | 130                      | Commercial                                                                                    | 20 %                     |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               | 1,368                               | Pred.                    | 30                       | Other                                                                                         | 50 %                     |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Neighborhood Description The Subject is in the North Idaho College neighborhood. The Subject neighborhood is composed of a verity of quality homes which exhibit a verity of levels of condition. This neighborhood provides a typical environment for the area. The Subject neighborhood has average access to the typical amenities and services.                                                            |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Market Conditions (including support for the above conclusions) In the present land use % of other, is vacant sites, parks, public parking. According to the Coeur d'Alene MLS, see attached 1004MC, the market has increased about 7.7% for the past 12 months, therefore, the comparables were adjusted accordingly for the increasing market. Days on the market and exposure time is mostly under 90 days. |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SITE                                                                                                                                                                                                                                                                                                                                                                                                           | Dimensions See Site Map for Area Calculation |                          |                          |                          |                                                |                                                                                                     | Area 5314 SF                                   |                          | Shape Mostly Rectangular |                                                                                               | View                                |                          | Neighborhood             |                                                                                               |                          |           |
| Specific Zoning Classification CDA-C-17L                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          | Zoning Description Commercial Limited District |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| Zoning Compliance <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. It is legally permitted, financially feasible, physically possible, & provides the most profit than any other use of the site would generate                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| Utilities Public                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                | Other (describe)                             |                          | Public                   |                          | Other (describe)                               |                                                                                                     | Off-site Improvements--Type                    |                          |                          |                                                                                               | Public                              |                          | Private                  |                                                                                               |                          |           |
| Electricity                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/>          | <input type="checkbox"/> |                          | Water                    | <input checked="" type="checkbox"/>            | <input type="checkbox"/>                                                                            |                                                | Street                   | Asphalt                  |                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                          |                                                                                               |                          |           |
| Gas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/>          | <input type="checkbox"/> |                          | Sanitary Sewer           | <input checked="" type="checkbox"/>            | <input type="checkbox"/>                                                                            |                                                | Alley                    | Gravel                   |                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                          |                                                                                               |                          |           |
| FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 16055C0420E FEMA Map Date 5/3/2010                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| No apparent adverse conditions negatively affecting Subject's Market Value were noted or observed. The Appraiser has not received a copy of the Preliminary Title Report and makes no warranties to any discoveries.                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| IMPROVEMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | General Description                                                                                                                                                                                                                                                                                                                                                                                            |                                              |                          |                          |                          |                                                | Foundation                                                                                          |                                                |                          |                          | Exterior Description materials/condition                                                      |                                     |                          |                          | Interior materials/condition                                                                  |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit                                                                                                                                                                                                                                                                                                                 |                                              |                          |                          |                          |                                                | <input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space              |                                                |                          |                          | Foundation Walls PConcrete/Average                                                            |                                     |                          |                          | Floors Carp/Hdw/Vin/Avg                                                                       |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | # of Stories 1 Story                                                                                                                                                                                                                                                                                                                                                                                           |                                              |                          |                          |                          |                                                | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement                    |                                                |                          |                          | Exterior Walls Lap/Pealing paint                                                              |                                     |                          |                          | Walls Drywall/Average                                                                         |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit                                                                                                                                                                                                                                                                                           |                                              |                          |                          |                          |                                                | Basement Area sq. ft.                                                                               |                                                |                          |                          | Roof Surface Metal/Average                                                                    |                                     |                          |                          | Trim/Finish WoodPainted/Avg                                                                   |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.                                                                                                                                                                                                                                                                                           |                                              |                          |                          |                          |                                                | Basement Finish %                                                                                   |                                                |                          |                          | Gutters & Downspouts None/None                                                                |                                     |                          |                          | Bath Floor Vinyl/Average                                                                      |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Design (Style) Rancher                                                                                                                                                                                                                                                                                                                                                                                         |                                              |                          |                          |                          |                                                | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump                      |                                                |                          |                          | Window Type Wood/Avg                                                                          |                                     |                          |                          | Bath Wainscot Tile/Average                                                                    |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Year Built 1918                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                | Evidence of <input type="checkbox"/> Infestation                                                    |                                                |                          |                          | Storm Sash/Insulated Yes/Average                                                              |                                     |                          |                          | Car Storage <input type="checkbox"/> None                                                     |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Effective Age (Yrs) 50                                                                                                                                                                                                                                                                                                                                                                                         |                                              |                          |                          |                          |                                                | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement                               |                                                |                          |                          | Screens Mesh/Average                                                                          |                                     |                          |                          | <input checked="" type="checkbox"/> Driveway # of Cars 2                                      |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Attic <input type="checkbox"/> None                                                                                                                                                                                                                                                                                                                                                                            |                                              |                          |                          |                          |                                                | Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant |                                                |                          |                          | Amenities <input type="checkbox"/> Woodstove(s) #                                             |                                     |                          |                          | Driveway Surface Gravel                                                                       |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs                                                                                                                                                                                                                                                                                                                                            |                                              |                          |                          |                          |                                                | <input checked="" type="checkbox"/> Other cadet Fuel Elec.                                          |                                                |                          |                          | <input type="checkbox"/> Fireplace(s) # 0 <input checked="" type="checkbox"/> Fence chainlink |                                     |                          |                          | <input type="checkbox"/> Garage # of Cars                                                     |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle                                                                                                                                                                                                                                                                                                                                     |                                              |                          |                          |                          |                                                | Cooling <input type="checkbox"/> Central Air Conditioning                                           |                                                |                          |                          | <input type="checkbox"/> Patio/Deck <input checked="" type="checkbox"/> Porch covered         |                                     |                          |                          | <input type="checkbox"/> Carport # of Cars                                                    |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Finished <input type="checkbox"/> Heated                                                                                                                                                                                                                                                                                                                                              |                                              |                          |                          |                          |                                                | <input type="checkbox"/> Individual <input type="checkbox"/> Other                                  |                                                |                          |                          | <input type="checkbox"/> Pool <input type="checkbox"/> Other                                  |                                     |                          |                          | <input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)                                                                                                                       |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Finished area above grade contains: 4 Rooms 2 Bedrooms 1.00 Bath(s) 805 Square Feet of Gross Living Area Above Grade                                                                                                                                                                                                                                                                                           |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Additional features (special energy efficient items, etc.) The Subject appears to have typical energy efficient components.                                                                                                                                                                                                                                                                                    |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
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| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The Subject has had little updating done.                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| The appraiser is not a home inspector, or surveyor, I recommend a home inspections through the services of a qualified inspector to obtain knowledge about the condition of the property. This report should not be relied upon to disclose any condition present in the subject property. The appraisal report does not guarantee that the property is free of defects.                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |
| Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The Subject and the improvements are well accepted in this neighborhood and will market well. I am only performing a visual inspection of readily accessible areas and this appraisal can not be relied upon to disclose hidden conditions and for defects in the property. |                                                                                                                                                                                                                                                                                                                                                                                                                |                                              |                          |                          |                          |                                                |                                                                                                     |                                                |                          |                          |                                                                                               |                                     |                          |                          |                                                                                               |                          |           |



Residential Appraisal Report

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| ADDITIONAL COMMENTS                                                                                                                                                          | SCOPE OF WORK:<br>A physical observation of the interior and exterior of the Subject was performed The MLS and the county records data bases (through their most recent updates) were searched to determine ownership and other legal aspects of the subject. I used the Coeur d'Alene MLS to find sales and Kootenai County Assessor records to check the square footage, site size, year built, etc. I did not search the Subject's County data sources to determine if building permits were issued for construction of the subject and/or its improvements. I did not visit the subject's county recorders office to determine if there were any sales and/or transfers to the subject property that may have been recorded on the Grantor/Grantee records during the period from the on-line data sources that I used, most recent update to the data of the appraisal. These last two referenced services are outside of the agreed upon scope of work, but may be provided upon request at a nominal charge. The scope of work for this appraisal development and reporting was determined from the Client.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | This report is to help in a market value and the appraiser's opinions and conclusions set forth in the report may not be understood fully without additional information in the appraiser's work file, which the Client has the only right to request. USPAP Standard 1(c) Perfection is impossible to attain, and competence does not require perfection. This appraisal was done using due diligence and due care.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | A thorough search was made of the Appraiser's Files, Multiple Listing Service data and the Assessors Records. Although comparable's are selling within 3 months, due to different styles, age, market, condition and sites, this still causes the use of using some comparable's over 3 months old. A thorough search for comparable sales was made in an attempt to find ones with gross and net adjustments at or below the recommended guidelines. Lack of Comparable Sales data is common in North Idaho. This condition is created by a small population base made up of numerous small towns surrounded by near rural areas. Homes in the area typically are custom built or speculative homes constructed one at a time by small local builders. This created neighborhoods composed of many different homes styles with a wide variety of sizes, features, floor plans and amenities. Homes that exceed or are lower than Predominant Neighborhood Values are not uncommon in the North Idaho Market. Housing styles, condition, age, site size and values of homes within North Idaho neighborhoods tend to vary more than is typical in many other markets. Newer and larger homes have been constructed in neighborhoods with older, more modest homes for many years. This situation has become even more prevalent since the late 1980's when North Idaho's economy started to improve and the local housing industry began its recovery. These conditions create no apparent adverse influence on Market Values, but when combined do typically cause some individual, net or gross adjustments to exceed nationally established appraisal guidelines. This is unavoidable due to the makeup of the North Idaho Market. |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | SALES ANALYSIS:<br>The purpose of this appraisal is to estimate the market value of the subject property. This appraisal report is prepared for the sole and exclusive use only for my Client and who is also the only intended user. The Client has the right to give a copy of this appraisal to a third party, but they are not an intended user and cannot rely on this appraisal without a written consent from the Appraiser. This appraisal report complies with the report requirements set forth under Standards Rule 2-2 (A) of the Uniform Standards of Professional Appraisal Practices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                |  |                            |                                      |  |  |  |  |
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| COST APPROACH                                                                                                                                                                | COST APPROACH TO VALUE (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                |  |                            |                                      |  |  |  |  |
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|                                                                                                                                                                              | ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                |  |                            | OPINION OF SITE VALUE                |  |  |  |  |
|                                                                                                                                                                              | Source of cost data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                |  |                            | Dwelling 805 Sq. Ft. @ \$            |  |  |  |  |
|                                                                                                                                                                              | Quality rating from cost service Effective date of cost data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                |  |                            | Bsmt. Sq. Ft. @ \$                   |  |  |  |  |
|                                                                                                                                                                              | Comments on Cost Approach (gross living area calculations, depreciation, etc.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                |  |                            | Garage/Carport Sq. Ft. @ \$          |  |  |  |  |
|                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                |  |                            | Total Estimate of Cost-new           |  |  |  |  |
|                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                |  |                            | Less Physical 83 Functional External |  |  |  |  |
|                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                |  |                            | Depreciation 0                       |  |  |  |  |
| INCOME                                                                                                                                                                       | INCOME APPROACH TO VALUE (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | Summary of Income Approach (including support for market rent and GRM) Due to lack of knowing sales which were used for Rentals, the GRM is unknown, so the income approach was not done.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                |  |                            |                                      |  |  |  |  |
| PUD INFORMATION                                                                                                                                                              | PROJECT INFORMATION FOR PUDs (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | Is the developer/builder in control of the Homeowner's Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | Legal Name of Project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | Total number of phases                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Total number of units          |  | Total number of units sold |                                      |  |  |  |  |
|                                                                                                                                                                              | Total number of units rented                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | Total number of units for sale |  | Data source(s)             |                                      |  |  |  |  |
|                                                                                                                                                                              | Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              | Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                |  |                            |                                      |  |  |  |  |
| Are the common elements leased to or by the Homeowner's Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                |  |                            |                                      |  |  |  |  |
|                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                |  |                            |                                      |  |  |  |  |
| Describe common elements and recreational facilities.                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                |  |                            |                                      |  |  |  |  |

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) research, verify, and analyze data from reliable public and/or private sources, and (2) report his or her analysis, opinions, and conclusions in this appraisal report.

**DEFINITION OF MARKET VALUE:** The definition of market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. 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 conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (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 anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser may have provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**APPRAISER'S CERTIFICATION:** I certify that, to the best of my knowledge and belief:

- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I ☐ have ☒ have no present or prospective interest in the property that is the subject of this report and ☐ have ☒ have no personal interest with respect to the parties involved.
- I ☐ have performed ☒ have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of this 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 ☐ have not made a personal inspection of the property that is the subject of this report.
- Unless otherwise noted, no one has provided significant real property appraisal assistance to the person signing this certification.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

-APPRAISER

Signature

Name

Yvonne Titus

Company Name

Tim-Buk-Tu Appraisal Service

Company Address

12536 Kensington Ave

Haden Lake, ID 83835

Telephone Number

2087620999

Email Address

Yetitus59@gmail.com

Date of Signature and Report

07/27/2026

Effective Date of Appraisal

07/17/2026

State Certification #

CRA-1186

or State License #

or Other (describe)

State #

State

ID

Expiration Date of Certification or License

09/09/2023

ADDRESS OF PROPERTY APPRAISED

725 N Military Dr

Coeur D Alene, ID 83814

APPRAISED VALUE OF SUBJECT PROPERTY \$

625,000

CLIENT

Contact

Client Name

NIC

Client Address

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street

Date of Inspection

Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection

|                                      |  |                   |  |            |  |                  |  |
|--------------------------------------|--|-------------------|--|------------|--|------------------|--|
| Borrower   Buff Kobs                 |  |                   |  |            |  |                  |  |
| Property Address   725 N Military Dr |  |                   |  |            |  |                  |  |
| City   Coeur D Alene                 |  | County   Kootenai |  | State   ID |  | Zip Code   83814 |  |
| Lender/Client   NIC                  |  |                   |  | Address    |  |                  |  |

 Solomon Adjustment

Criteria

Market Based Adjustments

|                          |                                                                                                                                                                                                                                    |                          |                                   |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------|
| Zip Code                 | <input type="text" value="83814"/>                                                                                                                                                                                                 | GLA                      | <input type="text" value="18"/>   |
| Quality Level            | <div><div><input type="radio"/> 1</div><div><input type="radio"/> 2</div><div><input type="radio"/> 3</div><div><input checked="" type="radio"/> 4</div><div><input type="radio"/> 5</div><div><input type="radio"/> 6</div></div> | Basement Size            | <input type="text" value="4"/>    |
|                          |                                                                                                                                                                                                                                    | Basement Finish          | <input type="text" value="7"/>    |
|                          |                                                                                                                                                                                                                                    | Full Bath                | <input type="text" value="1798"/> |
|                          |                                                                                                                                                                                                                                    | Half Bath                | <input type="text" value="873"/>  |
|                          |                                                                                                                                                                                                                                    | Fireplace                | <input type="text" value="561"/>  |
|                          |                                                                                                                                                                                                                                    | First Garage Stall       | <input type="text" value="2913"/> |
| Quality Level Half Step  | <input type="checkbox"/>                                                                                                                                                                                                           | Additional Garage Stall  | <input type="text" value="1809"/> |
| Remaining Economic Life  | <input type="text" value="10"/>                                                                                                                                                                                                    | First Carport Stall      | <input type="text" value="687"/>  |
| Factor (see user manual) | <input type="text"/>                                                                                                                                                                                                               | Additional Carport Stall | <input type="text" value="458"/>  |

Calculate

Print Report

Remaining Economic Life is the method used to measure market reaction to the Subject Property. It is an essential factor in this process of determining market based adjustments.

Remaining Economic Life is commonly estimated by appraisers. We recommend that it be calculated in the Cost Approach using Economic Life figures as follows: Q1-Q3 = 70 Years, Q4-Q5 = 60 Years and Q6 = 55 Years. The Cost Approach can be used to calculate Depreciation by starting with an assumed market value.

© SolomonAppraisal.com LLC

Cost Data Year:

Date: 07/27/2026

|                                    |        |          |       |    |          |       |
|------------------------------------|--------|----------|-------|----|----------|-------|
| Borrower Buff Kobs                 |        |          |       |    |          |       |
| Property Address 725 N Military Dr |        |          |       |    |          |       |
| City Coeur D Alene                 | County | Kootenai | State | ID | Zip Code | 83814 |
| Lender/Client NIC                  |        | Address  |       |    |          |       |

CONCESSIONS:

The appraiser is required to make market-based adjustments to the comparable sales for any sales or financing concessions that may have affected the sales price. The adjustment for each comparable sale must reflect the difference between the sales price with the Sales Concessions and for what amount the property would have sold under typical market conditions, therefore, Concessions adjustments were only made if they affected the purchase price.

MEANING:

Typical, according to Webster's dictionary and Thesaurus, means: conforming, usual, standard, normal, conventional, ordinary, average, common everyday, regular, par for the course.

The appraiser is not a home inspector. Properties constructed prior to 1978 may contain lead based paint. Subject properties that were constructed prior to 1981 may contain asbestos materials. A specialist should be consulted for any concerns about lead based paint, asbestos and/or mold as the appraiser does not have expertise in detecting lead, asbestos or mold. It is an assumption of the appraiser that the subject does not contain lead based paint, asbestos or mold. If the subject does turnout to have lead based paint, asbestos or mold it could affect the marketability and market appeal of the subject.

ADJUSTMENTS:

All the information on the Comparable's were obtained by the MLS and verified with the Realtor and the Assessor's records. If there is any discrepancy between the MLS and the Assessor's records, the information deemed most reliable was used in this report. My opinion on condition, quality and age were extraordinary assumptions after interviews and an exterior observation. The sketch is approximate.

Appraisal adjustments are either quantitative (measurable) or qualitative (subjective). Adjustments are derived from the market using either paired sales analysis, extraction, or through the replacement cost new, less depreciation approach, interviews and my knowledge of the market. In the text, Appraising Residential Properties, third edition, page 236 and in the Appraisal of Real Estate, twelfth edition, pages 426 & 427, both published by the Appraisal Institute, the texts state (paraphrased) that adjustments should not be made if market data does not exist.

CONDITION OF IMPROVEMENTS AND QUALITY OF CONSTRUCTION:

The condition of improvements and the quality of construction adjustment was made after interviewing the Listing Agent, Selling Agent, Seller, Buyer and/or my observation. These are extraordinary assumptions. I take the information and use Marshall & Swift and/or the market to make the adjustments.

Adjustments for condition and quality of construction were determined by the overall maintenance and updating, remodeling and/or renovating that has been done on the improvements. It is not uncommon for actual age and effective ages to vary so the adjustment is made to condition and quality. Good paired sales are very limited within the county, therefore, the adjustment was determined from the appraiser's knowledge of the market, MLS/Assessor records and interviews with other real estate experts. If the extraordinary assumptions are found to be different, this may affect the assignment results.

When I make adjustments for condition, I consider the condition of the Subject and adjust the comparable's accordingly with information obtained by the Realtor.

Therefore no adjustment was made for age, if and adjustment is warranted, it was made in the quality of construction and/or condition of the improvement section.

BEDROOM:

No adjustment was made for difference in Bedroom count. The Subject and the comparable's have adequate bedroom count, therefore I was unable to find a superior or inferior adjustment for the difference, any adjustment made is done in the gross living area adjustment.

Adjustments for building cost categories such as gross living area, bath count, basement adjustments and car storage are based on the amount they contribute to value. By definition, depreciated replacement cost is the amount that the building contributes to site value. Marginal cost is extracted from unbiased, third party cost data. Contributory values differs from cost due to depreciation.

The date for the close of escrow was used from the MLS, Idaho is a non-disclosure state, so the escrow information is not published in the on line Assessor's records, so the information provided by the Listing Realtor is used and assumes to be reliable.

SALES COMPARISON-RECONCILIATION:

Many Comparable Sales were considered for this Appraisal Assignment. The Comparable's displayed were carefully selected and are considered to be the best indicators of the Subject's Market Value. Sources of data included the Coeur d'Alene Multiple Listing Service, the Kootenai County Assessors Office, Appraiser Files, Realtor Interviews and the Appraisers daily exposure to the market.

I reconcile the final value considering each of the three approaches. In my opinion, the sales comparison approach is the only applicable approach, as it best reflects the attitudes of buyers and sellers under the current market conditions, therefore was given 100% of the weight. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted. The estimated market value is my opinion, in terms of financing terms equivalent to cash. The comparable's chosen, I feel are the best, at this time.

The data, conclusions, and opinions collected and rendered in this appraisal report are the intellectual property of the appraiser and provided to the client and users of the report for the exclusive use relating directly to the sale transaction contemplated by this assignment.

|                                      |        |          |       |    |          |       |  |
|--------------------------------------|--------|----------|-------|----|----------|-------|--|
| Borrower   Buff Kobs                 |        |          |       |    |          |       |  |
| Property Address   725 N Military Dr |        |          |       |    |          |       |  |
| City   Coeur D Alene                 | County | Kootenai | State | ID | Zip Code | 83814 |  |
| Lender/Client   NIC                  |        | Address  |       |    |          |       |  |

This report has been proof read for errors and other discrepancies,. If a correction is needed, I reserve the right to be able to correct the errors that may affect my opinion of the market value. If my Client does not understand something in this report, I will clarify the issues.

|                                    |               |        |          |         |    |          |       |
|------------------------------------|---------------|--------|----------|---------|----|----------|-------|
| Borrower Buff Kobs                 |               |        |          |         |    |          |       |
| Property Address 725 N Military Dr |               |        |          |         |    |          |       |
| City                               | Coeur D Alene | County | Kootenai | State   | ID | Zip Code | 83814 |
| Lender/Client                      | NIC           |        |          | Address |    |          |       |



**FRONT OF  
SUBJECT PROPERTY**  
725 N Military Dr  
Coeur D Alene, ID 83814



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**

|                                    |               |        |          |         |    |          |       |
|------------------------------------|---------------|--------|----------|---------|----|----------|-------|
| Borrower Buff Kobs                 |               |        |          |         |    |          |       |
| Property Address 725 N Military Dr |               |        |          |         |    |          |       |
| City                               | Coeur D Alene | County | Kootenai | State   | ID | Zip Code | 83814 |
| Lender/Client                      | NIC           |        |          | Address |    |          |       |



Outbuilding



Bedroom



Kitchen



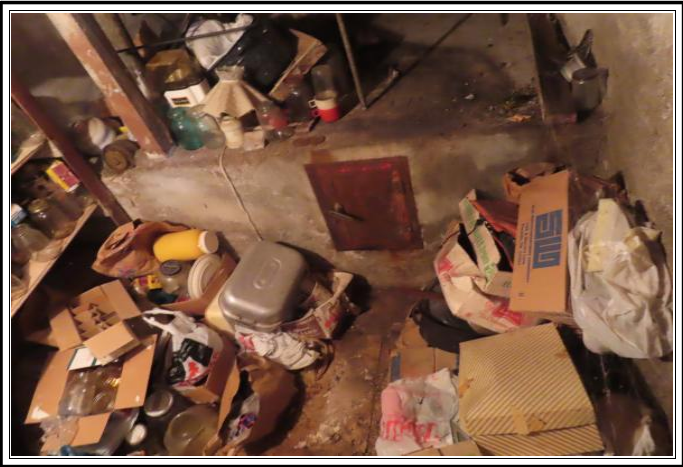
Living Room



Bathroom



bedroom



cellar



Inside shop

|                  |               |                   |        |          |  |       |    |           |       |
|------------------|---------------|-------------------|--------|----------|--|-------|----|-----------|-------|
| Borrower         |               |                   |        |          |  |       |    | Buff Kobs |       |
| Property Address |               | 725 N Military Dr |        |          |  |       |    |           |       |
| City             | Coeur D Alene |                   | County | Kootenai |  | State | ID | Zip Code  | 83814 |
| Lender/Client    |               | NIC               |        | Address  |  |       |    |           |       |



COMPARABLE SALE # 1  
510 N Hubbard  
Coeur d'Alene, ID

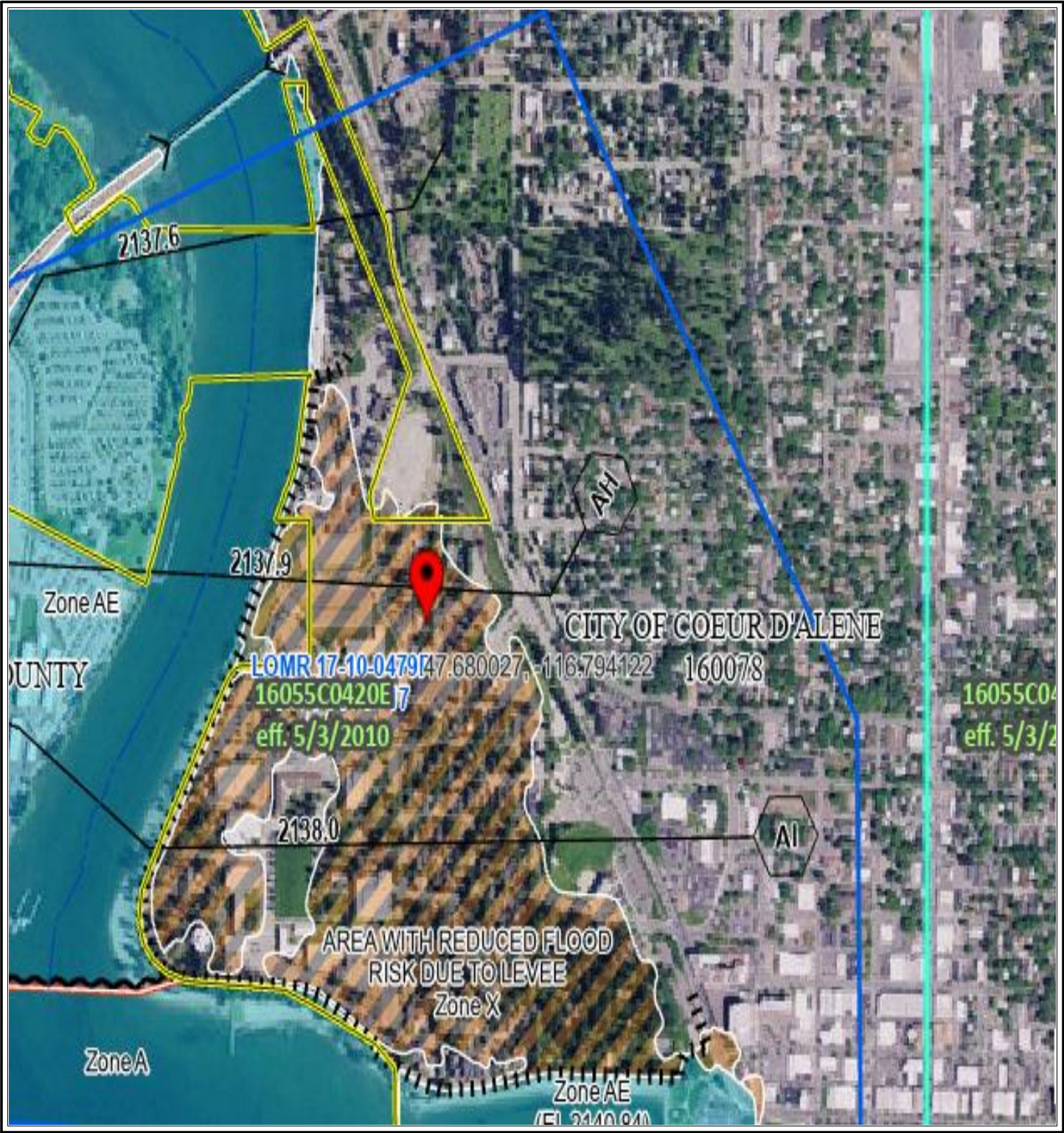


COMPARABLE SALE # 2  
724 W Garden Ave  
Coeur d'Alene, ID



COMPARABLE SALE # 3  
721 W Garden Ave  
Coeur d'Alene, ID

|                  |                   |        |          |       |    |          |       |
|------------------|-------------------|--------|----------|-------|----|----------|-------|
| Borrower         | Buff Kobs         |        |          |       |    |          |       |
| Property Address | 725 N Military Dr |        |          |       |    |          |       |
| City             | Coeur D Alene     | County | Kootenai | State | ID | Zip Code | 83814 |
| Lender/Client    | NIC               |        | Address  |       |    |          |       |



Flood Map Legends

Flood Zones

Areas inundated by 100-year flooding

Areas inundated by 500-year flooding

Areas of undetermined but possible flood hazards

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone):

Out

Within 250 ft. of multiple flood zones?

Not within 250 feet

Community:

160078

Community Name:

COEUR DALENE, CITY OF

Map Number:

16055C0420E

Zone:

X

Panel:

0420E

Panel Date:

5/3/2010

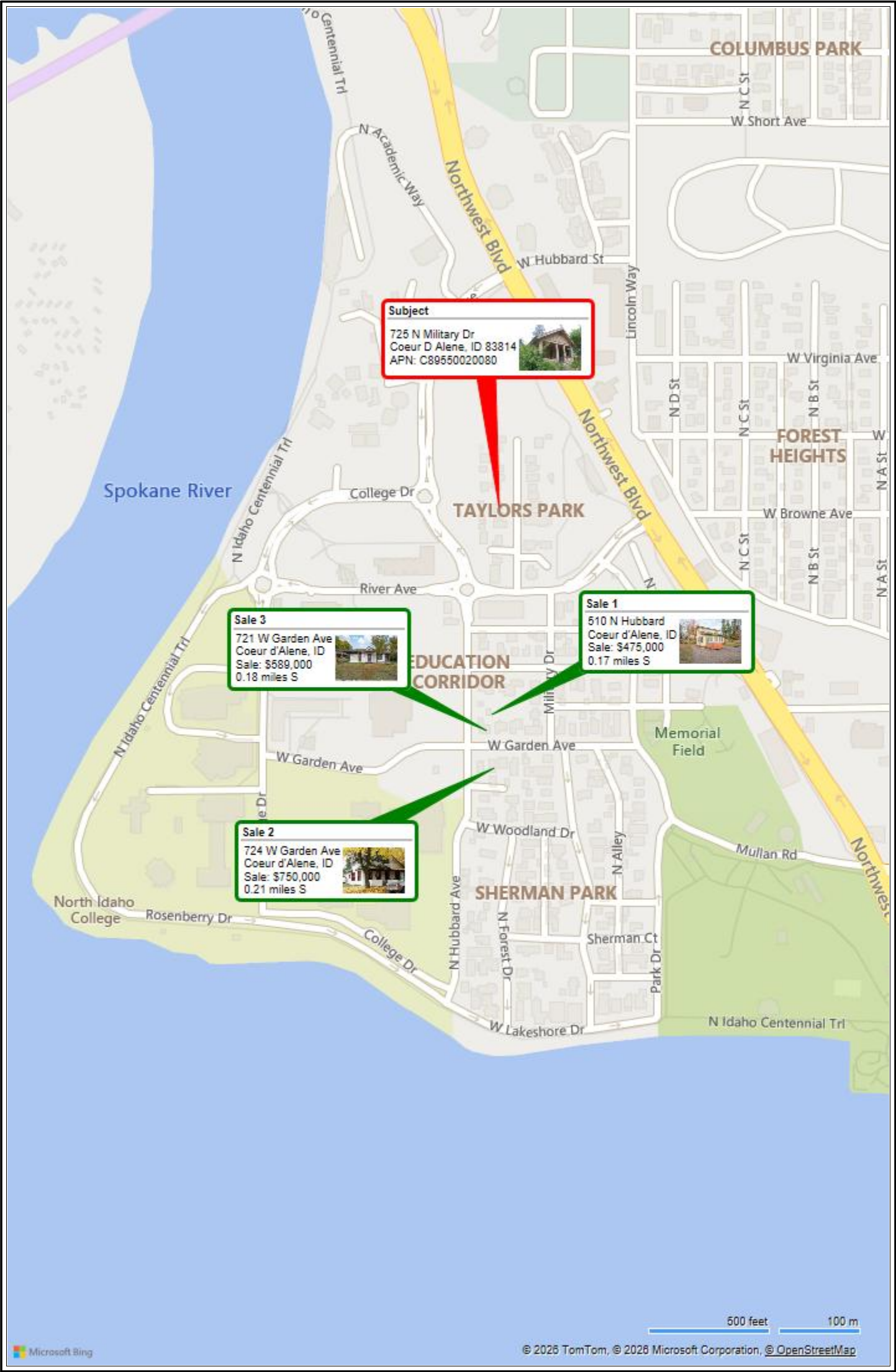
FIPS Code:

16055

Census Tract:

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

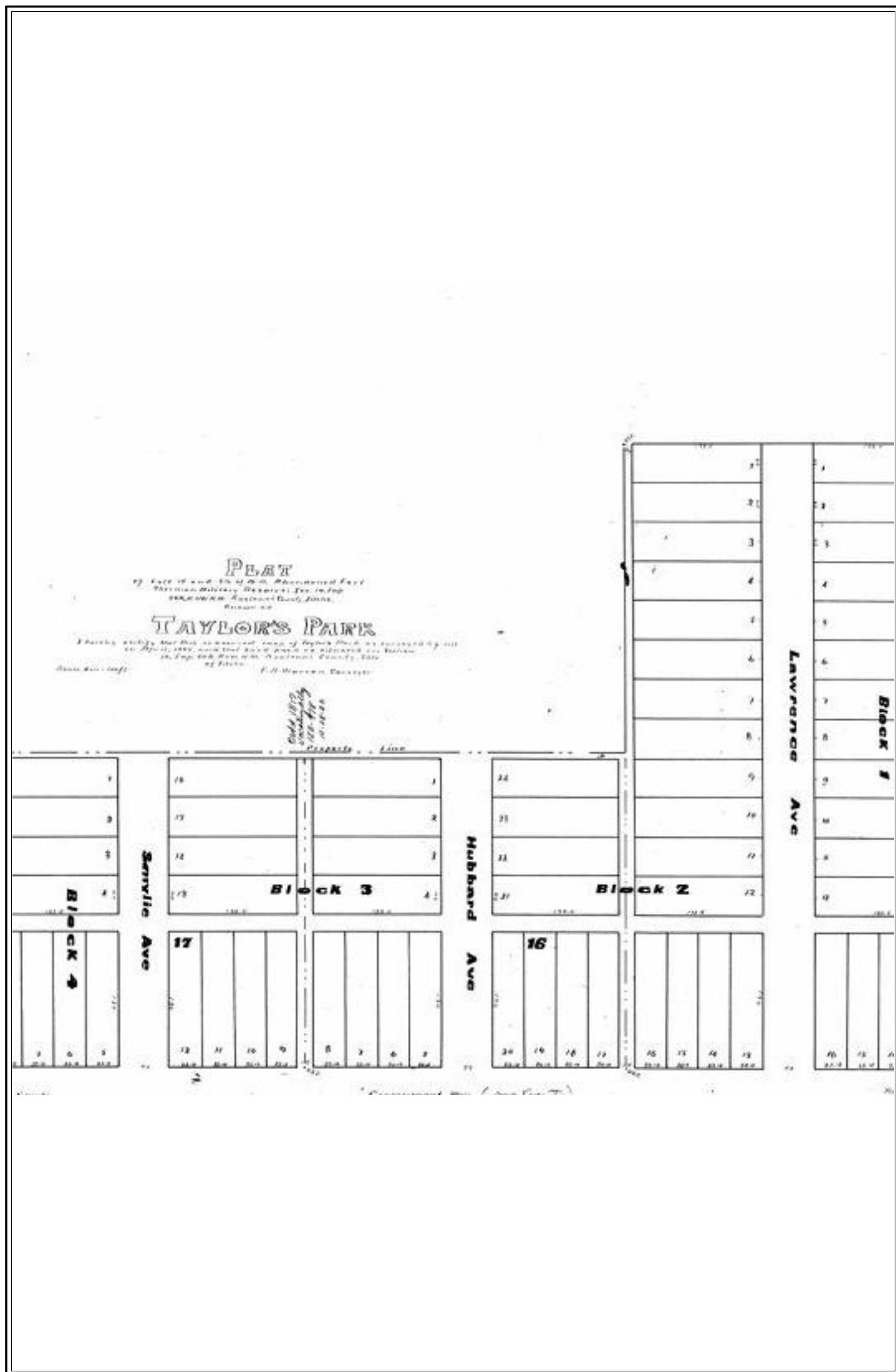
|                  |                   |        |          |       |    |          |       |
|------------------|-------------------|--------|----------|-------|----|----------|-------|
| Borrower         | Buff Kobs         |        |          |       |    |          |       |
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| Lender/Client    | NIC               |        |          |       |    |          |       |



83814

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Address

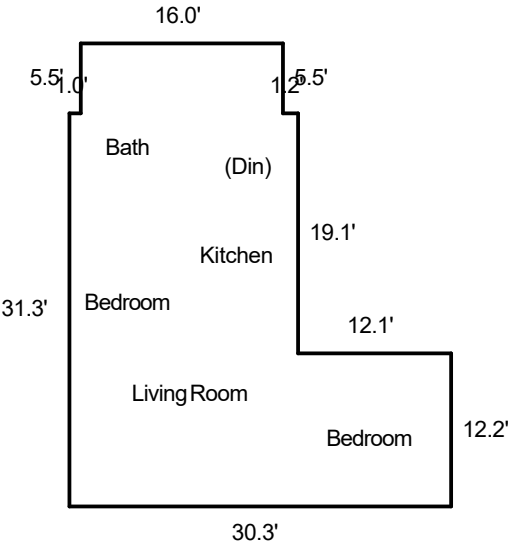


|                                    |               |         |          |       |    |          |       |
|------------------------------------|---------------|---------|----------|-------|----|----------|-------|
| Borrower Buff Kobs                 |               |         |          |       |    |          |       |
| Property Address 725 N Military Dr |               |         |          |       |    |          |       |
| City                               | Coeur D Alene | County  | Kootenai | State | ID | Zip Code | 83814 |
| Lender/Client NIC                  |               | Address |          |       |    |          |       |





|                  |                   |        |          |         |    |          |       |
|------------------|-------------------|--------|----------|---------|----|----------|-------|
| Borrower         | Buff Kobs         |        |          |         |    |          |       |
| Property Address | 725 N Military Dr |        |          |         |    |          |       |
| City             | Coeur D Alene     | County | Kootenai | State   | ID | Zip Code | 83814 |
| Lender/Client    | NIC               |        |          | Address |    |          |       |



| SKETCH CALCULATIONS |  | Perimeter | Area  |
|---------------------|--|-----------|-------|
| Living Area         |  |           |       |
| First Floor         |  |           | 805.3 |
| Total Living Area   |  |           | 805.3 |

|                                    |  |                 |  |          |  |                |  |
|------------------------------------|--|-----------------|--|----------|--|----------------|--|
| Borrower Buff Kobs                 |  |                 |  |          |  |                |  |
| Property Address 725 N Military Dr |  |                 |  |          |  |                |  |
| City Coeur D Alene                 |  | County Kootenai |  | State ID |  | Zip Code 83814 |  |
| Lender/Client NIC                  |  |                 |  | Address  |  |                |  |

Statistical Market Analysis

| Status  | # Listings | List Volume | Sold Volume |      | List Price | Sold Price | Sale/List Price | Total SqFt. | List Price Per Total SqFt. | Sold Price Per Total SqFt. | Days on Market |
|---------|------------|-------------|-------------|------|------------|------------|-----------------|-------------|----------------------------|----------------------------|----------------|
| Active  | 29         | 17,944,728  | 0           | Low  | 414,990    | 0          | 0.00            | 752         | 231.87                     | 0.00                       | 3              |
|         |            |             |             | Avg  | 618,784    | 0          | 0.00            | 1,773       | 378.39                     | 0.00                       | 49             |
|         |            |             |             | High | 899,000    | 0          | 0.00            | 3,135       | 629.59                     | 0.00                       | 123            |
| Pending | 16         | 8,580,499   | 0           | Low  | 415,000    | 0          | 0.00            | 784         | 191.92                     | 0.00                       | 0              |
|         |            |             |             | Avg  | 536,281    | 0          | 0.00            | 1,771       | 327.37                     | 0.00                       | 49             |
|         |            |             |             | High | 712,000    | 0          | 0.00            | 2,600       | 542.09                     | 0.00                       | 122            |
| Closed  | 84         | 49,498,337  | 48,044,590  | Low  | 450,000    | 450,000    | 0.85            | 602         | 129.28                     | 129.28                     | 0              |
|         |            |             |             | Avg  | 589,266    | 571,959    | 0.97            | 1,812       | 361.44                     | 351.41                     | 78             |
|         |            |             |             | High | 799,000    | 750,000    | 1.04            | 5,376       | 900.00                     | 900.00                     | 307            |
| Overall | 129        | 76,023,564  | 48,044,590  | Low  | 414,990    | 450,000    | 0.85            | 602         | 129.28                     | 129.28                     | 0              |
|         |            |             |             | Avg  | 589,330    | 571,959    | 0.97            | 1,798       | 361.03                     | 351.41                     | 68             |
|         |            |             |             | High | 899,000    | 750,000    | 1.04            | 5,376       | 900.00                     | 900.00                     | 307            |

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Inside the map search Rectangle (-116807018,47657359,-116750027,47693422); Status of 'Active', 'Closed', 'Pending'; Listing Type of ' Site Built < 2 Acre'; List Price between 400000 and 900000; Sold Price between 450000 and 750000; Under Contract Date between '07/27/2025' and '07/27/2036'; Sold Date between '07/27/2025' and '07/27/2036'.

Fannie Mae 1004MC Statistics

| Inventory Analysis                                   | Prior 7-12 Months<br>7/27/2025 - 1/26/2026 | Prior 4-6 Months<br>1/27/2026 - 4/26/2026 | Current - 3 Months<br>4/27/2026 - 7/27/2026 |
|------------------------------------------------------|--------------------------------------------|-------------------------------------------|---------------------------------------------|
| Total # of Comparable Sales (Settled)                | 44                                         | 18                                        | 22                                          |
| Absorption Rate (Total Sales/Months)                 | 7.33                                       | 6.00                                      | 7.33                                        |
| Total # of Active Listings                           | 8 (Active on 1/26/2026)                    | 12 (Active on 4/26/2026)                  | 29 (Active on 7/27/2026)                    |
| Months of Housing Supply (Total Listings / Ab. Rate) | 1.09                                       | 2                                         | 3.96                                        |
| Median Sale & llist Price, Dom, Sale/List %          | Prior 7-12 Months                          | Prior 4-6 Months                          | Current - 3 Months                          |
| Median Comparable Sale Price                         | 565,000                                    | 529,950                                   | 612,250                                     |
| Median Comparable Sales DOM                          | 72                                         | 50                                        | 67                                          |
| Median Comparable List Price                         | 532,000                                    | 507,500                                   | 598,000                                     |
| Median Comparable Listings DOM                       | 101                                        | 98                                        | 42                                          |
| Median Sale Price as % of List Price                 | 97.46 %                                    | 97.55 %                                   | 98.24 %                                     |

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Yvonne Titus on Monday, July 27, 2026 3:24 PM.

Market Conditions Addendum to the Appraisal Report

MARKET RESEARCH & ANALYSIS

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

|                  |                   |      |               |       |    |          |       |
|------------------|-------------------|------|---------------|-------|----|----------|-------|
| Property Address | 725 N Military Dr | City | Coeur D Alene | State | ID | ZIP Code | 83814 |
| Borrower         | Buff Kobs         |      |               |       |    |          |       |

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

| Inventory Analysis                                                     | Prior 7-12 Months            | Prior 4-6 Months                       | Current - 3 Months | Overall Trend                       |            |                                     |        |                                     |            |
|------------------------------------------------------------------------|------------------------------|----------------------------------------|--------------------|-------------------------------------|------------|-------------------------------------|--------|-------------------------------------|------------|
| Total # of Comparable Sales (Settled)                                  | 44                           | 18                                     | 22                 | <input type="checkbox"/>            | Increasing | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/>            | Declining  |
| Absorption Rate (Total Sales/Months)                                   | 7.33                         | 6.00                                   | 7.33               | <input type="checkbox"/>            | Increasing | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/>            | Declining  |
| Total # of Comparable Active Listings                                  | 8                            | 12                                     | 29                 | <input type="checkbox"/>            | Declining  | <input type="checkbox"/>            | Stable | <input checked="" type="checkbox"/> | Increasing |
| Months of Housing Supply (Total Listings/Ab. Rate)                     | 1.09                         | 2.00                                   | 3.96               | <input type="checkbox"/>            | Declining  | <input type="checkbox"/>            | Stable | <input checked="" type="checkbox"/> | Increasing |
| Median Sales & List Price, DOM, Sale/List %                            | Prior 7-12 Months            | Prior 4-6 Months                       | Current - 3 Months | Overall Trend                       |            |                                     |        |                                     |            |
| Median Comparable Sales Price                                          | 565,000                      | 529,950                                | 612,250            | <input checked="" type="checkbox"/> | Increasing | <input type="checkbox"/>            | Stable | <input type="checkbox"/>            | Declining  |
| Median Comparable Sales Days on Market                                 | 72                           | 50                                     | 67                 | <input checked="" type="checkbox"/> | Declining  | <input type="checkbox"/>            | Stable | <input type="checkbox"/>            | Increasing |
| Median Comparable List Price                                           | 532,000                      | 507,500                                | 598,000            | <input checked="" type="checkbox"/> | Increasing | <input type="checkbox"/>            | Stable | <input type="checkbox"/>            | Declining  |
| Median Comparable Listings Days on Market                              | 101                          | 98                                     | 42                 | <input checked="" type="checkbox"/> | Declining  | <input type="checkbox"/>            | Stable | <input type="checkbox"/>            | Increasing |
| Median Sale Price as % of List Price                                   | 97.46%                       | 97.55%                                 | 98.24%             | <input checked="" type="checkbox"/> | Increasing | <input type="checkbox"/>            | Stable | <input type="checkbox"/>            | Declining  |
| Seller-(developer, builder, etc.) paid financial assistance prevalent? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |                    | <input type="checkbox"/>            | Declining  | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/>            | Increasing |

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

It is not untypical for Seller to pay some of the closing costs

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information.

Coeur d'Alene MLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Sales are mostly stable, active listings are increasing. The sales price is increasing about 7.7% for the past 12 months, list prices are increasing.

CONDO/CO-OP PROJECTS

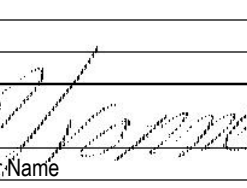
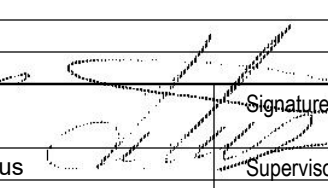
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

|                                                 |                   |                  |                    |                          |            |                          |        |                          |            |
|-------------------------------------------------|-------------------|------------------|--------------------|--------------------------|------------|--------------------------|--------|--------------------------|------------|
| Subject Project Data                            | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend            |            |                          |        |                          |            |
| Total # of Comparable Sales (Settled)           |                   |                  |                    | <input type="checkbox"/> | Increasing | <input type="checkbox"/> | Stable | <input type="checkbox"/> | Declining  |
| Absorption Rate (Total Sales/Months)            |                   |                  |                    | <input type="checkbox"/> | Increasing | <input type="checkbox"/> | Stable | <input type="checkbox"/> | Declining  |
| Total # of Active Comparable Listings           |                   |                  |                    | <input type="checkbox"/> | Declining  | <input type="checkbox"/> | Stable | <input type="checkbox"/> | Increasing |
| Months of Unit Supply (Total Listings/Ab. Rate) |                   |                  |                    | <input type="checkbox"/> | Declining  | <input type="checkbox"/> | Stable | <input type="checkbox"/> | Increasing |

Are foreclosures sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRaiser

|                               |                                                                                     |                               |                                                                                     |
|-------------------------------|-------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|
| Signature                     |  | Signature                     |  |
| Appraiser Name                | Yvonne Titus                                                                        | Supervisor Name               |                                                                                     |
| Company Name                  | Tim-Buk-Tu Appraisal Service                                                        | Company Name                  |                                                                                     |
| Company Address               | 12536 Kensington Ave, Haden Lake, ID 83835                                          | Company Address               |                                                                                     |
| State License/Certification # | CRA-1186 State ID                                                                   | State License/Certification # | State                                                                               |
| Email Address                 | Yetitus59@gmail.com                                                                 | Email Address                 |                                                                                     |

|                                    |        |          |       |    |          |       |
|------------------------------------|--------|----------|-------|----|----------|-------|
| Borrower Buff Kobs                 |        |          |       |    |          |       |
| Property Address 725 N Military Dr |        |          |       |    |          |       |
| City Coeur D Alene                 | County | Kootenai | State | ID | Zip Code | 83814 |
| Lender/Client NIC                  |        | Address  |       |    |          |       |

Real Estate Appraiser Board

YVONNE TITUS  
Real Estate Appraiser License  
CRA-1186

Expires: 09-Sep-2027



Russell Barron  
Administrator

## **Real Estate Purchase and Sale Agreement**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") dated as of September 22, 2026, is made by and between Buff Kobs ("Seller"), and North Idaho College, an Idaho junior college ("Buyer"). Seller and Buyer are sometimes referred to herein as the "parties" and individually as a "Party." Buyer and Seller agree as follows:

1. AGREEMENT OF SALE. In consideration of the mutual agreements and covenants herein, the Seller and Buyer agrees to sell to Buyer, and Buyer agrees to buy from Seller, the real property commonly known as 725 N Military Drive, Coeur D'Alene, Idaho 83814, and legally described as Taylors Park, Lot 8, Block 2, of Kootenai County, Idaho (the "Property").

2. PURCHASE PRICE. The Buyer and Seller agree that the purchase price for the Property shall be Six Hundred Twenty-Five Thousand Dollars and No Cents (\$625,000.00) (the "Purchase Price"). The Purchase Price will be paid in cash at Closing.

3. CLOSING AND RISK OF LOSS. The closing date is the date on which all documents are received by Flying S Title & Escrow, 1866 N Lakewood Dr, Coeur d'Alene, ID 83814, (the "Title Company"), the deed is recorded, and the sale proceeds are available to the Seller (the "Closing"). Unless otherwise extended by agreement of the parties, Closing is to occur on or before October 31, 2026. Seller bears all risk of loss until Closing. If the Property is substantially damaged by fire or other cause(s) of any kind whatsoever on or before Closing, this Agreement shall be terminable at the option of the Buyer or Seller, in which case the Earnest Money will be returned to Buyer.

4. CLOSING DOCUMENTS AND TITLE. The Parties agree to timely execute and deliver all documents required by the Title Company for Closing. Without limiting the foregoing, the Seller acknowledges and agrees that it shall execute and deliver a Warranty Deed to the Title Company. Title to the Property shall be conveyed by Seller pursuant to a Warranty Deed, subject to dedications, restrictions, and easements of record.

5. CLOSING COSTS AND PRORATIONS.

- a. Closing Costs. Buyer will pay the premium for the Title Insurance Policy, the Title Company's closing fees, and recording charges (if any).
- b. Prorations. Taxes and assessments payable in the year of closing and other items of income or expense pertaining to the Property which are commonly prorated, shall be prorated between the Parties as of the date of Closing.
- c. 1031 Exchange. Seller may participate in a 1031 exchange as part of the Closing and Buyer will cooperate with the same provided that the process does not delay Closing and any and all costs associated with the same are borne exclusively by Seller.

6. REPRESENTATIONS AND WARRANTIES. Seller represents and warrants to Buyer, as of the date of this Agreement and as of the Closing Date, as follows:

- a. The execution and delivery of this Agreement by Seller and the consummation of the transaction contemplated hereby have been duly authorized by all necessary action on the part of Seller, this Agreement is the valid and enforceable obligation of Seller legally enforceable in accordance with its terms, and no consent by any third party is required to complete the transaction contemplated hereby;
- b. Seller has received no notice from any governmental authority that the Property, or any part thereof, is in violation of any law or regulation applicable to the Property, and Seller has no knowledge of any facts which might be a basis for any such notice;
- c. There are no actions, suits, claims or legal proceedings or any other proceedings affecting the Property, at law or equity, before any court or governmental agency; and
- d. The books, records, leases, agreements, and other items delivered to Buyer pursuant to this Agreement are true and correct and comprise all material documents in Seller's possession or control regarding the operation and condition of the Property.

7. BUYER'S CONTINGENCIES. Buyer's obligations to purchase the Property are contingent on the following:

- a. Ratification of this Agreement by Buyer's governing Board of Trustees;
- b. Adoption of a resolution by Buyer's governing Board of Trustees, in a form complying with Idaho Code, making the appropriate findings for purchase of the Property, including entering the value of the Property into the Board record supported by an appraisal;
- c. Buyer's satisfactory review and approval of the preliminary title commitment;
- d. Satisfactory review and approval of any leases impacting the Property.

8. TITLE INSURANCE. Seller will furnish to Buyer a preliminary commitment for title insurance showing the condition of the title to the Property within 5 calendar days of execution of this Agreement by the Parties. The Title Company will issue to the Buyer a standard owner's policy of title insurance within a reasonable time after Closing.

9. TITLE CONVEYANCE. The title to the Property shall be conveyed by Seller pursuant to a Warranty Deed subject to dedications, restrictions, and easements of record.

10. FINANCING. This offer is not contingent on Buyer obtaining financing.

11. DEFAULT. Time and the proper performance of each and every term, covenant and condition of this Contract is material and of the essence to this Agreement.

- a. Buyer's Default. In the event Buyer fails, without legal excuse, to perform any term, covenant or condition of this Agreement, Buyer shall be in default and Seller hereby accepts the Earnest Money as Seller's sole measure of liquidated damages and this Agreement shall terminate. By doing so, the Parties agree that Seller's damages are difficult to calculate and agree that the release of the Earnest Money is a reasonable estimate of the damages to be incurred. Seller acknowledges and agrees that failure of the Buyer's governing Board of Trustees to approve this transaction is not an event of default.
- b. Seller's Default. In the event Seller fails, without legal excuse, to perform any term, covenant or condition of this Agreement, then Seller shall be in default and Buyer may, at Buyer's option, pursue any legal and equitable remedies available to it.

12. FIRPTA – TAX WITHHOLDING AT CLOSING. The Title Company is instructed to prepare a certification that Seller is not a "foreign person" within the meaning of the Foreign Investment in Real Property Tax Act, and Seller shall sign it on or before Closing.

13. FINAL AGREEMENT. This Agreement supersedes any and all prior agreements or understandings between the Parties hereto regarding the purchase and sale of the Property. Neither Buyer nor Seller shall be bound by any understanding, agreement, promise, representation or stipulation, expressed or implied, not specified herein.

14. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho. Venue for any dispute shall be in Kootenai County, Idaho.

15. SEVERANCE, VALIDITY. In the event any provision of this Agreement, or any part thereof shall be determined by any court of competent jurisdiction to be invalid, void or otherwise unenforceable, the remaining provisions hereunder, or parts thereof, shall remain in full force and effect, and shall in no way be affected, impaired, or invalidated thereby.

16. BINDING EFFECT. This Agreement shall inure to and be binding upon the Parties hereto and their heirs, devisees, personal representatives, successors, and assigns. This Agreement shall not be construed to confer any right or benefit upon any person or entity, other than the Parties hereto and their respective successors and permitted assigns.

17. TERMS. The terms Buyer and Seller when referred to individually are used without regard for the number or gender of persons constituting such Parties.

18. MODIFICATION AND WAIVERS. No change, modification, or waiver of any provision of this Agreement shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by Buyer and Seller. No waiver of any breach, term, or condition of this

Agreement by any party shall constitute a subsequent waiver of the same or any other breach, term, or condition.

19. FURTHER DOCUMENTS. The Parties hereto agree to sign and deliver such other and further documents as may be required to carry into effect the terms and conditions of this Agreement.

20. SIGNATURES. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution of a facsimile or electronic copy will have the same force and effect as execution of an original, and a facsimile or electronic signature will be deemed an original and valid signature.

21. ATTORNEY REPRESENTATION. In the drafting of this Agreement, each Party has obtained, and/or was advised to obtain independent legal counsel, and the Parties agree that the Agreement shall not be construed in favor of either party.

22. CAPTIONS. The captions to the paragraphs of this Agreement are for convenience only and shall not be deemed to enlarge, diminish, explain, or in any manner affect the meaning of such paragraph.

23. ATTORNEY FEES. If either Party initiates or defends any legal action or proceedings which are in any way connected with this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney's fees, including such costs and fees on appeal.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

SELLER:

Buff Kobs

  
By: Buff Kobs

BUYER:

North Idaho College

  
By: Sarah Garcia, Vice President for Finance  
and Business Affairs

Date: 9-22-20

Date: 9/22/24

# NORTH IDAHO COLLEGE -- RESOLUTION 2026-03

## APPRAISAL AND PURCHASE OF MILITARY DISTRICT PROPERTY

This Resolution is made this 30th day of September, 2026, by North Idaho College, whose address is 1000 W. Garden Ave., Coeur d'Alene, Idaho 83814 (the "College"), to accept and enter the appraisal of certain real property into the official records of the Board of Trustees and to authorize the purchase of such property as set forth below:

### RECITALS:

WHEREAS, the College is a validly organized and existing junior college authorized under Title 33, Chapter 21 of the Idaho Code;

WHEREAS, the Board of Trustees of the College (the "Board") has authority pursuant to Idaho Code Section 33-2107 and 33-601 *et seq.* to designate and purchase real property necessary for its educational purposes;

WHEREAS, the College has identified certain real property, consisting of approximately 0.12 acres and commonly known as 742 N Military Drive, Coeur d'Alene, Idaho 83814 with its appraised value being \$925,000 (the "Property");

WHEREAS, the Property is located adjacent to the physical campus of the College, is identified for the long-term planning efforts of the College and is necessary and appropriate for purchase by the College;

WHEREAS, in accordance with Idaho Code Section 33-2107 and 33-601(3), the Property has been appraised by a certified Idaho appraiser and such appraisal will be entered into the records of the Board and used to establish the value of the Property;

WHEREAS, the negotiated purchase price for the Property is the same as the appraised value being \$925,000; and

WHEREAS, the Board desires to adopt the following findings of fact and authorize the purchase of the Property as more specifically outlined below.

NOW, THEREFORE, it is resolved as follows:

That the Clerk of the Board enter the appraisal, attached hereto as **Exhibit "A"** and incorporated herein by reference, into the records of the Board and that the appraised valuation of the Property, in the total amount of \$925,000, be used to establish the value of the Property.

The Board finds that the Property is located within the City limits of Coeur d'Alene, Idaho, and is the size necessary for College purposes.

The Board hereby ratifies the terms and conditions of the Purchase and Sale Agreement, attached hereto as **Exhibit "B"** and incorporated herein by reference, entered into by College

Administration for purchase of the Property for the amount of \$925,000, the effectiveness of which is subject to final approval of the Board.

Further that the President, and his designee, Vice President Sarah Garcia, be and hereby are, authorized, empowered and directed to enter into and execute all closing documents and other documentation necessary to effectuate the purchase of the Property consistent with the terms of the Purchase Agreement for the total consideration of \$925,000, plus necessary closing costs and fees (if any), and to take such other actions as may be necessary or advisable in connection therewith.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

BOARD OF TRUSTEES  
NORTH IDAHO COLLEGE

By: \_\_\_\_\_  
Chair

ATTEST:

By: \_\_\_\_\_  
Clerk

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

742 Military Dr  
Coeur D Alene, ID 83814  
Taylors Park Addn., Lot 3, Block 1

## FOR

North Idaho College  
1000 W Garden Ave  
Coeur d'Alene, ID 83814

## OPINION OF VALUE

925,000

## AS OF

4/9/2026

## BY

John Wilkey  
Associated Appraisers of North Idaho  
PO Box 1717  
Hayden, ID 83835-1717  
(208) 772-0558 x407  
john@niappraiser.com

**RESTRICTED APPRAISAL REPORT**

File No.: 30068ADU

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                                                                                                                                   |                                                                             |                                                                                                                                                           |                                                                              |                                            |                                                                             |                            |         |                        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------|----------------------------|---------|------------------------|--|
| <b>SUBJECT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Property Address: 742 Military Dr                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | City: Coeur D Alene                                                                                                                                               |                                                                             | State: ID                                                                                                                                                 |                                                                              | Zip Code: 83814                            |                                                                             |                            |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | County: Kootenai                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | Legal Description: Taylors Park Addn., Lot 3, Block 1                                                                                                             |                                                                             |                                                                                                                                                           |                                                                              |                                            |                                                                             |                            |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assessor's Parcel #: C89550010030                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                                                                                                                                   |                                                                             |                                                                                                                                                           |                                                                              |                                            |                                                                             |                            |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Tax Year: 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | R.E. Taxes: \$ 3,959                                                                                                                                              |                                                                             | Special Assessments: \$ 0                                                                                                                                 |                                                                              | Borrower (if applicable): Client: NIC      |                                                                             |                            |         |                        |  |
| <b>ASSIGNMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Current Owner of Record: Balance Point Properties LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 | Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing |                                                                             |                                                                                                                                                           |                                                                              |                                            |                                                                             |                            |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 | # of Units: 1                                                                                                                                                     |                                                                             | Ownership Restriction: <input checked="" type="checkbox"/> None <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop |                                                                              |                                            |                                                                             |                            |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Market Area Name: Fort Grounds                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Map Reference: 17660                                                                                                                                              |                                                                             | Census Tract: 0009.02                                                                                                                                     |                                                                              | <input type="checkbox"/> Flood Hazard      |                                                                             |                            |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)<br>This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective<br>Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:<br>Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)<br>Intended Use: The intended use of this appraisal is to establish the market value for a possible purchase.<br><b>Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.</b><br>Client: North Idaho College Address: 1000 W Garden Ave, Coeur d'Alene, ID 83814<br>Appraiser: John Wilkey Address: PO Box 1717, Hayden, ID 83835-1717 |                 |                                                                                                                                                                   |                                                                             |                                                                                                                                                           |                                                                              |                                            |                                                                             |                            |         |                        |  |
| <b>SALES COMPARISON APPROACH</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>FEATURE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | <b>SUBJECT</b>                                                                                                                                                    |                                                                             | <b>COMPARABLE SALE # 1</b>                                                                                                                                |                                                                              | <b>COMPARABLE SALE # 2</b>                 |                                                                             | <b>COMPARABLE SALE # 3</b> |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Address 742 Military Dr<br>Coeur D Alene, ID 83814                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 | 1401 E Coeur D Alene Ave<br>Coeur D Alene, ID 83814                                                                                                               |                                                                             | 1006 E Garden Ave<br>Coeur D Alene, ID 83814                                                                                                              |                                                                              | 822 E Young Ave<br>Coeur D Alene, ID 83814 |                                                                             |                            |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Proximity to Subject                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | 1.34 miles E                                                                                                                                                      |                                                                             | 1.04 miles E                                                                                                                                              |                                                                              | 1.15 miles SE                              |                                                                             |                            |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Sale Price                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | \$ 0                                                                                                                                                              |                                                                             | \$ 985,000                                                                                                                                                |                                                                              | \$ 1,012,500                               |                                                                             | \$ 993,000                 |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Sale Price/GLA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | \$ /sq.ft.                                                                                                                                                        |                                                                             | \$ 410.42/sq.ft.                                                                                                                                          |                                                                              | \$ 361.61/sq.ft.                           |                                                                             | \$ 631.28/sq.ft.           |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Inspection                                                                                                                                                        |                                                                             | MLS #26-476; DOM 41                                                                                                                                       |                                                                              | MLS #25-2456; DOM 314                      |                                                                             | MLS #25-4145; DOM 35       |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Verification Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 | Assessor                                                                                                                                                          |                                                                             | Assessor                                                                                                                                                  |                                                                              | Assessor                                   |                                                                             | Assessor                   |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>VALUE ADJUSTMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | <b>DESCRIPTION</b>                                                                                                                                                |                                                                             | <b>DESCRIPTION</b>                                                                                                                                        |                                                                              | <b>+(-) \$ Adjust.</b>                     |                                                                             | <b>DESCRIPTION</b>         |         | <b>+(-) \$ Adjust.</b> |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Sales or Financing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 | N/A                                                                                                                                                               |                                                                             | Cash                                                                                                                                                      |                                                                              | VA                                         |                                                                             | Cash                       |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Concessions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 | N/A                                                                                                                                                               |                                                                             | 5850                                                                                                                                                      |                                                                              | 2500                                       |                                                                             | None                       |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Date of Sale/Time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | N/A                                                                                                                                                               |                                                                             | 2/26                                                                                                                                                      |                                                                              | 1/26                                       |                                                                             | 6/25                       |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rights Appraised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | Fee Simple                                                                                                                                                        |                                                                             | Fee Simple                                                                                                                                                |                                                                              | Fee Simple                                 |                                                                             | Fee Simple                 |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | Good                                                                                                                                                              |                                                                             | Inferior                                                                                                                                                  |                                                                              | Similar                                    |                                                                             | Superior                   |         | -50,000                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | 5300 sf                                                                                                                                                           |                                                                             | 5663 sf                                                                                                                                                   |                                                                              | 5227 sf                                    |                                                                             | 6,534 sf                   |         | 0                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | Neighborhood                                                                                                                                                      |                                                                             | Neighborhood                                                                                                                                              |                                                                              | Neighborhood                               |                                                                             | Neighborhood               |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Design (Style)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Multi Story                                                                                                                                                       |                                                                             | Multi Story                                                                                                                                               |                                                                              | Multi Story                                |                                                                             | Ranch                      |         | 0                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Quality of Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 | Good                                                                                                                                                              |                                                                             | Similar                                                                                                                                                   |                                                                              | Similar                                    |                                                                             | Similar                    |         | 0                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Age                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 | 22                                                                                                                                                                |                                                                             | 124                                                                                                                                                       |                                                                              | 9                                          |                                                                             | 110                        |         | +10,000                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | Good                                                                                                                                                              |                                                                             | Similar                                                                                                                                                   |                                                                              | Similar                                    |                                                                             | Similar                    |         | 0                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Above Grade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 | Total Bdrms Baths                                                                                                                                                 |                                                                             | Total Bdrms Baths                                                                                                                                         |                                                                              | Total Bdrms Baths                          |                                                                             | Total Bdrms Baths          |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Room Count                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | 6 3 2.0                                                                                                                                                           |                                                                             | 8 4 2.5                                                                                                                                                   |                                                                              | 8 4 3.0                                    |                                                                             | 7 4 2.0                    |         | 0                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Gross Living Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 | 1,630 sq.ft.                                                                                                                                                      |                                                                             | 2,400 sq.ft.                                                                                                                                              |                                                                              | 2,800 sq.ft.                               |                                                                             | 1,573 sq.ft.               |         | +4,000                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Basement & Finished Rooms Below Grade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 | See ADU below                                                                                                                                                     |                                                                             | See ADU below                                                                                                                                             |                                                                              | See ADU below                              |                                                                             | See ADU below              |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Functional Utility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 | Typical                                                                                                                                                           |                                                                             | Average                                                                                                                                                   |                                                                              | Average                                    |                                                                             | Average                    |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Heating/Cooling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | GFA/Central                                                                                                                                                       |                                                                             | EFA/Heat Pump                                                                                                                                             |                                                                              | GFA/Central                                |                                                                             | GFA/Central                |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Energy Efficient Items                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 | Inc above                                                                                                                                                         |                                                                             | Inc above                                                                                                                                                 |                                                                              | Inc above                                  |                                                                             | Inc above                  |         |                        |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Garage/Carport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Parking slab                                                                                                                                                      |                                                                             | 2 Car Garage                                                                                                                                              |                                                                              | 2 Car Garage                               |                                                                             | 2 Car Garage               |         | -20,000                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Porch/Patio/Deck                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | CvPch Deck                                                                                                                                                        |                                                                             | Similar                                                                                                                                                   |                                                                              | Similar                                    |                                                                             | Similar                    |         | 0                      |  |
| Fireplace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | None            |                                                                                                                                                                   | None                                                                        |                                                                                                                                                           | Fireplace                                                                    |                                            | Gas Stove                                                                   |                            | -3,500  |                        |  |
| Yard                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Lawn            |                                                                                                                                                                   | Superior                                                                    |                                                                                                                                                           | Superior                                                                     |                                            | Superior                                                                    |                            | -3,500  |                        |  |
| Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Fence           |                                                                                                                                                                   | Similar                                                                     |                                                                                                                                                           | Similar                                                                      |                                            | Similar                                                                     |                            | 0       |                        |  |
| Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 792 sf ADU-Bsmt |                                                                                                                                                                   | 1380 sf ADU-Bsmt                                                            |                                                                                                                                                           | 572 sf ADU-Det                                                               |                                            | 407 sf ADU                                                                  |                            | +28,900 |                        |  |
| Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | None            |                                                                                                                                                                   | None                                                                        |                                                                                                                                                           | None                                                                         |                                            | None                                                                        |                            |         |                        |  |
| Net Adjustment (Total)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                                                                                                                                   | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -76,800 |                                                                                                                                                           | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -101,400 |                                            | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -34,100 |                            |         |                        |  |
| Adjusted Sale Price of Comparables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                                                                                                                                   | \$ 908,200                                                                  |                                                                                                                                                           | \$ 911,100                                                                   |                                            | \$ 958,900                                                                  |                            |         |                        |  |
| Summary of Sales Comparison Approach The sales used are the most similar and most recent located. All sales are from similar neighborhoods and selected primarily because they have an ADU. #1 is in a slightly inferior area and an older dwelling, but has been remodeled and updated. This sale is a similar style with the ADU in the basement like the subject. #2 is in a similar area and newer dwelling. This is a similar style dwelling with the ADU above the garage on the 2nd floor of the dwelling. #3 is an older sale and in a superior area near downtown. This is a single level dwelling with the ADU part of the detached garage. It is an older dwelling originally, but has been updated and remodeled. #1 ADU is adjusted at a lower rate than #2 and #3 because it is in the basement. #2 and #3 are adjusted at a higher rate because they are either an additional part of the dwelling above grade or detached. See ADDENDUM for additional comments. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                                                                                                                                   |                                                                             |                                                                                                                                                           |                                                                              |                                            |                                                                             |                            |         |                        |  |

# RESTRICTED APPRAISAL REPORT

File No.: 30068ADU

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                          |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TRANSFER HISTORY             | My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                          |
|                              | Data Source(s): MLS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                          |
|                              | 1st Prior Subject Sale/Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Analysis of sale/transfer history and/or any current agreement of sale/listing: No sale of the subject property in past 3 years. No sale of the comparable sales in the past year except the above sale. |
|                              | Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                          |
|                              | Price:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                          |
| TRANSFER HISTORY             | Source(s):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                          |
|                              | 2nd Prior Subject Sale/Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                          |
|                              | Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                          |
|                              | Price:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                          |
|                              | Source(s):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                          |
| MARKET / SITE / IMPROVEMENTS | Subject Market Area and Marketability: The subject market area is generally the urban residential area of Coeur d'Alene. The subject is located at the northeast end of the neighborhood known locally as the Fort Grounds. This area includes North Idaho College and the city park with beach. There is some business use in the subject area, but it is mostly offices for the college. There is 1 neighborhood restaurant.                                                                                                                                                                 |                                                                                                                                                                                                          |
|                              | Site Area: 5300 sf                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site View: Neighborhood Topography: Flat Drainage: Appears adequate                                                                                                                                      |
|                              | Zoning Classification: C-17L                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Description: Commercial zone that permits residential use up to 17 units per acre                                                                                                                        |
|                              | Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                          |
|                              | Highest & Best Use: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Single Family Dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                          |
|                              | Actual Use as of Effective Date: Single family with basement apartment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Use as appraised in this report: Single Family Residence                                                                                                                                                 |
|                              | Opinion of Highest & Best Use: See Supplemental Addendum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                          |
|                              | FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | FEMA Map # 16055C0420E FEMA Map Date 05/03/2010                                                                                                                                                          |
|                              | Site Comments: The site is mostly flat with gravel alley access to a concrete parking area at the rear of the dwelling. All public utilities are available.                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                          |
|                              | Improvements Comments: See Addendum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                          |
| RECONCILIATION               | Indicated Value by: Sales Comparison Approach \$ 925,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                          |
|                              | Indicated Value by: Cost Approach (if developed) \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                          |
|                              | Indicated Value by: Income Approach (if developed) \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                          |
| RECONCILIATION               | Final Reconciliation All weight is given to the Sales Comparison Approach as it is the only relevant indicator of the subject value. SEE ADDENDUM.                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                          |
|                              | This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: |                                                                                                                                                                                                          |
|                              | <input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                          |
| ATTACHMENTS                  | Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 925,000 , as of: 4/9/2026 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.     |                                                                                                                                                                                                          |
|                              | A true and complete copy of this report contains 20 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                          |
|                              | Attached Exhibits:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                          |
| ATTACHMENTS                  | <input checked="" type="checkbox"/> Scope of Work                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> Limiting Cond./Certifications                                                                                                                                        |
|                              | <input checked="" type="checkbox"/> Map Addenda                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> Additional Sales                                                                                                                                                                |
|                              | <input type="checkbox"/> Hypothetical Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> Extraordinary Assumptions                                                                                                                                                       |
| ATTACHMENTS                  | <input checked="" type="checkbox"/> Narrative Addendum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> Photograph Addenda                                                                                                                                                   |
|                              | <input type="checkbox"/> Cost Addendum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> Flood Addendum                                                                                                                                                                  |
|                              | <input type="checkbox"/> Sketch Addendum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Manuf. House Addendum                                                                                                                                                           |
| SIGNATURES                   | Client Contact: April Ellin Client Name: North Idaho College                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                          |
|                              | E-Mail: april.ellin@nic.edu Address: 1000 W Garden Ave, Coeur d'Alene, ID 83814                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                          |
|                              | APPRAISER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                          |
| SIGNATURES                   | SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                          |
|                              | Supervisory or Co-Appraiser Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                          |
|                              | Company:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                          |
|                              | Phone: Fax:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                          |
|                              | E-Mail:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                          |
|                              | Date of Report (Signature): 06/09/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                          |
|                              | License or Certification #: CRA 16 State: ID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                          |
|                              | Designation: Idaho Certified Residential Appraiser                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                          |
|                              | Expiration Date of License or Certification: 12/05/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                          |
|                              | Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                          |
| SIGNATURES                   | Date of Inspection: 4/9/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                          |

**Supplemental Addendum**

File No. 30068ADU

|                  |                              |        |          |       |    |          |       |
|------------------|------------------------------|--------|----------|-------|----|----------|-------|
| Client           | North Idaho College          |        |          |       |    |          |       |
| Property Address | 742 Military Dr              |        |          |       |    |          |       |
| City             | Coeur D Alene                | County | Kootenai | State | ID | Zip Code | 83814 |
| Owner            | Balance Point Properties LLC |        |          |       |    |          |       |

- \* Unless otherwise noted, all subject utilities were turned on and operational at the time of inspection.
- \* Water heater straps and Carbon Monoxide detectors are not required in this jurisdiction.

**SCOPE OF INSPECTION:**

The crawl space and attic are not typically inspected unless required by FHA. Not every closet may have been inspected, but a representative number of closets and other spaces were inspected. The balance of the dwelling was inspected similar to how an informed buyer would inspect. No outlets were tested. A sufficient number of switches were operated to confirm that the electricity was on and functional.

**HIGHEST AND BEST USE:**

Highest and Best Use is defined as: *The reasonably probable and legal use of vacant land or an improved property, which physically possible, appropriately supported, financially feasible and that results in the highest value.* (The Dictionary of Real Estate Appraisal, fourth Edition)

The Highest and Best Use of the subject is based upon location, physical characteristics, past and proposed uses and applicable zoning.

The Highest and Best Use of the subject site "as if vacant" is for single family residential construction. It is the most applicable use, legally permitted use and economically feasible use.

The Highest and Best Use of the subject site "as improved", if applicable, is the current use. If the subject is proposed construction, the "as improved" use makes the assumption that the dwelling will be completed per plans and specifications.

**ADJUSTMENTS:**

The quality adjustment, if used, is based partially on the Marshall & Swift cost guide for different construction ratings and partly on observed differences in MLS photos.

Age and condition adjustments are based on effective age. Effective age is estimated using observed condition of components from both the exterior inspection and the MLS photos of the interior.

Size above grade is adjusted at a rate of \$70 per foot of difference. Basements, if present, are not adjusted in this appraisal but included in the ADU comparison. The adjustment amounts are estimated using Marshall & Swift and supplemented with builder cost estimates provided in past assignments.

Adjustments for differences in the number of baths above grade is based on \$7,500 for a full bath and \$5,000 for a 1/2 bath. No other room adjustment is used as they are part of the size adjustment.

Other adjustments, if present, are mostly self explanatory.

**SITE VALUE:**

If a site value is required for this assignment, it is estimated using closed sales and lot listings in the respective areas or competing areas where available. In rare cases, it may be necessary to use extraction or other accepted techniques to help estimate subject site value.

**SITE ADJUSTMENT:**

Sites are adjusted on a "per site" basis with consideration given to location, access, topography, view, utilities and, if applicable, sun orientation. It is common for some features to be superior while others are inferior. This can result in smaller adjustments, apparently inconsistent adjustments or no net adjustments at all. Adjustments, if warranted, are placed on the line(s) of most significant difference.

**SUBJECT CONDITION:**

If the subject property is existing and appraised in the "As Is" condition, the appraisal still assumes that the property will be placed in marketable condition. This may include removal of accumulated personal items, rubbish and/or clutter. This would be necessary to make comparison with the sales that were placed in the best marketable condition.

**Supplemental Addendum**

File No. 30068ADU

|                  |                              |        |          |       |    |                |
|------------------|------------------------------|--------|----------|-------|----|----------------|
| Client           | North Idaho College          |        |          |       |    |                |
| Property Address | 742 Military Dr              |        |          |       |    |                |
| City             | Coeur D Alene                | County | Kootenai | State | ID | Zip Code 83814 |
| Owner            | Balance Point Properties LLC |        |          |       |    |                |

**SUBJECT IMPROVEMENTS:**

The subject is a 2 story dwelling built in 2004. Construction is substantially more recent than surrounding residences. The main floor has the living room, dining area and kitchen. Because of the use of a 2 family dwelling, a stacked washer and dryer have been installed in a main floor closet. The upper floor has the primary bedroom with attached bath and two additional bedrooms. There is a hall bath. There is no bathroom on the main floor.

The kitchen has stone counters. Both bathrooms have tile counters. Flooring is laminate with carpet in the bedrooms.

The basement was accessible with interior stairs. These stairs are closed off and the basement was accessed by an outside door on the north side of the building. The basement has a living room, kitchen, 2 bedrooms and 1 bathroom. There is a conventional laundry room. The basement has a sump pump for the bathroom.

The subject has fiber cement siding and a composition shingle roof. Windows are vinyl. There is a gas furnace and central air conditioning.

There is a covered front porch and a rear deck. The rear yard is fenced. Behind the fence, there is a concrete parking slab that is approximately 24' X 30'. There are storage sheds at the parking area but they are given no value.

**COST APPROACH AND INCOME APPROACH:**

The Cost Approach is not typically used for existing dwellings. It is not a technique used by buyers and sellers of older dwellings to base a purchase decision on.

The Income Approach is also not a process used by buyers and sellers of this type of property for the purpose of making a purchase decision. Even though the subject was rented at the time of the inspection, the Income Approach is not developed. With the assumption that the subject is a single family dwelling, it is unlikely that a purchaser would base their decision on potential income.

Therefore, these approaches are not developed for this appraisal.

**SALE AND TRANSFER HISTORY:**

According to the client, assessor and the MLS, there has been no sale or transfer of the subject in the 3 years prior to the effective date of this appraisal.

**NEW APPRAISAL WITH A REPORT DATE OF 6/09/2026:**

This appraisal replaces the original appraisal of the subject property for the client with a report date of 4/22/2026. The original appraisal was based on the Highest and Best Use of a single family dwelling with a finished basement. The client requested a reconsideration based on the Highest and Best Use of a single family dwelling with an ADU.

Research suggested that a finished basement with a separate entrance can be considered and ADU. The definition of Highest and Best Use (above) suggests that the highest value, while meeting all the other criteria, would be as a single family dwelling with an ADU.

A search of the market for similar dwellings with an ADU was made and the sales used were selected. In the case of the subject, the new research and Sales Comparison, suggest that the highest value within the parameters for the subject location, zoning, etc. is for a single family dwelling with an ADU.

**SALES COMPARISON COMMENTS CONTINUED:**

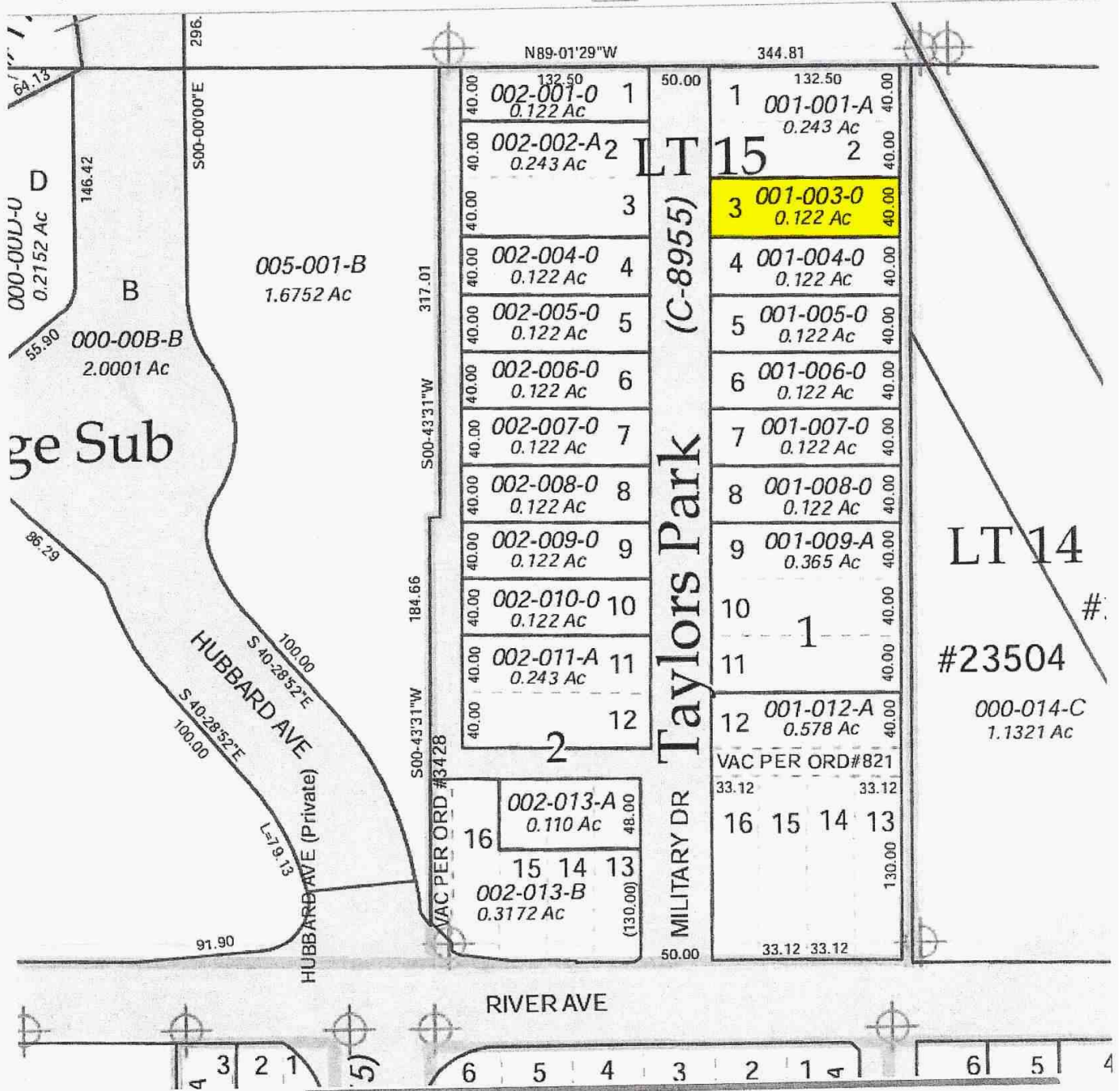
All sales are single family dwellings with an ADU. One of the more significant differences is location. There are areas of Coeur d'Alene that are considered comparable to the subject Fort Grounds. #1 is at the east end of the area known as the Garden District. #2 is more centrally located in the Garden District and #3 is in the Sander's Beach neighborhood. #1 is a slightly inferior area while #2 is considered more similar. #3 is located very near downtown, the city park, Tubbs Hill and about 5 blocks from the lake. This is superior to the subject location in the Fort Grounds.

Consideration is given to all sales with slightly less weight to #3 because of older sale and different style.

# Plat Map

Ask Copilot

1 of 1



## Subject Photo Page

|                  |                              |        |          |       |                   |
|------------------|------------------------------|--------|----------|-------|-------------------|
| Client           | North Idaho College          |        |          |       |                   |
| Property Address | 742 Military Dr              |        |          |       |                   |
| City             | Coeur D Alene                | County | Kootenai | State | ID Zip Code 83814 |
| Owner            | Balance Point Properties LLC |        |          |       |                   |



### Subject Front

|                   |              |
|-------------------|--------------|
| 742 Military Dr   |              |
| Sales Price       | 0            |
| Gross Living Area | 1,630        |
| Total Rooms       | 6            |
| Total Bedrooms    | 3            |
| Total Bathrooms   | 2.0          |
| Location          | Good         |
| View              | Neighborhood |
| Site              | 5300 sf      |
| Quality           | Good         |
| Age               | 22           |



### Subject Rear



### Subject Street

Photograph Addendum

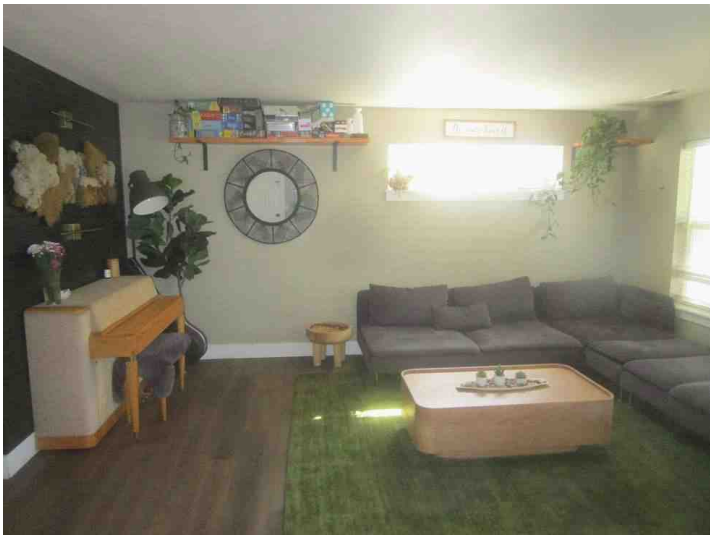
|                  |                              |        |          |       |                   |
|------------------|------------------------------|--------|----------|-------|-------------------|
| Client           | North Idaho College          |        |          |       |                   |
| Property Address | 742 Military Dr              |        |          |       |                   |
| City             | Coeur D Alene                | County | Kootenai | State | ID Zip Code 83814 |
| Owner            | Balance Point Properties LLC |        |          |       |                   |



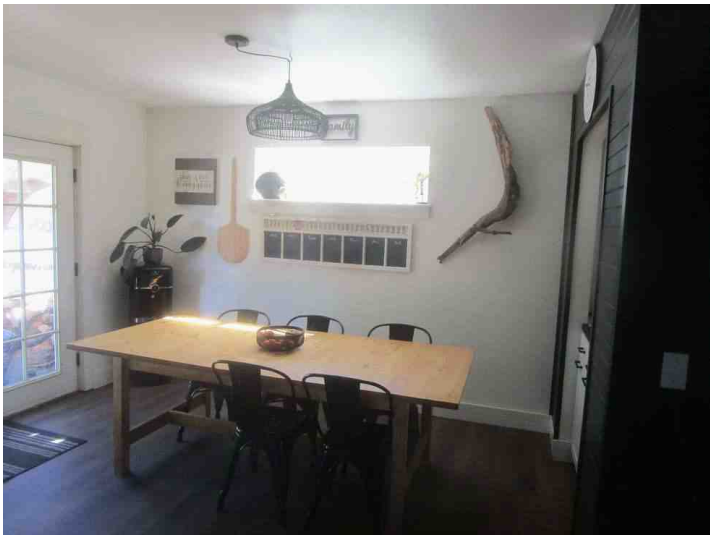
Parking Area off Alley



Alley



Living Room



Dining



Kitchen



Washer/Dryer

Photograph Addendum

|                  |                              |        |          |       |                   |
|------------------|------------------------------|--------|----------|-------|-------------------|
| Client           | North Idaho College          |        |          |       |                   |
| Property Address | 742 Military Dr              |        |          |       |                   |
| City             | Coeur D Alene                | County | Kootenai | State | ID Zip Code 83814 |
| Owner            | Balance Point Properties LLC |        |          |       |                   |



Primary Bedroom



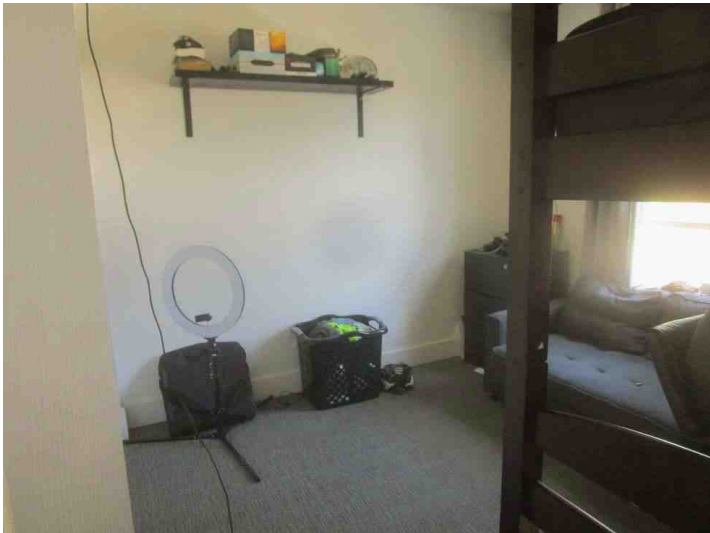
Primary Bath



Upper Hall Bath



Bedroom



Bedroom



ADU Living

**Photograph Addendum**

|                  |                              |        |          |       |                   |
|------------------|------------------------------|--------|----------|-------|-------------------|
| Client           | North Idaho College          |        |          |       |                   |
| Property Address | 742 Military Dr              |        |          |       |                   |
| City             | Coeur D Alene                | County | Kootenai | State | ID Zip Code 83814 |
| Owner            | Balance Point Properties LLC |        |          |       |                   |



ADU Kitchen Area

ADU Laundry



ADU Bath



Basement Bedroom



Basement Bedroom

## Comparable Photo Page

|                  |                              |        |          |       |                   |
|------------------|------------------------------|--------|----------|-------|-------------------|
| Client           | North Idaho College          |        |          |       |                   |
| Property Address | 742 Military Dr              |        |          |       |                   |
| City             | Coeur D Alene                | County | Kootenai | State | ID Zip Code 83814 |
| Owner            | Balance Point Properties LLC |        |          |       |                   |



### Comparable 1

|                          |              |
|--------------------------|--------------|
| 1401 E Coeur D Alene Ave |              |
| Prox. to Subject         | 1.34 miles E |
| Sale Price               | 985,000      |
| Gross Living Area        | 2,400        |
| Total Rooms              | 8            |
| Total Bedrooms           | 4            |
| Total Bathrooms          | 2.5          |
| Location                 | Inferior     |
| View                     | Neighborhood |
| Site                     | 5663 sf      |
| Quality                  | Similar      |
| Age                      | 124          |



### Comparable 2

|                   |              |
|-------------------|--------------|
| 1006 E Garden Ave |              |
| Prox. to Subject  | 1.04 miles E |
| Sale Price        | 1,012,500    |
| Gross Living Area | 2,800        |
| Total Rooms       | 8            |
| Total Bedrooms    | 4            |
| Total Bathrooms   | 3.0          |
| Location          | Similar      |
| View              | Neighborhood |
| Site              | 5227 sf      |
| Quality           | Similar      |
| Age               | 9            |



### Comparable 3

|                   |               |
|-------------------|---------------|
| 822 E Young Ave   |               |
| Prox. to Subject  | 1.15 miles SE |
| Sale Price        | 993,000       |
| Gross Living Area | 1,573         |
| Total Rooms       | 7             |
| Total Bedrooms    | 4             |
| Total Bathrooms   | 2.0           |
| Location          | Superior      |
| View              | Neighborhood  |
| Site              | 6,534 sf      |
| Quality           | Similar       |
| Age               | 110           |

# Assumptions & Limiting Conditions

File No.: 30068ADU

Property Address: 742 Military Dr

City: Coeur D Alene

State: ID

Zip Code: 83814

Client: North Idaho College

Address: 1000 W Garden Ave, Coeur d'Alene, ID 83814

Appraiser: John Wilkey

Address: PO Box 1717, Hayden, ID 83835-1717

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS:

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

# Definitions & Scope of Work

File No.: 30068ADU

|                                   |                                                     |           |                 |
|-----------------------------------|-----------------------------------------------------|-----------|-----------------|
| Property Address: 742 Military Dr | City: Coeur D Alene                                 | State: ID | Zip Code: 83814 |
| Client: North Idaho College       | Address: 1000 W Garden Ave, Coeur d'Alene, ID 83814 |           |                 |
| Appraiser: John Wilkey            | Address: PO Box 1717, Hayden, ID 83835-1717         |           |                 |

## DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a 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. 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 conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their 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 anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

## Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

The inspection of the subject property is performed as if an informed buyer. The attic and crawl space (if present) were not inspected. No tests of systems were performed except for those turned on during the course of the inspection.

# Certifications

File No.: 30068ADU

|                                   |                                                     |           |                 |
|-----------------------------------|-----------------------------------------------------|-----------|-----------------|
| Property Address: 742 Military Dr | City: Coeur D Alene                                 | State: ID | Zip Code: 83814 |
| Client: North Idaho College       | Address: 1000 W Garden Ave, Coeur d'Alene, ID 83814 |           |                 |
| Appraiser: John Wilkey            | Address: PO Box 1717, Hayden, ID 83835-1717         |           |                 |

## APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

## Additional Certifications:

I/We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal report in the three year period immediately preceding the acceptance of this assignment.

|                             |                                                     |
|-----------------------------|-----------------------------------------------------|
| Client Contact: April Ellin | Client Name: North Idaho College                    |
| E-Mail: april.ellin@nic.edu | Address: 1000 W Garden Ave, Coeur d'Alene, ID 83814 |

## APPRAISER

SUPERVISORY APPRAISER (if required)  
or CO-APPRAISER (if applicable)

Appraiser Name: John Wilkey  
Company: Associated Appraisers of North Idaho  
Phone: (208) 772-0568 x407 Fax: None  
E-Mail: john@niappraiser.com  
Date Report Signed: 06/09/2026  
License or Certification #: CRA 16 State: ID  
Designation: Idaho Certified Residential Appraiser  
Expiration Date of License or Certification: 12/05/2026  
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None  
Date of Inspection: 4/9/2026

Supervisory or  
Co-Appraiser Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Date Report Signed: \_\_\_\_\_  
License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
Designation: \_\_\_\_\_  
Expiration Date of License or Certification: \_\_\_\_\_  
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None  
Date of Inspection: \_\_\_\_\_

SIGNATURES

## Location Map

|                  |                              |        |          |       |                   |
|------------------|------------------------------|--------|----------|-------|-------------------|
| Client           | North Idaho College          |        |          |       |                   |
| Property Address | 742 Military Dr              |        |          |       |                   |
| City             | Coeur D Alene                | County | Kootenai | State | ID Zip Code 83814 |
| Owner            | Balance Point Properties LLC |        |          |       |                   |



|                  |                              |        |          |          |                   |
|------------------|------------------------------|--------|----------|----------|-------------------|
| Client           | North Idaho College          |        | File No. | 30068ADU |                   |
| Property Address | 742 Military Dr              |        |          |          |                   |
| City             | Coeur D Alene                | County | Kootenai | State    | ID Zip Code 83814 |
| Owner            | Balance Point Properties LLC |        |          |          |                   |

## APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

## Comments on Standards Rule 2-3

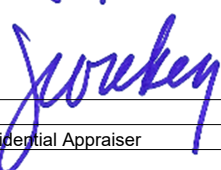
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

## Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

### APPRAISER:

Signature:   
 Name: John Wilkey  
 Idaho Certified Residential Appraiser  
 State Certification #: CRA 16  
 or State License #:  
 State: ID Expiration Date of Certification or License: 12/05/2026  
 Date of Signature and Report: 06/09/2026  
 Effective Date of Appraisal: 4/9/2026  
 Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only  
 Date of Inspection (if applicable): 4/9/2026

### SUPERVISORY or CO-APPRAISER (if applicable):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_

**Appraiser License**

**Real Estate Appraiser Board**

**JOHN WILKEY**  
**Real Estate Appraiser License**  
**CRA-16**

**Expires: 05-Dec-2026**



**Russell S. Barron**  
**Administrator**

# Appraiser Qualifications

## QUALIFICATIONS - JOHN R. WILKEY

**EDUCATION:** Bachelor of Business Administration, Idaho State University, 1973

### REAL ESTATE APPRAISAL EDUCATION, COURSES & SEMINARS:

|                                                         |      |                                       |
|---------------------------------------------------------|------|---------------------------------------|
| Course 1-A; Principles of Real Estate Appraisal,        | 1978 |                                       |
| Course VIII; Appraising the Single Family Residence,    | 1978 |                                       |
| Course USPAP; Uniform Standard of Professional Practice | 2003 |                                       |
| Supervisor Appraiser/Trainee Appraiser Course           | 2017 |                                       |
|                                                         |      |                                       |
| Complex Properties: The Odd Side of Appraisal           | 2025 | RE Commission Core                    |
| National USPAP Update course*                           | 2024 | Spokane-Kootenai RE Forum             |
| Understanding Luxury Home Features                      | 2023 | Measuring with ANSI                   |
| Spokane-Kootenai RE Forum                               | 2023 | Supporting Your Adjustments           |
| Appraisal Adjustments II                                | 2021 | New Construction-Luxury Homes         |
| Spokane-Kootenai RE Forum                               | 2020 | Residential Construction              |
| Managing Appraiser Liability                            | 2019 | Supporting Your Adjustments           |
| That's a Violation                                      | 2018 | Evaluations, Desktops, Etc            |
| Fundamental Concepts of Analysis                        | 2017 | Workfile Documentation for Appraisers |
| REO and Foreclosures                                    | 2016 | The Dirty Dozen                       |
| The Sales Comparison Approach                           | 2015 | New FHA Handbook 4000.1               |
| Introduction-Uniform Appraisal Database                 | 2015 | Environmental Issues for Appraisers   |
| The Cost Approach                                       | 2013 | Residential Appraisal Review          |
| Appraising Energy Efficiency                            | 2012 | Essential Elements of Disclosure      |

\*The National USPAP Update course is taken every two years. This is the most recent.

### AFFILIATIONS:

\*Member, Coeur d'Alene MLS    \*Certified Residential Appraiser, State of Idaho, CRA 16

### REAL ESTATE/APPRAISAL EXPERIENCE:

Independent Fee Appraiser – Associated Appraisers of North Idaho, 2/20 to present  
Independent Fee Appraiser/Owner – Appraisal Group North Idaho, 11/17 to 1/20  
Independent Fee Appraiser/Owner – John Wilkey Appraisals, 4/07 to 11/17  
Realtor, Coldwell Banker Schneidmiller Realty, 1/04 to 9/07  
Independent Fee Appraiser/Partner- Associated Appraisers of North Idaho, 3/89 to 3/04  
Independent Fee Appraiser- Morbeck and Associates, 4/86 to 3/89  
Independent Fee Appraiser- Acuff and Morse, 9/79 to 8/81  
Independent Fee Appraiser- Morse and Morbeck, 5/78 to 9/79

### TYPICAL ASSIGNMENTS:

Market Value estimations on unimproved residential land, improved residential and recreational properties, and small residential income properties.

### PARTIAL CLIENT LIST:

\*Various Banks and Credit Unions    \*Appraisal Management Companies    \*FHA  
\*Attorneys and CPAs    \*Private Parties

**ENGAGEMENT LETTER**

Date 3/25/26  
 Client North Idaho College  
 Address 1000 W Garden Ave, Coeur d'Alene, ID 83814

RE: Appraisal of 742 N Military Dr Coeur d'Alene, ID

Dear April,

Pursuant to your request, we are happy to submit a proposal for the appraisal of the property located at 742 Military Dr, Coeur D Alene, ID 83814.

The appraisal shall be prepared for North Idaho College  
 and is for the sole and exclusive use of North Idaho College.  
 We request that you seek our written authorization before releasing the report to any other party.

The assignment will be to formulate an opinion of market value for the property. The legal property appraised would be the fee simple interest. The property will be valued as of date of inspection.

The appraisal will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice. Attached to this letter you will find a copy of our Statement of Limiting Conditions and Appraiser's Certification which are attached to all appraisals prepared by this office. Please review and initial each attached page and return the executed copy to us indicating your acceptance and approval of our Limiting Conditions and Appraiser's Certification.

The estimated completion date of the appraisal is 4/10/26 or sooner.

We can only complete the appraisal by this date if we receive from you in a timely manner any relevant information needed for the preparation of the report. In order to complete this appraisal, the following information will be needed:

We will provide a form report with the customary attachments. The purpose of the appraisal is estimate market value for a possible client purchase. No other use of the appraisal is intended or permitted without the written authorization of the appraiser. The appraisal fee is a retainer and collected at inspection.

We will furnish you with 1 electronic copies of the appraisal report. Our fee for this appraisal will be \$ 650.

This fee ☐ does ☐ does not include the cost of certain expenses that may be incurred in the preparation of the report. If expenses are not included, a bill for these expenses will be provided to you upon completion of the report.

- ☐ A retainer in the amount of \$ \_\_\_\_\_ must be paid to this office before we can commence the preparation of this report.
- ☐ A bill for the \$ \_\_\_\_\_ appraisal fee will be presented and immediate payment will be requested at the time the report is completed.
- ☐ A bill for the appraisal fee of \$ \_\_\_\_\_ along with any other expenses incurred will be presented to you along with the completed report.

We will proceed with the preparation of this appraisal upon receipt of a signed copy of this letter and an initialed copy of the Statement of Limiting Conditions and Appraiser's Certification. If you have any questions about anything contained in this letter or in any of the attachments, please give us a call.

Sincerely,



Engagement Letter Accepted:

\_\_\_\_\_  
 (client signature)

\_\_\_\_\_  
 (date)

## **Real Estate Purchase and Sale Agreement**

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") dated as of September 25, 2026, is made by and between the Balance Point Properties LLC ("Seller"), and North Idaho College, an Idaho junior college ("Buyer"). Seller and Buyer are sometimes referred to herein as the "parties" and individually as a "Party." Buyer and Seller agree as follows:

1. AGREEMENT OF SALE. In consideration of the mutual agreements and covenants herein, the Seller and Buyer agrees to sell to Buyer, and Buyer agrees to buy from Seller, the real property commonly known as 742 N Military Drive, Coeur D'Alene, Idaho 83814, and legally described as Taylors Park Addn., Lot 3, Block 1, of Kootenai County, Idaho (the "Property").

2. PURCHASE PRICE. The Buyer and Seller agree that the purchase price for the Property shall be Nine Hundred and Twenty-Five Thousand Dollars and No Cents (\$925,000.00) (the "Purchase Price"). The Purchase Price will be paid in cash at Closing.

3. EARNEST MONEY. The Buyer will deposit eighteen thousand Dollars (\$18,000.00) (the "Earnest Money") into an escrow account with Flying S Title & Escrow, 1866 N Lakewood Dr, Coeur d'Alene, ID 83814, (the "Title Company") within ten (10) business days after the execution of this Agreement by the Parties. The Earnest Money is fully refundable to Buyer except as expressly set forth herein.

4. CLOSING AND RISK OF LOSS. The closing date is the date on which all documents are received by the Title Company, the deed is recorded, and the sale proceeds are available to the Seller (the "Closing"). Unless otherwise extended by agreement of the parties, Closing is to occur on or before December 30, 2026. Seller bears all risk of loss until Closing. If the Property is substantially damaged by fire or other cause(s) of any kind whatsoever on or before Closing, this Agreement shall be terminable at the option of the Buyer or Seller, in which case the Earnest Money will be returned to Buyer.

5. CLOSING DOCUMENTS AND TITLE. The Parties agree to timely execute and deliver all documents required by the Title Company for Closing. Without limiting the foregoing, the Seller acknowledges and agrees that it shall execute and deliver a Warranty Deed to the Title Company. Title to the Property shall be conveyed by Seller pursuant to a Warranty Deed, subject to dedications, restrictions, and easements of record.

6. CLOSING COSTS AND PRORATIONS.

- a. Closing Costs. Buyer will pay the premium for the Title Insurance Policy, the Title Company's closing fees, and recording charges (if any).
- b. Prorations. Taxes and assessments payable in the year of closing and other items of income or expense pertaining to the Property which are commonly prorated, shall be prorated between the Parties as of the date of Closing.

- c. 1031 Exchange. Seller may participate in a 1031 exchange as part of the Closing and Buyer will cooperate with the same provided that the process does not delay Closing and any and all costs associated with the same are borne exclusively by Seller.

7. ONGOING OPERATIONS. Prior to Closing, Seller shall continue to operate the Property in the ordinary course of its business and maintain the Property in the same or better condition than as existing on the date of this Agreement. Seller shall provide Buyer with a copy of any existing rental or lease agreements affecting the Property. Seller shall not enter into or modify existing rental agreements or leases, service contracts, or other agreements affecting the Property which have terms extending beyond Closing without obtaining Buyer's written consent, which shall not be unreasonably withheld.

Within three (3) calendar days of execution of this Agreement, the Seller will ensure that written notice is provided to the tenants of the Property of the Seller's termination of the lease in accordance with the terms of any lease agreement(s), including the Real Estate Lease executed on February 12, 2026. Seller will provide the Buyer with written confirmation that such notice has been provided to the tenants. The Seller will ensure that the tenants of the Property have vacated the Property on or before Closing and will notify the Buyer if the tenants vacate the Property prior to Closing. "Within ten (10) calendar days of notification by Seller that the Property is vacant, Seller and Buyer will agree to a new closing date.

8. REPRESENTATIONS AND WARRANTIES. Seller represents and warrants to Buyer, as of the date of this Agreement and as of the Closing Date, as follows:

- a. The execution and delivery of this Agreement by Seller and the consummation of the transaction contemplated hereby have been duly authorized by all necessary action on the part of Seller, this Agreement is the valid and enforceable obligation of Seller legally enforceable in accordance with its terms, and no consent by any third party is required to complete the transaction contemplated hereby;
- b. Seller has received no notice from any governmental authority that the Property, or any part thereof, is in violation of any law or regulation applicable to the Property, and Seller has no knowledge of any facts which might be a basis for any such notice;
- c. There are no actions, suits, claims or legal proceedings or any other proceedings affecting the Property, at law or equity, before any court or governmental agency; and
- d. The books, records, leases, agreements, and other items delivered to Buyer pursuant to this Agreement are true and correct and comprise all material documents in Seller's possession or control regarding the operation and condition of the Property.

9. BUYER'S CONTINGENCIES. Buyer's obligations to purchase the Property are contingent on the following:

- a. Ratification of this Agreement by Buyer's governing Board of Trustees;
- b. Adoption of a resolution by Buyer's governing Board of Trustees, in a form complying with Idaho Code, making the appropriate findings for purchase of the Property, including entering the value of the Property into the Board record supported by an appraisal;
- c. Buyer's satisfactory review and approval of the preliminary title commitment;
- d. Satisfactory review and approval of any leases impacting the Property.

10. TITLE INSURANCE. Seller will furnish to Buyer a preliminary commitment for title insurance showing the condition of the title to the Property within 5 calendar days of execution of this Agreement by the Parties. The Title Company will issue to the Buyer a standard owner's policy of title insurance within a reasonable time after Closing.

11. TITLE CONVEYANCE. The title to the Property shall be conveyed by Seller pursuant to a Warranty Deed subject to dedications, restrictions, and easements of record.

12. FINANCING. This offer is not contingent on Buyer obtaining financing.

13. DEFAULT. Time and the proper performance of each and every term, covenant and condition of this Contract is material and of the essence to this Agreement.

- a. Buyer's Default. In the event Buyer fails, without legal excuse, to perform any term, covenant or condition of this Agreement, Buyer shall be in default and Seller hereby accepts the Earnest Money as Seller's sole measure of liquidated damages and this Agreement shall terminate. By doing so, the Parties agree that Seller's damages are difficult to calculate and agree that the release of the Earnest Money is a reasonable estimate of the damages to be incurred. Seller acknowledges and agrees that failure of the Buyer's governing Board of Trustees to approve this transaction is not an event of default.
- b. Seller's Default. In the event Seller fails, without legal excuse, to perform any term, covenant or condition of this Agreement, then Seller shall be in default and Buyer may, at Buyer's option, pursue any legal and equitable remedies available to it.

14. FIRPTA – TAX WITHHOLDING AT CLOSING. The Title Company is instructed to prepare a certification that Seller is not a "foreign person" within the meaning of the Foreign Investment in Real Property Tax Act, and Seller shall sign it on or before Closing.

15. FINAL AGREEMENT. This Agreement supersedes any and all prior agreements or understandings between the Parties hereto regarding the purchase and sale of the Property. Neither

Buyer nor Seller shall be bound by any understanding, agreement, promise, representation or stipulation, expressed or implied, not specified herein.

16. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho. Venue for any dispute shall be in Kootenai County, Idaho.

17. SEVERANCE, VALIDITY. In the event any provision of this Agreement, or any part thereof shall be determined by any court of competent jurisdiction to be invalid, void or otherwise unenforceable, the remaining provisions hereunder, or parts thereof, shall remain in full force and effect, and shall in no way be affected, impaired, or invalidated thereby.

18. BINDING EFFECT. This Agreement shall inure to and be binding upon the Parties hereto and their heirs, devisees, personal representatives, successors, and assigns. This Agreement shall not be construed to confer any right or benefit upon any person or entity, other than the Parties hereto and their respective successors and permitted assigns.

19. TERMS. The terms Buyer and Seller when referred to individually are used without regard for the number or gender of persons constituting such Parties.

20. MODIFICATION AND WAIVERS. No change, modification, or waiver of any provision of this Agreement shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by Buyer and Seller. No waiver of any breach, term, or condition of this Agreement by any party shall constitute a subsequent waiver of the same or any other breach, term, or condition.

21. FURTHER DOCUMENTS. The Parties hereto agree to sign and deliver such other and further documents as may be required to carry into effect the terms and conditions of this Agreement.

22. SIGNATURES. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution of a facsimile or electronic copy will have the same force and effect as execution of an original, and a facsimile or electronic signature will be deemed an original and valid signature.

23. ATTORNEY REPRESENTATION. In the drafting of this Agreement, each Party has obtained, and/or was advised to obtain independent legal counsel, and the Parties agree that the Agreement shall not be construed in favor of either party.

24. CAPTIONS. The captions to the paragraphs of this Agreement are for convenience only and shall not be deemed to enlarge, diminish, explain, or in any manner affect the meaning of such paragraph.

25. ATTORNEY FEES. If either Party initiates or defends any legal action or proceedings which are in any way connected with this Agreement, the prevailing party shall be entitled to

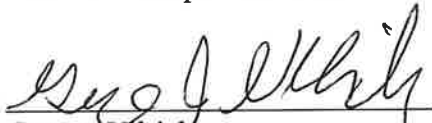
recover from the non-prevailing party reasonable costs and attorney's fees, including such costs and fees on appeal.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

SELLER:

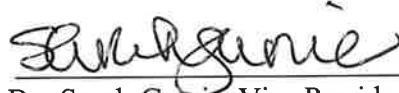
Balance Point Properties LLC

By:

  
George Ehrlich

BUYER:

North Idaho College



By: Sarah Garcia, Vice President for Finance  
and Business Affairs

Date:

9/25/26

Date:

9/25/2026

## Tab 4

**BOARD OF TRUSTEES MEETING**  
**September 30, 2026**

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**TAB 4**

**NEW BUSINESS:** Approve the Board of Trustees 2026-2027 Goals

**BACKGROUND:** Tab 4 includes the Board of Trustees 2026-2027 Goals. Modifications are indicated in [blue](#).

**SUGGESTED MOTION FOR BOARD ACTION**

It is requested that a Trustee make a motion to approve the Board of Trustees 2026-2027 Goals.

Prepared by: Suzy Scura  
Board Clerk

## **Board of Trustees Goals 2025-2026**

Draft

### **1. Accreditation**

*Continue working with the president and the college ~~to address accreditation recommendations and~~ maintain good standing.*

### **2. Community Engagement**

*Advocate for the College's reputation as an economic engine for the community.*

- a. Conduct collaborative meetings with key stakeholders.
- b. Participate in community chambers and other economic development groups.

### **3. Monitoring and Oversight**

*Continue to monitor the College's progress toward meeting the community's needs and the accomplishment of established goals.*

- a. Engage at regular board meetings with college leadership through President's report, recurring reports, and other topical information.

### **4. Educational Quality and Student Success**

*Ensure, monitor, and support academic excellence, student success, and a campus climate that welcomes the free expression of diverse thoughts by employees and students.*

- a. Periodically conduct board meetings at outreach centers.
- b. Participate in facilitated tours of College infrastructure.
- c. Receive regular updates on enrollment, student persistence, and success metrics.

### **5. Financial Responsibility**

*Ensure a sustainable economic future for NIC through policy, monitoring, and adoption of a strategy to maintain accreditation and financial stability for the community college.*

- a. ~~Establish~~ Utilize a Board Finance Subcommittee for input to the full Board and College on budget assumptions and facilities planning.
- b. Assure resources are available to support planning implementation.
- c. Engage in the budget process.

### **6. Board Effectiveness**

*Model best practices of board governance.*

- a. Engage in professional development (e.g. attending a national conference, participation in board retreats)
- b. Attend graduation ceremonies and other College events.
- c. Advocate for the College with local, state, and national lawmakers.
- d. Report to fellow Board members on topics of interest.

### **7. Strategic Vision**

*Support the College's future vision through strategic planning, policy development, and resource allocation.*

- a. Monitor implementation of the plan.
- b. Engage in Facilities Master Planning process including long term budget considerations.